

The Tenerife Property & Business Guide

February 2025
Issue 244

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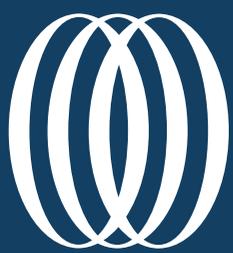
ALTAVISTA COMPLEX

EXCLUSIVE APARTMENT IN SAN EUGENIO

2 Bedrooms – 1 Bathroom – Private parking

Ref: 5RA7110

Price: 350.000€



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2024-2025

FOCUS ON GOLF PROPERTY



A HAVEN OF BLUE SEA AND GREEN FAIRWAYS!

1 BEDROOM APARTMENT - GOLF DEL SUR



A great opportunity to purchase a wonderful one bedroom apartment in a very traditional looking development. This property occupies a top floor position of an eye catching, two storey building and provides a fantastic base to enjoy the Tenerife sunshine, whether it is to escape the cold Winter or to live here permanently. The terrace boasts sunshine practically all day, overlooks the communal gardens and offers distant sea views.

Ref: GOLF01841

Price: €225,000 (approx. £190,500)

1 BEDROOM PENTHOUSE - GOLF DEL SUR



Up where the sky is bright... take a look at this top floor one bedroom apartment with a stunning roof terrace, offering golf course and sea views. As you enter this lovingly maintained, clutter free apartment, you immediately feel a sense of peace and tranquility. The apartment is situated in a complex that is extremely well-maintained, and there are 3 communal pools, the main one being heated during the cooler months of the year.

Ref: GOLF01842

Price: €230,000 (approx. £195,000)

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OUR OFFICE LOCATIONS:

CC San Blas - Golf del Sur

Las Adelfas I - Golf del Sur

CC Puerto Colon - Playa de Las Américas

**1 BEDROOM APARTMENT
- GOLF DEL SUR**



A wonderful opportunity to own a spacious one bedroom apartment in a highly sought after development. This west facing property boasts sunshine on its ample terrace, from the middle of the day, until it finally sets behind the distant mountains. The property looks over the golf course and down to the Atlantic Ocean. The apartment is in fantastic condition so no more investment needed and is being sold furnished.

Ref: GOLF01839

Price: **€249,500** (approx. £211,500)

**3 BEDROOM PENTHOUSE
- GOLF DEL SUR**



Do not miss this rare opportunity to become the proud new owner of a rare, two bedroom apartment in this pretty development, which boasts a heated communal pool, children's play park and beautifully maintained and manicured gardens. The location is excellent as it is quiet and tranquil, yet you are still within walking distance to numerous amenities, including bars, restaurants, a well-stocked supermarket and golf course.

Ref: GOLF01840

Price: **€275,000** (approx. £233,000)

**3 BEDROOM DUPLEX APARTMENT
- AMARILLA GOLF**



A 3 bedroom, 3 bathroom duplex apartment that is more like a small house. This property offers a front and back garden, meaning you are able to seek sun or shade at any time of the day. The property is set over 2 levels. The property is partly air-conditioned, features security shutters on all doors and windows and is sold with an underground garage, with up and over door.

Ref: AMG00624

Previously ~~€385,000~~ Price: **€370,000** (approx. £313,500)

**3 BEDROOM TOWNHOUSE
- GOLF DEL SUR**



We are delighted to present to you a wonderful 3 bedroom, 2 bathroom house, boasting stunning sea views and a fantastic blend of both internal and external square metres. This spacious property is perfect for either permanent living or a holiday home, big enough for all the family. The property is situated on a low-rise, gated complex, with communal pools and flora throughout. The location is excellent with Golf del Sur, Amarilla Golf and Los Abrigos all within walking distance.

Ref: GOLF01837

Price: **€495,000** (approx. £419,500)



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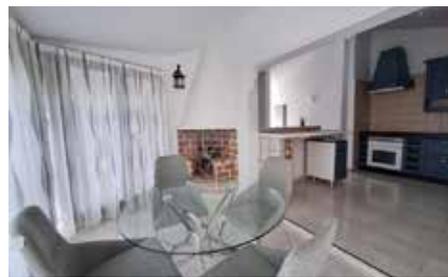
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AMARILLA GOLF



Stylish, 4 bedroom family villa with private garden, pool and roof terrace. Sought after location and stunning panoramic views. A must to view.



€599,000

GOLF DEL SUR



Light, bright and spacious 2 bed, 2 bath bungalow with private garden and terrace. Garage space included.



€335,000

Inmobiliaria - Estate Agent

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VALLE SAN LORENZO



It's a pleasure to offer such a stylish luxurious home with stunning views, private car port and pool. Independent 2 bed, 2 bath apartment with the wow factor with private entrance. Ideal holiday let. Stunning views, must view!



€650,000

PROPERTY URGENTLY WANTED FOR SALE IN GOLF DEL SUR, AMARILLA GOLF, LOS ABRIGOS AND SURROUNDING AREAS

GOLF DEL SUR



2nd floor, 1 bed apartment on residential complex with stunning golf, sea and Montaña Roja views.

€240,000

AMARILLA GOLF



Top floor, 2 bed, 2 bath spacious apartment 2 two terraces offering sea, pool and mountain views and all day sun.

€259,000

AMARILLA GOLF



Pristine condition, 2 bed, 2 bath bungalow with west-facing terrace. Amazing views. Utility bills included up to 50€ per month. Wifi included. Available for 6 months

€1,500 per month

AMARILLA GOLF



Nicely presented, 3rd floor apartment overlooking the pool. Utility bills not included

€1,075 per month

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1 Bedroom 105 m2 with City view 1.100.000€
 1 Bedroom 100 m2 with Sea view 1.200.000€
 2 Bedrooms 141 m2 with Sea view 1.692.000€
 3 Bedrooms 233 m2 with Sea view 2.783.000€

ARADA

4 Bedrooms 292 m2 with Sea view : 3.746.000€
 5 Bedrooms 654 m2 with Sea view 10.426.000€

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Studios from 184.000€
 1 Bedroom from 296.500€
 2 Bedrooms from 553.200€
 3 Bedrooms from 698.000€

SOBHA HARTLAND

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 PENTHOUSES
 VILLAS

Sky Scape Althus Floor 33 TH
 3 Bedrooms from 1.100.000€
 Payment Plan Until 2028

SKYRISE IN DOWNTOWN
 DUBAI BY BINGHATTI
 BURJ KHALIFA VIEWS

SKYRISE

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 FROM 338.400€ 20% DEPOSIT

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Port Royal
(Los Cristianos)

Casablanca
(Torviscas)

Marina Palace
(Playa Paraiso)

Sunset Bay
(Torviscas)



Ref: 5R0828 **Price: 215.000€**
1 Bedroom - 1 Bathroom
Interior: 41 Mts,
NO BALCONY

Ref: 5RB9255 **Price: 420.000€**
2 Bedrooms - 2 Bathrooms
Interior: 64 Mts
Terrace: 40 Mts

Ref: 5RA7188 **Price: 215.000€**
1 Bedroom
Interior: 55 Mts,
Community Fees 95 €

Ref: 5RB9249 **Price: 370.000€**
2 Bedrooms - 2 Bathrooms
Interior: 50 Mts
Balcony: 9 Mts

Los Geranios
(San Eugenio)

Garden City
(San Eugenio)

Brisas del Mar
(Madroñal Fañabe)

PONDEROSA
(Las Américas)



Ref: 5RA7197 **Price: 349.000€**
1 Bedroom, 1 Bathroom
Interior: 53,80 Mts,
Balcony: 8,40 Mts

Ref: 5RA7195 **Price: 380.000€**
1 Bedroom - 2 Bathroom
Interior: 49,92 Mts,
Terrace: 19,50 Mts

Ref: 5RA9224 **Price: 275.000€**
1 Bedroom - 1 Bathroom
Interior: 57,46 Mts,
Terraces : 32,28 Mts

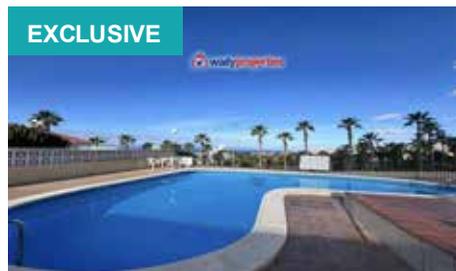
Ref: 5R0820 **Price: 200.000€**
Studio - 1 Bathroom
Interior: 32 Mts,
Terrace: 6 Mts

Altavista
(San Eugenio)

Granada Park
(Los Cristianos)

Taucha
(Adeje)

Los Geranios
(San Eugenio)



Ref: 5RA7110 **Price: 360.000€**
2 Bedrooms - 1 Bathroom
Interior: 64 Mts,
Balcony: 32 Mts

Ref: 5RA7169 **Price: 265.000€**
2 Bedroom -1 Bathroom
Interior: 70 Mts

Ref: 5RC1028 **Price: 530.000€**
3 Bedrooms - 2 Bathrooms
Parking - Interior: 154 Mts,
Plot: 875 Mts

Ref: 5R7159 **Price: 250.000€**
Studio
Interior: 37 Mts,
Balcony: 15 Mts

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TENERIFE PRIME PROPERTY

Oroteanda Baja, Beautiful villa



Stunning, fully furnished, 5 bed, 3 bath (master en suite) detached villa with heated pool on 2,000sqm plot. This spacious property has a huge terrace to the front which can accommodate up to 8 cars, and a private garden / terrace with lovely sea views to the rear with pool, BBQ/chill out area, jacuzzi and orchard (this significant area is eminently suitable for subdivision to create an excellent-sized plot suitable for the construction of a separate independent villa with pool, parking and lovely sea views.) There is a large lounge/ dining area, a fully equipped fitted kitchen and garage for 4 cars with direct access. Extras include aircon and central heating throughout, and solar panel heating for hot water and the pool. Eminently suited as an investment property (sleeps 14!) or family home.

€ P.O.A.



Playa San Juan

Lovely fully furnished and equipped 3 bedroom apartment in popular seaside village a short drive from Los Cristianos and Las Americas.



Torviscas Alto

Very nice, fully furnished, 2 bedroom apartment with nice views from sunny terrace in complex with pool.



Los Cristianos

Fully furnished and equipped 2 bedroom property in complex with pool. Close to sea front and all amenities.



Chayofa

Well-located fully furnished and equipped 1 bedroom apartment in complex with pool. Sunny terrace.



Playa Paraiso, Res. Playa Paraiso V

Spacious, modern 1 bed, 1 bath apartment in complex with pool close to new shopping centre. The property has a lounge/dining room, open plan kitchen, sunny terrace and secure, private parking.



Parque de La Reina, Teneguia

Lovely 3.5 bed, 2 bath penthouse, fully furnished and recently refurbished. The property has a large lounge/dining area, brand new kitchen, utility room, office/3rd bed and huge 65sqm roof terrace with panoramic sea and mountain views. Community pool and parking.



Callao Salvaje, Sueno Azul

Amazing, fully furnished. 3 bed, 2 bath detached villa with pool in quiet residential area close to all amenities and the sea front. The property has a lounge/diner, semi-independent kitchen and lots of outside space.



La Caleta, Villa

Stunning 4 bed, 2 bath villa (master en suite) with the ocean-front walkway on your doorstep. The property has a large lounge, dining room plus private outside dining area, and an amazing roof terrace with panoramic sea and mountain views.





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'PARQUE SANTIAGO III' - PLAYA DE LAS AMÉRICAS
REF. 81-315 €350.000,=

Property details

- Interior: 33 m2
- Terrace: 8 m2
- Third floor
- Easy access from the street
- Only 4 steps from elevator
- Comfortable put you up sofa (sleeps 2)
- Immaculate property
- Completely renovated

Characteristics

- 2000 m2 of pools!
- Heated and non-heated pools
- Views of tropical gardens
- Sun all day
- Quiet and peaceful surroundings
- Lovely sunbathing area
- Community Fees: €155,=
- Rates: €195,=



VIEWING BY APPOINTMENT ONLY

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ERIKA CENKIENE: +34 639 135 818





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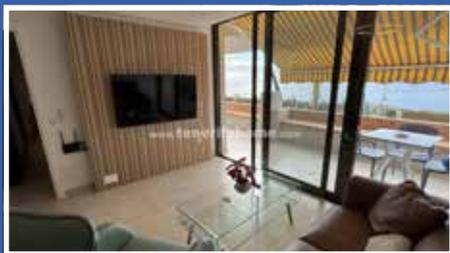


EXCLUSIVE: LUXURY SEA FRONT APARTMENT



Maravilla, Costa del Silencio

Beautiful, fully furnished and equipped, 2 bedroom, 2 bathroom ground floor apartment with beautiful sea views and an underground, secure parking space located in this sought after complex with lovely pool and sunbathing area. This spacious (94sqm) property has been completely renovated to the highest standard, and has an open plan lounge/dining area, fully fitted American-style kitchen, separate laundry/storeroom (7sqm), and a large, sunny terrace. Among the many extras included are aluminium surrounds and mosquito nets on all windows, and ceiling fans in all rooms.

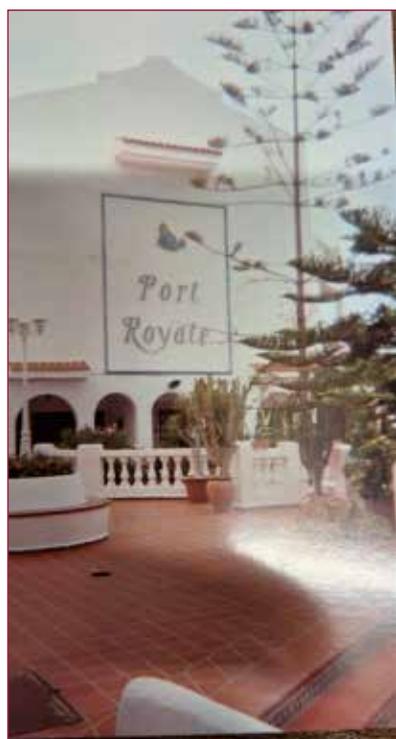


€530,000

Ref: 287-1224

DIRECT FROM OWNER

Los Cristianos, Port Royale



Owner (UK)
0044 7539 261601

Local Contact
(Cheryl): 659 363 701

Fully furnished and equipped studio on sought after complex with lovely pool area in hugely popular Los Cristianos. Close to all amenities.

€195,000



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Club Atlantis, San Eugenio Bajo



RARE opportunity to acquire a stunning 2 bedroom corner luxury apartment in this sought-after sea front complex! With spacious bedrooms, a bright and open living space, a corner terrace with breathtaking views to the sea and over the marina of Puerto Colon. Club Atlantis is situated on the frontline to the sea in the heart of Costa Adeje. Facilities include three swimming pools, two of which are heated, reception, pool bar and parking.

€1,250,000

Ref: T1329

Garden City, San Eugenio Bajo



Lovely studio of good size, well divided with a sunny terrace looking over the communal pool and sea!

€230,500

Ref: A501

Ocean Park, San Eugenio Bajo



1 bed apartment that is bright and spacious with sunny terrace and pool views.

€275,000

Ref: N1628

Orlando, Torviscas Bajo



Lovely 1 bed, 1 bath apartment. Spacious and bright with an additional small room.

€255,000

Ref: N1610

Ponderosa, San Eugenio Bajo



Studio that is well-divided, bright and stylish with a terrace that overlooks the communal pool and the sea.

€210,000

Ref: A502

Palo Blanco, San Eugenio Bajo



Fantastic, centrally-located former family home. This fabulous 2 bedroom, 1 1/2 bathroom, double glazed duplex has been upgraded and comes fully furnished and with modern appliances and fittings. The living room is spacious and bright with ample storage and a low-level table for those TV dinners. At the back of the living area is a well fitted kitchen with high and low-level cabinets, black granite worktop and a modern ceramic hob. Lovely complex with a communal pool.

€425,000

Ref: T1330

Villafior, San Eugenio Bajo



Lovely 1 bed apartment in a central location with a sunny terrace and communal pool.

€335,000

Ref: N1620

Garden City, San Eugenio Bajo



Lovely 2 bed, 2 bath apartment that's large with a double terrace, sea views.

€385,000

Ref: T1328

Detached villa, San Eugenio Alto



Luxury Villa on a plot of 690m2 with 5 bedrooms and a separate studio apartment! A stylish property with modern finishes, large and airy living space and tastefully furnished. Located within a 10/15 minute walk to many sandy beaches, restaurants, bars and nightlife – just a 2 minute walk to Siam Park! With a private pool, jacuzzi, numerous sunny terraces with stunning sea views and an immense outdoor space.

€1,600,000

Ref: I1474

Balcon del Atlantico, Torviscas Alto



Brilliant 1 bed, 1 bath apartment that is spacious, bright, and tastefully furnished!

€299,000

Ref: N1597

Garden City, San Eugenio Bajo



Fantastic 1 bed penthouse duplex on complex with 2 pools and a pool bar.

€290,000

Ref: N1629

Andalucia, Torviscas Alto



2 bed apartment, fully refurbished in modern style with an immense terrace.

€395,000

Ref: T1322

Townhouse, Charco del Valle



Spacious 4 bed townhouse with a jacuzzi, terraces and stunning sea views.

€385,000

Ref: I1495



Translators available for any other languages.



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1st Floor, Office C,
LAS CHAFIRAS
38639 Santa Cruz de Tenerife



Residencial Paraiso 5 – PLAYA PARAISO - 225.000€



Modern and spacious, one bedroom apartment located next to the new shopping center in a well located quiet residential community. This quality construction offers one large bedroom with private balcony, bathroom, open plan fitted kitchen and lounge / dining room with terrace. This apartment comes with private secure parking and the community facilities include elevator, gardens and swimming pool. Rare opportunity.

Teneguia II, PARQUE DE LA REINA 289.000€



Refurbished three and a half bedroom Penthouse apartment with amazing 65m2 roof terrace. Featuring independent modern, brand new fitted kitchen, utility room, three double bedrooms, two bathrooms, and office/bedroom on the top floor that joins the newly tiled sunny roof terrace with sea and mountain view. The property is located in a community with swimming pool and gardens and comes with a private parking space, all accessible by lift. Available to view now!

Sueño Azul – CALLAO SALVAJE - 595.000€



Amazing three bedroom private villa with pool. With direct road access this bungalow offers three bedrooms, two bathrooms, semi separate kitchen, and lounge / dining room. Plenty of outside space and additional storeroom. Ample street parking, in this quiet secure, residential area. Close to bars and restaurants and easy walking distance to the beach. An excellent opportunity to own this detached property that also has great letting potential.

Private Villa, LA CALETA 1.595.000€



A truly unbeatable location. This stunning villa is located in the perfect spot, right in the heart of La Caleta, with the ocean front walkway just on your door step. This spacious property offers four double bedrooms, the master en-suite. Bathroom, independent kitchen, utility room, dining room, large lounge leading to a private outside dining area with sea views. Amazing roof terrace with panoramic sea and mountain views. Front and back garden and direct access to the beautiful community swimming pool.

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 Mobile: 607 933 052
 Mobile: 625 950 517



Calle Tagara,
 Jardin Botanico
 Local 8
 ADEJE

OPPORTUNITIES OF THE MONTH!

ADEJE, LAS MORADITAS
PERFECT FAMILY HOME!

6,000sqm estate with 163sqm main house (3 beds, 1 bath and guest toilet), and 2 detached 1 bed, 1 bath houses – all with panoramic sea views. Also included are a 75sqm garage, land with gardens, terraces, and a greenhouse.

Ref: 1350 €1,150,000

TIJOCO BAJO
OPPORTUNITY!

Spacious 100sqm townhouse in a quiet area - perfect for those looking for comfort and a pleasant environment. This 3 bed, 2 bath property is in perfect condition, is fully furnished, and has a rooftop terrace sea and mountain views.

Ref: 1352 €330,000

GUIA DE ISORA

4 Independent Houses: Experience freedom and comfort in four exclusive houses, each with its own entrance. With a total of 380 square meters of living space, this collection of residences adapts to all your needs.

Ref: 1307 €750,000

GUIA DE ISORA

5,000sqm plot. Spectacular 220sqm 6 bed, 2 bath house on two floors with private pool and lovely garden. Everything you need for your family's wellbeing or to welcome your guests in style. Stunning sea and mountain views. Garage also included.

Ref: 1339 €1,100,000

With almost 20 years working in this business, we understand the land and the people! We bet you too would like a piece of land and some space? Call us! We can help!

PROPERTIES WANTED FOR RENT
CLIENTS WAITING!

RENOVATED SEAFRONT STUDIO IN PARQUE SANTIAGO IV
DON'T MISS OUT!

Modern, fully renovated 33sqm studio with 8sqm terrace and stunning sea views in the sought-after front-line complex of Parque Santiago IV (with heated pool, gardens, gym and 24/7 security). Perfect home or investment. No short-term rentals allowed.

Ref: 1348 €360,000

TIJOCO BAJO
FANTASTIC OPPORTUNITY!

Fantastic 3 bed, 2 bath house with stunning sea views! This beautiful home features a spacious garage, and a sunny terrace perfect for relaxing while enjoying breathtaking sea views.

Ref: 1342 €415,000

ROQUE DE SAN MIGUEL

A unique property with lots of potential. 13,000sqm plot featuring olive groves and orchard with a 120sqm main house and a quaint 30sqm cottage all at under 300 meters above sea level. Panoramic views.

Ref: 1340 €370,000

GUIA DE ISORA, ARIPE

3,000sqm plot. 3 bed, 2 bath Canarian house with office, living room, open kitchen, bright patio and fitness room. Features a barbecue area, space for caravans, and multiple parking spaces. Renovated with double-glazed windows. Perfect for enjoying peace and nature

Ref: 1328 €546,000

PLAYA SAN JUAN

Located in Playa San Juan, every corner of this estate (11,000sqm) will inspire you. This is your chance to transform this estate into the home of your dreams.

Ref: 532 €298,000

GUIA DE ISORA, TEJINA

Independent 120 m² rustic-style home near the village, featuring 3 bedrooms, bathroom, with sea and mountain views. 650 m² plot with garden space and storage rooms. Perfect for those seeking tranquility without sacrificing nearby amenities!

Ref: 1345 €315,000

GUIA DE ISORA, TEJINA

Suitable for reform - charming Canarian property with extensive land surrounding the home with gardens and entertaining areas in the middle of nature.

Ref: 1332 €76,000

GUIA DE ISORA

10,000sqm vineyard with subsidy. Includes a furnished 96sqm 1 bed, 1 bath house with kitchen, living room, storeroom, irrigation system, generator, 1,000 litre water tank, and fruit trees. Barbecue area with sea and mountain views.

Ref: 1185 €250,000

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Ref: S-05 1380



**Oroteanda Baja. Luxury 5 bedroom villa with pool and parking on huge plot.
Suitable for subdivision. Price €P.O.A.**



Stunning, fully furnished and equipped, 5 bed, 3 bath (master en suite) detached villa with heated pool on 2,000sqm plot. This spacious property has a huge terrace to the front which can accommodate up to 8 cars, and a private garden/terrace with lovely sea views to the rear with BBQ area, jacuzzi, orchard and various seating areas (this significant area is eminently suitable for subdivision to create an excellent-sized plot suitable for the construction of a separate independent villa with pool, parking and lovely sea views.)

There is a large lounge/dining area, an open plan, fully equipped fitted kitchen and garage for 4 cars with

direct access. One of the bedrooms is situated in such a way that it could easily be converted into a separate studio, or granny flat. Extras include aircon and central heating throughout, and solar panel heating for hot water and the pool.

This large Villa is very well situated in a small, very central village, located between the airport and the southern resorts of los Cristianos and Playa de las Américas. With nearby property very popular as exclusive holiday let's this property has fantastic potential as a letting investment. It's rare to find such a large property on a very large plot with sea views in such an excellent location. Call now, come see for yourself!



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€284,000

Ref: CDS-AB294

Urban Plot of Land, San Miguel Village



Fully legal plot with permission to sub-divide into three separate blocks. There are two points of access from the main road giving the option to orientate the houses south or east facing. The plots are all generally flatland which means saving the initial footings and building work. A project well worth looking at.

€189,000

Ref: Land

Urban Plot of Land, Puerto de La Cruz



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€354,000

Ref: LR053-CB369

Los Abrigos, New 2 bed apt



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€195,000

Ref: LA195-0

Costa del Silencio, Santa Marta



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€179,000

Ref: CDS471-SM186



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€499,000

Palm Mar, Stunning villa



€P.O.A.

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Price: 1,300,000€

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Ref.: D1306

Price: 310,000€

3-Bedroom Apartment



Incredible semi-detached house in Tabaiba with stunning sea views, spanning three floors. It offers 4 bedrooms, 3 bathrooms, designer kitchen, and multiple terraces. The top floor features a master suite with a private terrace. Located in a quiet urbanization near the beach.

Ref.: D1308

Price: 330,000€

Apartment in Puerto de la Cruz

NEW



Renovated 72m² apartment in the Maritim Hotel in Puerto de la Cruz. Features 2 hotel rooms combined to a 1-bed room apartment, ideal for private use, long-term rental, or hotel operation. Hotel amenities include a pool, bar, reception and lovely sea views from the balcony.

Ref.: D1311

Price: 255,000€

2-Bedroom in Los Cristianos

Reduced



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Price: 160,000€

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NEW



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Price: 335,000€



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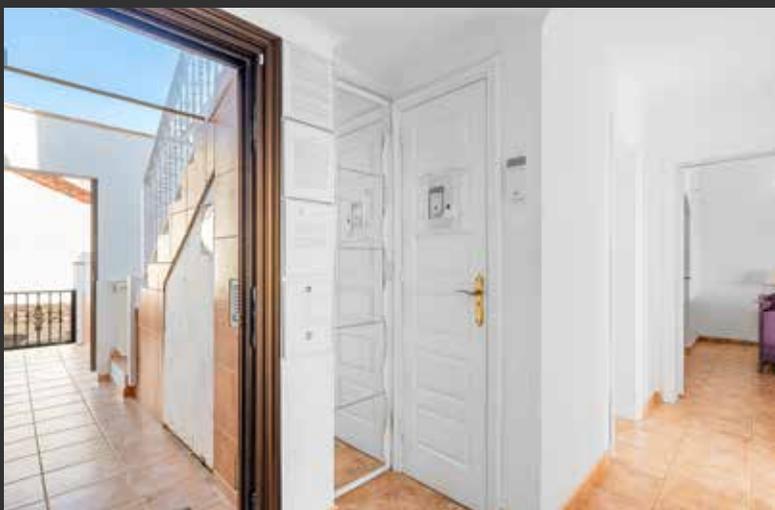
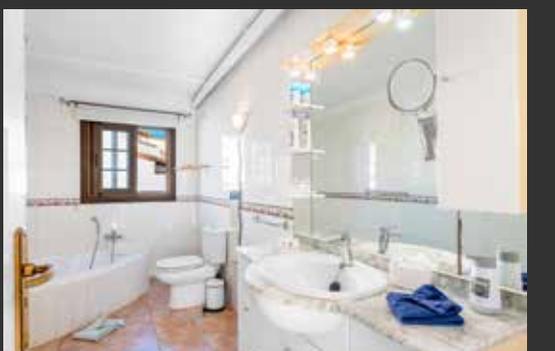
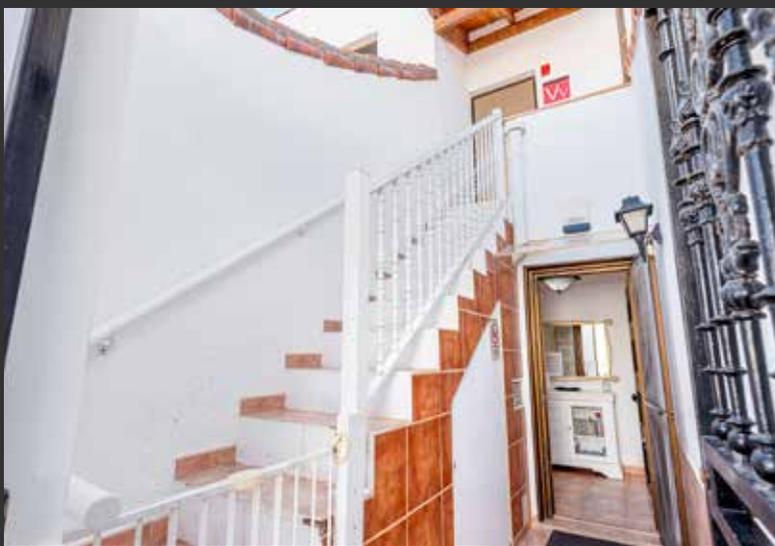
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With the global branded residences market on the rise, now is the perfect time to secure your profitable investment opportunity that promises luxury, security, and profitable rental returns. For more information, contact The Tenerife Property Guide on +34 609 714 276

What is a Branded Residence?

Branded residences are luxury residential properties that are designed to reflect a brand's distinctive style and service standards, allowing investors to buy into the luxury and status associated therein. Hospitality-branded residences offer a unique blend of hotel-quality facilities with the space and freedom of your own holiday home, making them an attractive option for those seeking a lucrative investment opportunity. The guarantee of a global hotel brand ensures that investors enjoy the same level of quality and service they would expect from a stay at one of their world-renowned hotels, as well as benefit from their extensive hospitality marketing and management capabilities.

Globally, the concept is showing rapid growth, with savvy investors eager to acquire holiday properties from renowned brands like Wyndham and Ramada, ensuring that their property is meticulously managed and marketed to the highest standard.

This booming market is set to grow by 55% from 2022 to 2026.

Why invest in a branded residence?

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Unmatched standards and services: From design to maintenance, branded residences boast superior standards. Owners and guests benefit from access to premium hotel facilities, such as concierge services, housekeeping, spas, gyms, and fine dining. This level of service enhances both lifestyle and convenience, making these properties highly desirable.

Higher rental income: Branded residences typically command a premium in both average daily rate and occupancy compared to non-branded properties. With a reported 30% premium on global branded residences, investors can expect higher rental yields and increased property value appreciation, making these homes a resilient choice in fluctuating markets.

Branded residences in Tenerife

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5% guaranteed rental returns in year 1, with a shared revenue model in subsequent years.



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- Newly renovated
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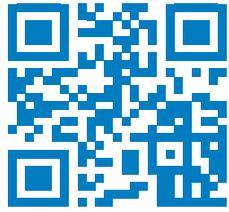


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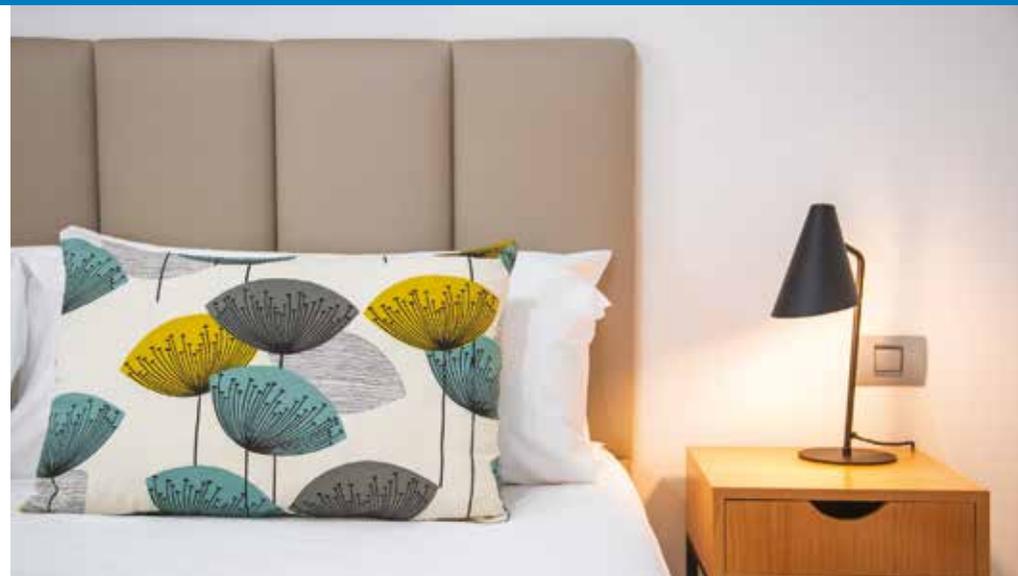
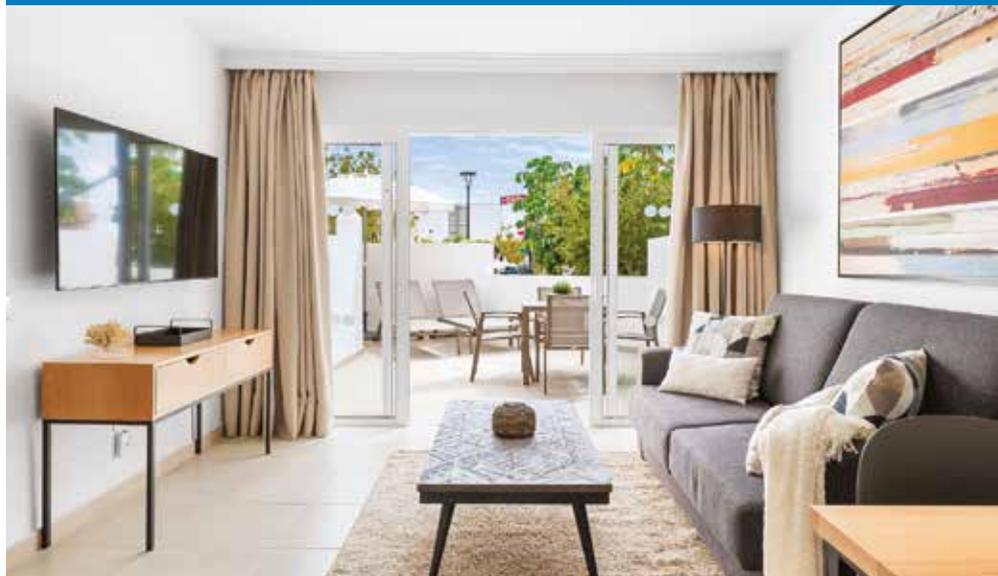


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Top tips for selling your Spanish property in 2025

Selling a home can be stressful, particularly with an overseas property.

To help anyone who may be considering putting their Spanish property on the market this year, we have put together some tips to help you maximise your returns and avoid common pitfalls.

Price competitively

Setting the right asking price is critical. Overpricing can deter buyers, while pricing too low risks minimising your returns. Research local market trends using platforms and consult a trusted real estate agent to gauge comparable property values in your area. Consider seasonal demand — coastal properties often attract higher interest in spring and summer—and be prepared to adjust your price if the market shifts.

Present your property in the best light

First impressions matter. Declutter, clean thoroughly, and consider minor renovations (e.g., fresh paint, updated fixtures) to enhance appeal. Professional staging and high-quality photography can significantly boost buyer interest. Highlight any unique features, such as a private pool, sea views, or proximity to amenities. For holiday homes, emphasise rental potential if applicable.

Ensure everything is compliant

Spanish property sales involve strict legal requirements. Confirm that your Escritura (title deed) is up to date, all taxes are paid, and the property has a valid Certificado de Eficiencia Energética (energy certificate). Hire an administrative specialist or lawyer to verify there are no

outstanding debts, liens, or planning permission issues. Resolving these early avoids delays during the notarial signing.

Choose the right estate agent

A reputable local agent can streamline the process. Look for agencies with strong regional expertise, multilingual staff, and a proven sales record. Clarify their commission structure (typically 3–5%) and marketing strategy. Avoid agents who pressure you into exclusivity contracts without clear benefits.

Consider the tax implications

As a seller, you'll need to account for certain taxes and fees. Sellers in Spain are subject to Plusvalía Municipal (a local capital gains tax) and, for non-residents, a 19% retention on the sale price. Residents may also pay income

tax on profits. Consult a tax adviser to explore deductions, exemptions, or double-taxation treaties if repatriating funds abroad.

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For international sellers, how you repatriate the proceeds when selling your Spanish property will be key in ultimately determining how much you are able to maximise your returns. Fortunately, by working with a reliable FX broker like Currencies Direct, you'll get excellent exchange rates, no transfer fees and expert guidance so you can make the most of your currency transfers.

Ready to maximise the returns on your Spanish property sale? Open a free account or get expert guidance by contacting Currencies Direct.

The Tenerife Property and Business Guide

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Global Warming: Man-Made or Natural?

By S. Fred Singer, Professor, University of Virginia



In the past few years there has been increasing concern about global climate change on the part of the media, politicians, and the public.

It has been stimulated by the idea that human activities may influence global climate adversely and that therefore corrective action is required on the part of governments. Recent evidence suggests that this concern is misplaced. Human activities are not influencing the global climate in a perceptible way. Climate will continue to change, as it always has in the past, warming and cooling on different time scales and for different reasons, regardless of human action. I would also argue that—should it occur—a modest warming would be on the whole beneficial.

This is not to say that we don't face a serious problem. But the problem is political. Because of the mistaken idea that governments can and must do something about climate, pressures are building that have the potential of distorting energy policies in a way that will severely damage national economies, decrease standards of living, and increase poverty. This misdirection of resources will adversely affect human health and welfare in industrialized nations, and even more in developing nations. Thus it could well lead to increased social tensions within nations and conflict between them.

If not for this economic and political damage, one might consider the present concern about climate change nothing more than

just another environmentalist fad, like the Alar apple scare or the global cooling fears of the 1970s. Given that so much is at stake, however, it is essential that people better understand the issue.

Man-Made Warming?

The most fundamental question is scientific: Is the observed warming of the past 30 years due to natural causes or are human activities a main or even a contributing factor?

At first glance, it is quite plausible that humans could be responsible for warming the climate. After all, the burning of fossil fuels to generate energy releases large quantities of carbon dioxide into the atmosphere. The CO₂ level has been increasing steadily since the beginning of the industrial revolution and is now 35 percent higher than it was 200 years ago. Also, we know from direct measurements that CO₂ is a "greenhouse gas" which strongly absorbs infrared (heat) radiation. So the idea that burning fossil fuels causes an enhanced "greenhouse effect" needs to be taken seriously.

But in seeking to understand recent warming, we also have to consider the natural factors that have regularly warmed the climate prior to the industrial revolution and, indeed, prior to any human presence on the earth. After all, the geological record shows a persistent 1,500-year cycle of warming and cooling extending back at least one million years.

In identifying the burning of fossil fuels as the chief cause of warming today, many politicians and environmental activists simply appeal to a so-called "sci-

entific consensus." There are two things wrong with this. First, there is no such consensus: An increasing number of climate scientists are raising serious questions about the political rush to judgment on this issue. For example, the widely touted "consensus" of 2,500 scientists on the United Nations Intergovernmental Panel on Climate Change (IPCC) is an illusion: Most of the panelists have no scientific qualifications, and many of the others object to some part of the IPCC's report. The Associated Press reported recently that only 52 climate scientists contributed to the report's "Summary for Policymakers."

Likewise, only about a dozen members of the governing board voted on the "consensus statement" on climate change by the American Meteorological Society (AMS). Rank and file AMS scientists never had a say, which is why so many of them are now openly rebelling. Estimates of skepticism within the AMS regarding man-made global warming are well over 50 percent.

The second reason not to rely on a "scientific consensus" in these matters is that this is not how science works. After all, scientific advances customarily come from a minority of scientists who challenge the majority view—or even just a single person (think of Galileo or Einstein). Science proceeds by the scientific method and draws conclusions based on evidence, not on a show of hands.

But aren't glaciers melting? Isn't sea ice shrinking? Yes, but that's not proof for human-caused warming. Any kind of warming, whether natural or hu-

man-caused, will melt ice. To assert that melting glaciers prove human causation is just bad logic.

What about the fact that carbon dioxide levels are increasing at the same time temperatures are rising? That's an interesting correlation; but as every scientist knows, correlation is not causation. During much of the last century the climate was cooling while CO₂ levels were rising. And we should note that the climate has not warmed in the past eight years, even though greenhouse gas levels have increased rapidly.

What about the fact—as cited by, among others, those who produced the IPCC report—that every major greenhouse computer model (there are two dozen or so) shows a large temperature increase due to human burning of fossil fuels? Fortunately, there is a scientific way of testing these models to see whether current warming is due to a man-made greenhouse effect. It involves comparing the actual or observed pattern of warming with the warming pattern predicted by or calculated from the models. Essentially, we try to see if the "fingerprints" match—"fingerprints" meaning the rates of warming at different latitudes and altitudes.

For instance, theoretically, greenhouse warming in the tropics should register at increasingly high rates as one moves from the surface of the earth up into the atmosphere, peaking at about six miles above the earth's surface. At that point, the level should be greater than at the surface by about a factor of three and quite pronounced, according to all the computer models. In reality, however, there is no increase at all. In fact, the data from balloon-borne radiosondes show the very opposite: a slight decrease in warming over the equator.

The fact that the observed and predicted patterns of warming don't match indicates that the man-made greenhouse contribution to current temperature change is insignificant. This fact emerges from data and graphs collected in the Climate Change Science Program Report 1.1, published by the federal government in April 2006. It is remarkable and puzzling that few have noticed this disparity be-

tween observed and predicted patterns of warming and drawn the obvious scientific conclusion.

What explains why greenhouse computer models predict temperature trends that are so much larger than those observed? The answer lies in the proper evaluation of feedback within the models. Remember that in addition to carbon dioxide, the real atmosphere contains water vapor, the most powerful greenhouse gas. Every one of the climate models calculates a significant positive feedback from water vapor—i.e., a feedback that amplifies the warming effect of the CO₂ increase by an average factor of two or three. But it is quite possible that the water vapor feedback is negative rather than positive and thereby reduces the effect of increased CO₂.

There are several ways this might occur. For example, when increased CO₂ produces a warming of the ocean, a higher rate of evaporation might lead to more humidity and cloudiness (provided the atmosphere contains a sufficient number of cloud condensation nuclei). These low clouds reflect incoming solar radiation back into space and thereby cool the earth. Climate researchers have discovered other possible feedbacks and are busy evaluating which ones enhance and which diminish the effect of increasing CO₂.

Natural Causes of Warming

A quite different question, but scientifically interesting, has to do with the natural factors influencing climate. This is a big topic about which much has been written. Natural factors include continental drift and mountain-building, changes in the Earth's orbit, volcanic eruptions, and solar variability. Different factors operate on different time scales. But on a time scale important for human experience—a scale of decades, let's say—solar variability may be the most important.

Solar influence can manifest itself in different ways: fluctuations of solar irradiance (total energy), which has been measured in satellites and related to the sunspot cycle; variability of the ultraviolet portion of the solar spectrum, which in

turn affects the amount of ozone in the stratosphere; and variations in the solar wind that modulate the intensity of cosmic rays (which, upon impact into the earth's atmosphere, produce cloud condensation nuclei, affecting cloudiness and thus climate).

Scientists have been able to trace the impact of the sun on past climate using proxy data (since thermometers are relatively modern). A conventional proxy for temperature is the ratio of the heavy isotope of oxygen, Oxygen-18, to the most common form, Oxygen-16.

A paper published in Nature in 2001 describes the Oxygen-18 data (reflecting temperature) from a stalagmite in a cave in Oman, covering a period of over 3,000 years. It also shows corresponding Carbon-14 data, which are directly related to the intensity of cosmic rays striking the earth's atmosphere. One sees there a remarkably detailed correlation, almost on a year-by-year basis. While such research cannot establish the detailed mechanism of climate change, the causal connection is quite clear: Since the stalagmite temperature cannot affect the sun, it is the sun that affects climate.

Policy Consequences

If this line of reasoning is correct, human-caused increases in the CO₂ level are quite insignificant to climate change. Natural causes of climate change, for their part, cannot be controlled by man. They are unstoppable. Several policy consequences would follow from this simple fact:

- Regulation of CO₂ emissions is pointless and even counterproductive, in that no matter what kind of mitigation scheme is used, such regulation is hugely expensive.
- The development of non-fossil fuel energy sources, like ethanol and hydrogen, might be counterproductive, given that they have to be manufactured, often with the investment of great amounts of ordinary energy. Nor do they offer much reduction in oil imports.
- Wind power and solar power become less attractive, being uneconomic and requiring

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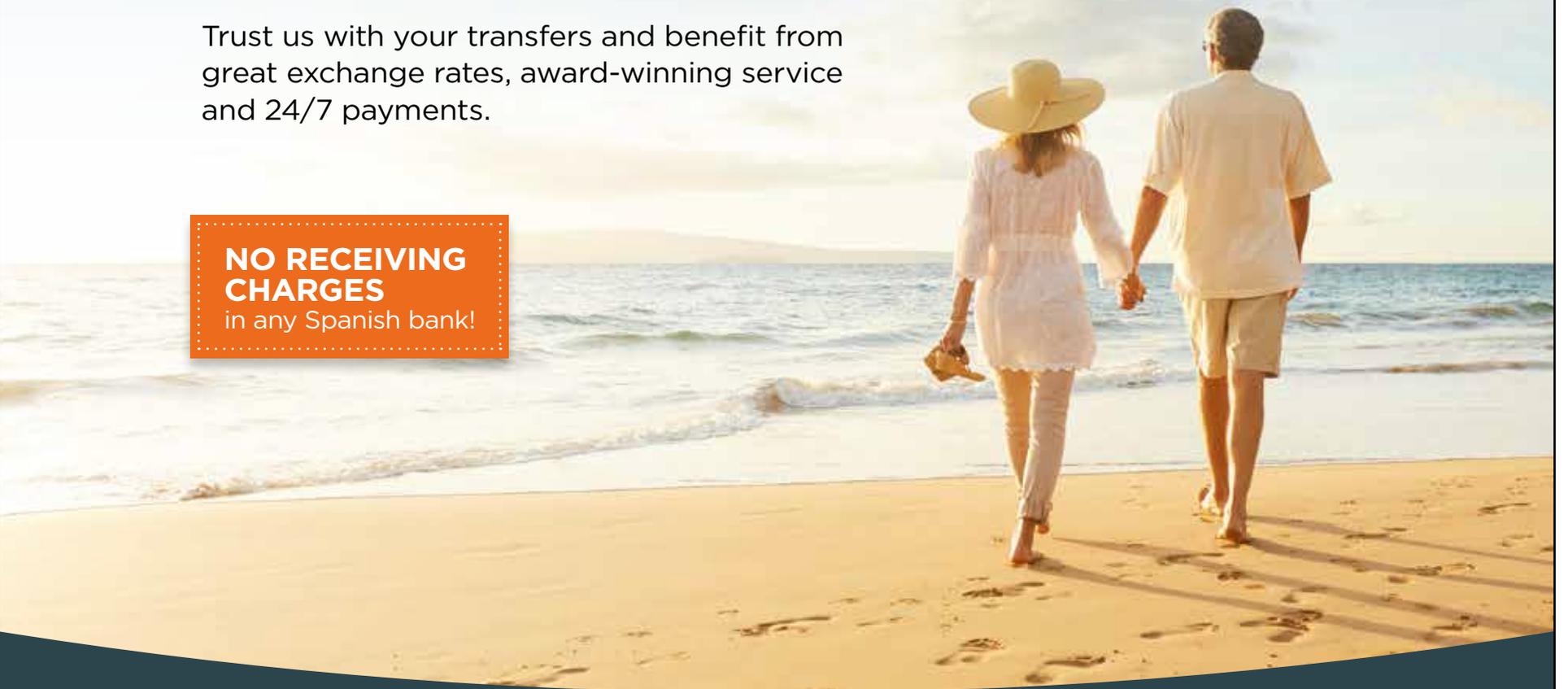
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Continued from page 28

huge subsidies.

- Substituting natural gas for coal in electricity generation makes less sense for the same reasons.

None of this is intended to argue against energy conservation. On the contrary, conserving energy reduces waste, saves money, and lowers energy prices—irrespective of what one may believe about global warming.

Science vs Hysteria

You will note that this has been a rational discussion. We asked the important question of whether there is appreciable man-made warming today. We presented evidence that indicates there is not, thereby suggesting that attempts by governments to control greenhouse-gas emissions are pointless and unwise. Nevertheless, we have state governors calling for CO2 emissions limits on cars; we have city mayors calling for mandatory CO2 controls; we have the Supreme Court declaring CO2 a pollutant that

may have to be regulated; we have every industrialized nation (with the exception of the U.S. and Australia) signed on to the Kyoto Protocol; and we have ongoing international demands for even more stringent controls when Kyoto expires in 2012. What's going on here?

To begin, perhaps even some of the advocates of these anti-warming policies are not so serious about them, as seen in a feature of the Kyoto Protocol called the Clean Development Mechanism, which allows a CO2 emitter—i.e., an energy user—to support a fanciful CO2 reduction scheme in developing nations in exchange for the right to keep on emitting CO2 unabated. "Emission trading" among those countries that have ratified Kyoto allows for the sale of certificates of unused emission quotas. In many cases, the initial quota was simply given away by governments to power companies and other entities, which in turn collect a windfall fee from consumers. All of this has become a huge financial racket that could someday make the UN's "Oil for Food" scandal

in Iraq seem minor by comparison. Even more fraudulent, these schemes do not reduce total CO2 emissions—not even in theory.

It is also worth noting that tens of thousands of interested persons benefit directly from the global warming scare—at the expense of the ordinary consumer. Environmental organizations globally, such as Greenpeace, the Sierra Club, and the Environmental Defense Fund, have raked in billions of dollars. Multi-billion-dollar government subsidies for useless mitigation schemes are large and growing. Emission trading programs will soon reach the \$100 billion a year level, with large fees paid to brokers and those who operate the scams. In other words, many people have discovered they can benefit from climate scares and have formed an entrenched interest. Of course, there are also many sincere believers in an impending global warming catastrophe, spurred on in their fears by the growing number of one-sided books, movies, and media coverage.

The irony is that a slightly

warmer climate with more carbon dioxide is in many ways beneficial rather than damaging. Economic studies have demonstrated that a modest warming and higher CO2 levels will increase GNP and raise standards of living, primarily by improving agriculture and forestry. It's a well-known fact that CO2 is plant food and essential to the growth of crops and trees—and ultimately to the well-being of animals and humans.

You wouldn't know it from Al Gore's *An Inconvenient Truth*, but there are many upsides to global warming: Northern homes could save on heating fuel. Canadian farmers could harvest bumper crops. Greenland may become awash in cod and oil riches. Shippers could count on an Arctic shortcut between the Atlantic and Pacific. Forests may expand. Mongolia could become an economic superpower. This is all speculative, even a little facetious. But still, might there be a silver lining for the frigid regions of Canada and Russia? "It's not that there won't be bad things happening in those

countries," economics professor Robert O. Mendelsohn of the Yale School of Forestry & Environmental Studies says. "But the idea is that they will get such large gains, especially in agriculture, that they will be bigger than the losses." Mendelsohn has looked at how gross domestic product around the world would be affected under different warming scenarios through 2100. Canada and Russia tend to come out as clear gainers, as does much of northern Europe and Mongolia, largely because of projected increases in agricultural production.

To repeat a point made at the beginning: Climate has been changing cyclically for at least a million years and has shown huge variations over geological time. Human beings have adapted well, and will continue to do so.

Summary

The nations of the world face many difficult problems. Many have societal problems like poverty, disease, lack of sanitation, and shortage of clean water. There are grave se-

curity problems arising from global terrorism and the proliferation of nuclear weapons. Any of these problems are vastly more important than the imaginary problem of man-made global warming. It is a great shame that so many of our resources are being diverted from real problems to this non-problem. Perhaps in ten or 20 years this will become apparent to everyone, particularly if the climate should stop warming (as it has for eight years now) or even begin to cool.

We can only trust that reason will prevail in the face of an onslaught of propaganda like Al Gore's movie and despite the incessant misinformation generated by the media. Today, the imposed costs are still modest, and mostly hidden in taxes and in charges for electricity and motor fuels. If the scare-mongers have their way, these costs will become enormous. But I believe that sound science and good sense will prevail in the face of irrational and scientifically baseless climate fears.

Five key impacts of Brexit five years on

By Ben Chu and Tamara Kovacevic, BBC Verify



On 31 January 2020, the UK left the European Union.

On that day, Great Britain severed the political ties it had held for 47 years, but stayed inside the EU single market and customs union for a further 11 months to keep trade flowing. Northern Ireland had a separate arrangement.

Brexit was hugely divisive,

both politically and socially, dominating political debate and with arguments about its impacts raging for years. Five years on from the day Britain formally left the EU, BBC Verify has examined five important ways Brexit has affected Britain.

1) Trade

Economists and analysts generally assess the impact of leaving the EU single market and customs union

on 1 Jan 2021 on the UK's goods trade as having been negative. This is despite the fact that the UK negotiated a free trade deal with the EU and avoided tariffs - or taxes - being imposed on the import and export of goods. The negative impact comes from so-called "non-tariff barriers" - time consuming and sometimes complicated new paperwork that businesses have to fill out when importing and exporting to

the EU.

There is some disagreement about how negative the specific Brexit impact has been.

Some recent studies suggest that UK goods exports are 30% lower than they would have been if we had not left the single market and customs union.

Some suggest only a 6% reduction.

We can't be certain because the results depend heavily on the method chosen by researchers for measuring the "counterfactual", i.e. what would have happened to UK exports had the country stayed in the EU. One thing we can be reasonably confident of is that small UK firms appear to be more adversely affected than larger ones. They have been less able to cope with the new post-Brexit cross-border bureaucracy. That's supported by surveys of small firms. It's also clear UK services exports - such as advertising and management consulting - have done unexpectedly well since 2021. But the working assumption of the Office for Budget Responsibility (OBR), the government's independent official forecaster, is still that Brexit in the long-term will re-

duce exports and imports of goods and services by 15% relative to otherwise. It has held this view since 2016, including under the previous Government. And the OBR's other working assumption is that the fall in trade relative to otherwise will reduce the long-term size of the UK economy by around 4% relative to otherwise, equivalent to roughly £100bn in today's money.

The OBR says it could revise both these assumptions based on new evidence and studies. The estimated negative economic impact could come down if the trade impact judged to be less severe. Yet there is no evidence, so far, to suggest that it will turn into a positive impact.

After Brexit, the UK has been able to strike its own trade deals with other countries. There have been new trade deals with Australia and New Zealand and the government has been pursuing new agreements with the US and India. But their impact on the economy is judged by the government's own official impact assessments to be small relative to the negative impact on UK-EU trade.

However, some econo-

mists argue there could still be potential longer term economic benefits for the UK from not having to follow EU laws and regulations affecting sectors such as Artificial Intelligence.

2) Immigration

Immigration was a key theme in the 2016 referendum campaign, centred on freedom of movement within the EU, under which UK and EU citizens could freely move to visit, study, work and live. There has been a big fall in EU immigration and EU net migration (immigration minus emigration) since the referendum and this accelerated after 2020 due to the end of freedom of movement.

But there have been large increases in net migration from the rest of the world since 2020

A post-Brexit immigration system came into force in January 2021.

Under this system, EU and non-EU citizens both need to get work visas in order to work in the UK (except Irish citizens, who can still live and work in the UK without a visa). The two main drivers of the increase

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in non-EU immigration since 2020 are work visas (especially in health and care) and international students and their dependents. UK universities started to recruit more non-EU overseas students as their financial situation deteriorated. The re-introduction of the right of overseas students to stay and work in Britain after graduation by Boris Johnson's government also made the UK more attractive to international students. Subsequent Conservative governments reduced the rights of people on work and student visas to bring dependents and those restrictions have been retained by Labour.

3) Travel

Freedom of movement ended with Brexit, also affecting tourists and business travellers. British passport holders can no longer use "EU/EEA/CH" lanes at EU border crossing points.

People can still visit the EU as a tourist for 90 days in any 180 day period without requiring a visa, provided they have at least three months remaining on their passports at the time of their return. This applies both to the UK citizens going to the EU and vice versa. However, a bigger change in terms of travel is on the horizon.

In 2025, the EU is planning to introduce a new

electronic Entry Exit System (EES) - an automated IT system for registering travellers from non-EU countries. This will register the person's name, type of the travel document, biometric data (fingerprints and captured facial images) and the date and place of entry and exit. It will replace the manual stamping of passports. The impact of this is unclear, but some in the travel sector have expressed fears it could potentially add to border queues as people leave the UK. The EES was due to be introduced in November 2024 but was postponed until 2025, with no new date for implementation yet set.

And six months after the introduction of EES, the EU says it will introduce a new European Travel Information and Authorization System (ETIAS). UK citizens will have to obtain ETIAS clearance for travel to 30 European countries. ETIAS clearance will cost €7 (£5.90) and be valid for up to three years or until someone's passport expires, whichever comes first. If people get a new passport, they need to get a new ETIAS travel authorisation. Meanwhile, the UK is introducing its equivalent to ETIAS for EU citizens from 2 April 2025 (though Irish citizens will be exempt). The UK permit - to be called an Electronic Travel Authorisation (ETA) will cost £16. UK holidaymakers will have to get ETIAS clearance to trav-

el to the EU

4) Laws

Legal sovereignty - the ability of the UK to make its own laws and not have to follow EU ones - was another prominent Brexit referendum campaign promise. To minimise disruption immediately following Brexit in 2020, the UK incorporated thousands of EU laws into UK law, becoming known as "retained EU law". According to the latest government count there were 6,901 individual pieces of retained EU law covering things like working time, equal pay, food labelling and environmental standards. The previous Conservative government initially set a deadline of the end of 2023 to axe these EU laws. But with so much legislation to consider there was concern there was not enough time to review all the laws properly. In May 2023 Kemi Badenoch - the Trade Secretary at the time - announced only 600 EU laws would be axed by the end of 2023, with another 500 financial services laws set to disappear later. Most were relatively obscure regulations and many of them had been superseded or become irrelevant.

All other EU legislation was kept, though ministers reserved powers to change them in future.

And the UK has changed some EU laws. For exam-

ple, it banned the export of live animals from Great Britain for slaughter and fattening and changed EU laws on gene editing crops.

Brexit has also given the UK more freedom in certain areas of tax law.

EU member states are prohibited from charging VAT on education under an EU directive. Leaving the EU enabled Labour to impose VAT on private school fees. A zero rate of VAT on tampons and other sanitary products was introduced by the UK government in 2021. This would not have been possible in the EU as the EU VAT Directive at the time mandated a minimum 5% tax on all sanitary products. However, in April 2022 the EU's rules changed so the bloc also now allows a zero rate on sanitary products.

5) Money

The money the UK sent to the EU was a controversial theme in the 2016 referendum, particularly the Leave campaign's claim the UK sent £350m every week to Brussels. The UK's gross public sector contribution to the EU Budget in 2019-20, the final financial year before Brexit, was £18.3bn, equivalent to around £352m per week, according to the Treasury. The UK continued paying into the EU Budget during the transition period but since 31 December 2020 it has not made these

contributions.

However, those EU Budgets contributions were always partially recycled to the UK via payments to British farmers under the EU's Common Agricultural Policy (CAP) and "structural funding" - development grants to support skills, employment and training in certain economically disadvantaged regions of the nation. These added up to £5bn in 2019-20.

Since the end of the transition period UK governments have replaced the CAP payments directly with taxpayer funds. Ministers have also replaced the EU structural funding grants, with the previous government rebranding them as "a UK Shared Prosperity" fund. The UK was also receiving a negotiated "rebate" on its EU Budget contributions of around £4bn a year - money which never actually left the country. So the net fiscal benefit to the UK from not paying into the EU Budget is closer to £9bn per year, although this figure is inherently uncertain because we don't know what the UK's contribution to the EU Budget would otherwise have been.

The UK has also still been paying the EU as part of the official Brexit Withdrawal Agreement and its financial settlement. The Treasury says the UK paid a net amount of £14.9bn between 2021 and 2023, and estimat-

ed that from 2024 onwards it will have to pay another £6.4bn, although spread over many years.

Future payments under the withdrawal settlement are also uncertain in part because of fluctuating exchange rates.

However, there are other ways the UK's finances remained connected with the EU, separate from the EU Budget and the Withdrawal Agreement. After Brexit took effect, the UK also initially stopped paying into the Horizon scheme, which funds pan-European scientific research.

However, Britain rejoined Horizon in 2023 and is projected by the EU to pay in around €2.4bn (£2bn) per year on average to the EU budget for its participation, although historically the UK has been a net financial beneficiary from the scheme because of the large share of grants won by UK-based scientists.

The future

There are, of course, a large number of other Brexit impacts which we have not covered here, ranging from territorial fishing rights, to farming, to defence. And with Labour looking for a re-set in EU relations, it's a subject that promises to be a continuing source of debate and analysis for many years to come.

What are Small Modular Reactors (SMRs)? Nuclear Explained

Joanne Liou, IAEA Office of Public Information and Communication



Small modular reactors (SMRs) have a power capacity of up to 300 MW(e) per unit. Many SMRs, which can be factory-assembled and transported to a location for installation, are envisioned for markets such as industrial applications or remote areas with limited grid capacity.

Small modular reactors (SMRs) are advanced nuclear reactors that have a power capacity of up to

300 MW(e) per unit, which is about one-third of the generating capacity of traditional nuclear power re-

actors. SMRs, which can produce a large amount of low-carbon electricity, are:

Small - physically a fraction of the size of a conventional nuclear power reactor.

Modular - making it possible for systems and components to be factory-assembled and transported as a unit to a location for installation.

Reactors - harnessing nuclear fission to generate heat to produce energy.

Advantages of SMRs

Many of the benefits of SMRs are inherently linked

to the nature of their design - small and modular. Given their smaller footprint, SMRs can be sited on locations not suitable for larger nuclear power plants. Prefabricated units of SMRs can be manufactured and then shipped and installed on site, making them more affordable to build than large power reactors, which are often custom designed for a particular location, sometimes leading to construction delays. SMRs offer savings in cost and construction time, and they can be deployed incrementally to match increasing energy demand.

One of the challenges to accelerating access to energy is infrastructure - limited grid coverage in rural areas - and the costs of grid connection for rural electrification. A single power plant should represent no more than 10 per cent of the total installed grid capacity. In areas lack-

ing sufficient lines of transmission and grid capacity, SMRs can be installed into an existing grid or remotely off-grid, as a function of its smaller electrical output, providing low-carbon power for industry and the population. This is particularly relevant for microreactors, which are a subset of SMRs designed to generate electrical power typically up to 10 MW(e). Microreactors have smaller footprints than other SMRs and will be better suited for regions inaccessible to clean, reliable and affordable energy. Furthermore, microreactors could serve as a backup power supply in emergency situations or replace power generators that are often fuelled by diesel, for example, in rural communities or remote businesses.

In comparison to existing reactors, proposed SMR designs are generally simpler, and the safety concept for SMRs often re-

lies more on passive systems and inherent safety characteristics of the reactor, such as low power and operating pressure. This means that in such cases no human intervention or external power or force is required to shut down systems, because passive systems rely on physical phenomena, such as natural circulation, convection, gravity and self-pressurization. These increased safety margins, in some cases, eliminate or significantly lower the potential for unsafe releases of radioactivity to the environment and the public in case of an accident.

SMRs have reduced fuel requirements. Power plants based on SMRs may require less frequent refuelling, every 3 to 7 years, in comparison to between 1 and 2 years for conventional plants. Some SMRs are designed to operate for up to 30 years

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Nuclear Power: The Road to a Carbon Free Future

Nuclear power provides 10 per cent of the world's electricity, but to stem climate change, far greater amounts of clean and reliable energy are needed. Thirty countries currently operate nuclear power plants. More than two dozen others are looking at nuclear energy to meet their power and climate needs. In the western United States, more than 30 towns and cities are also looking to the future. They want to go carbon free, and they are bet-

ting on SMRs to get there.

What is the status of SMRs?

Both public and private institutions are actively participating in efforts to bring SMR technology to fruition within this decade. Russia's Akademik Lomonosov, the world's first floating nuclear power plant that began commercial operation in May 2020, is producing energy from two 35 MW(e) SMRs. Other SMRs are under construction or in the licensing stage in Argentina, Canada, China, Russia, South Korea and the United States of America.

More than 80 commercial SMR designs being developed around the world target varied out-

puts and different applications, such as electricity, hybrid energy systems, heating, water desalination and steam for industrial applications. Though SMRs have lower upfront capital cost per unit, their economic competitiveness is still to be proven in practice once they are deployed.

SMRs and sustainable development

SMRs and nuclear power plants offer unique attributes in terms of efficiency, economics and flexibility. While nuclear reactors provide dispatchable sources of energy – they can adjust output accordingly to electricity demand – some renewables, such as wind

and solar, are variable energy sources that depend on the weather and time of day. SMRs could be paired with and increase the efficiency of renewable sources in a hybrid energy system. These characteristics position SMRs to play a key role in the clean energy transition, while also helping countries address the Sustainable Development Goals (SDGs).

Efforts to achieve the target of universal access to energy, SDG 7, has made visible progress; however, gaps are still prevalent, mainly concentrated in remote and rural regions. As global efforts seek to implement clean and innovative solutions, the increased use of renewable energy coupled with the introduction of SMRs has the

potential to fill such gaps.

What is the role of the IAEA?

The SMR Regulators' Forum, created in March 2015, provides enabling discussions among countries and stakeholders to share SMR regulatory knowledge and experience.

The IAEA has established the Platform on SMRs and their Applications, a one-stop shop for countries to coordinate support related to all aspects of SMR development, deployment, oversight and their electric and non-electric applications, such as use in district heating and desalination systems.

The IAEA is assessing

the level to which existing IAEA safety standards can be applied to innovative technologies. The IAEA expects to publish a Safety Report on the applicability of IAEA safety standards to SMR technologies in 2022.

The IAEA's Technical Working Group on Small and Medium Sized or Modular Reactors (TWG-SMR) and the SMR Regulators' Forum unites experts to discuss challenges and share experiences related to the development and future deployment of SMRs.

The IAEA fosters sustainable nuclear energy development. The IAEA hosts technical meetings, produces scientific and technical publications and facilitates coordinated research projects.

Anne Jenkin: The fascinating story of how, 50 years ago, Thatcher became Conservative leader

By Baroness Jenkin, a Conservative peer and co-founder of Women2Win.



Margaret Thatcher - 1980

A country in decline, a weak Labour Government in hock to the Un-

leading the Conservative Party.

No, not the political scene today, but the story of the 1975 Conservative Leadership election.

I have been immersed in that world as we celebrate 50 years since Margaret Thatcher's unexpected victory on 11th February 1975, becoming the first woman to lead our (or any major UK political) Party. Not only does it show us a path back to victory and that history often repeats itself, but it is a fascinating story in itself.

Which is why I have been helping bring to light the untold stories of that time, both at an event and in new documentary. On 24th February, Women2Win is co-hosting an event with the Conservative Women's Organisation to hear some of those as yet untold stories for the first time.

We will hear from those who knew her best from that time: Michael Portillo who joined the Conservative Research Department after her election as Leader and briefed her during the '79 campaign, Lord (Ste-

phen) Sherbourne CBE later her political secretary in No 10, Alison Wakeham (nee Ward) MBE, former constituency and personal secretary from 1971 and Amanda Ponsonby (nee Colvin) MBE, her secretary throughout most of the Downing Street years.

The event also includes an exclusive screening of a new documentary covering the events of October 1974 – 11th February 1975, which includes contributions from Lord Michael Heseltine, Lord Kenneth Clarke and Lord Norman Lamont and many others who were involved at the time. Not to be missed.

The outcome of the leadership election is well known, but the story behind it is not. The intriguing story of Thatcher's unexpected rise combines many of her well-known traits: bravery, passion, nous, and necessary amount of good fortune. An important part of the story includes the miscalculations of many Conservative MPs, who were naturally expecting male, establishment candidates such as Willie Whitelaw or Geoffrey Howe to become leader. Not to mention Mrs Thatcher's political rivalry with her predecessor, incumbent leader Edward Heath.

The story begins in October 74, following the second election defeat for the Conservatives in a year. At the time, there was no mechanism for MPs to challenge their leader and it was clear that Heath would not go voluntarily. Indeed, he made that clear. A

successor was sought despite there being no immediate vacancy.

Likely contenders such as Keith Joseph, known as the brains of the Parliamentary Party and Edward DuCann, Chair of the 22 Committee began to jostle. Joseph would go on to rule himself out with an uncharacteristically ill-judged speech to Edgbaston Conservatives and DuCann, whilst popular with some MPs, never formally put himself forward before finally deciding not to in January for 'family reasons'.

Although she didn't formally announce her candidature until January 75, by November she had decided that if no other change came forward she would stand. With only a modest amount of support within the Party she was not expecting to win. Even her husband Dennis warned her that "you haven't a hope. Heath will murder you."

Taking the Finance Bill through Parliament that winter gave Mrs Thatcher the opportunity to showcase the skills that would go on to make her a formidable leader and Prime Minister. Her confirmation as a candidate bought increased media scrutiny, she would shrewdly use to her advantage to simultaneously evidence her sound Conservative values and refreshing break from the traditional Tory stereotypes. Following a magazine interview which had been conducted in the summer, but published after the October election, she was

accused of advising stockpiling. She retorted she was acting like a 'prudent housewife', later inviting journalists to visit her well stocked larder (one cupboard) at home. The domestic setting and unusual manoeuvre impressed the Party and public.

The pivotal turn in her campaign would be when Airey Neave become her Campaign Manager. By this time, the competition was in full swing and Neave using his masterful skill, built great momentum for Thatcher ahead of the first ballot on February 4th. She performed well in debates and set out a clear vision for the Party and country in her Daily Telegraph article – 'My kind of Tory Party'

Despite Hugh Fraser's late entry into the first ballot, it was clearly a two-horse race between Thatcher and Heath. However, two-horse would have been a generous description of what was expected to be an overwhelming, easy victory for Heath. Instead, to an awed silence of usually rowdy MPs, a Thatcher victory was declared. 130 to 119. Heath resigned at once and his 10 year reign as Conservative Leader was at an end.

Focus now turned to who could do what Heath could not-defeat the once outsider, now favourite, Margaret Thatcher. In came Willie Whitelaw and Geoffrey Howe, (as well as Jim Prior and John Peyton) but none of those establishment fig-

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customers who have learnt the hard way!

Safety First

One of the most compelling reasons for regular maintenance is safety. Tenerife's roads, though generally well-maintained, can present a variety of challenges, from steep mountain passes to busy urban streets. Ensuring that your car is in optimal condition helps to prevent accidents caused by mechanical failures. Regular checks on brakes, tyres, and suspension systems are vital. For instance, brake failure can be catastrophic, especially on winding mountain roads. Regular maintenance can detect and rectify any issues before they pose a risk. You should always be alert to any warning lights

that show up on your dashboard. Your garage or mechanic would far rather you tell them when it happens than to carry on driving blatantly ignoring such indicators. If you have an amber light showing, this is a WARNING light that needs attention but that is not necessarily dangerous at that moment. However, a RED light is not a warning, **it is an indication (normally) that something is seriously wrong and needs urgent attention.** We do not recommend that you continue to drive when a Red dashboard light shows.

Tyre Maintenance

Tyres are a critical component of vehicle safety. In Tenerife where temperatures can vary widely

from the coastal areas to the interior or higher areas, maintaining the right tyre pressure and tread depth is essential. Under-inflated tyres can lead to blowouts, while worn-out treads can reduce grip, especially on wet roads (whilst this is not a regular condition on Tenerife, lack of maintenance and tyre grip are regular contributors to accidents).

Brake System

The brake system is another critical area that requires regular attention. Given the varied driving conditions on the island, when you add the mix of tourists not familiar with the roads here, brakes can wear out quickly. Regular inspections ensure that brake pads, discs, and fluid levels are within safe limits.

Replacing worn-out components in a timely manner can prevent brake failure and ensure that the vehicle stops effectively in emergencies. If you do not have regular servicing you may find that your brakes are ineffective when you need them most.

Fluid Levels

Maintaining the correct level of essential fluids, such as engine oil, coolant and brake fluid, is fundamental for the smooth operation of a vehicle. Tenerife's climate, which includes extreme hot spells including calimas, can cause these fluids to deplete or degrade more rapidly. Regular checks and top-ups prevent engine overheating, ensure efficient braking, and maintain overall

vehicle performance.

We recommend that customers make regular checks themselves or, if they are unable to do so, ask your own garage to check for you.

Investing in regular car maintenance can save money in the long run. Preventive maintenance helps to identify minor issues before they become major, costly repairs. For example, replacing a worn-out timing belt is far less expensive than repairing extensive engine damage caused by a broken belt! Additionally, a well-maintained car retains its value better, which is beneficial if you decide to sell or trade-in the vehicle.

Happy – and SAFE – motoring to all readers!

The maintenance team, Motorworld.

Continued from page 34

ures could triumph against this unexpected, female powerhouse. She robustly beat them both at the second ballot.

Thatcherism was well and truly the future. And the rest is history. But history always worth revisiting, particularly now.

Firstly, it is incumbent on us all that the legacy of Mrs Thatcher, all she stood for and all she achieved, is not exclusively framed by the left whose ideology and

policies she did so much to save the country from. Personal memories of her will fade but her legacy is worth fighting for.

That legacy includes, but is certainly not limited to, what it meant for women. After her death there were endless torturous articles about Thatcher's 'complicated' relationship with feminism. Those with the luxury of debating how feminist her leadership was, forget just how radical and unfathomable it had been at the time. Contemporary

interviewees still recall how inconceivable her election was. Nobody thought it was possible until Mrs Thatcher did it. Later on I had the good fortune to attend several events with her and was struck by the number senior women in business who told her they wouldn't be where they were today without her showing them it was possible. I was lucky enough to have as a role model my grandmother, the 33rd ever woman MP, but I find even today that many of the women interested

in entering Parliament and supported by Women2Win are motivated and energised by Mrs Thatcher's example.

Secondly, with such strong parallels to today, it is important to remember what actually happened. The eventual general election victory in 79 was certainly not seen as inevitable at the time. As the documentary will attest, Thatcher's first few months, and even years, were rocky as she found her feet and the best way to take on

the government from the Opposition benches. You don't need me to tell you what we would have lost if those agitating against her in the early days had had their way.

It's also important that an absence of policy should not be taken as an absence of ideas or vision. As Giles Dilnot laid out in an excellent recent piece on 29th January, Thatcher and Keith Joseph, and those advising them at the fledgling Centre for Policy Studies and elsewhere,

took their time to develop policies which were relevant for the 1979 general election.

I hope that readers will join me in celebrating this important anniversary of the remarkable events of February 1975; in particular keeping an eye out for the documentary with some fond nostalgia, less fond seventies sexism, and some very modern political lessons.



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What's the difference between a Physiotherapist, a Chiropractor and an Osteopath?

To the average person, an osteopath, a physiotherapist, and a chiropractor may seem like more or less the same job. All deal with musculoskeletal pain, require a university degree, and certification from an accredited course.

While they may seem similar at a glance, the three professions take very different approaches to health, so it is important to understand what sets each one apart from the others before deciding which of these professionals is best for you.

Physiotherapist

Probably the most well-known of the three job titles, it is worth starting off by drawing a distinction between a physiotherapist and the similar-but-distinct title

of physical therapist. While both can be legitimate careers, it is important to know that only physiotherapists require a university degree, while physical therapists receive a narrower range of training over a shorter period of time.

In comparison to osteopaths and chiropractors, one of the primary distinctions of physiotherapy is its use of an all-encompassing approach that looks beyond the purely physical elements of an issue, also taking both psychological and social factors into account when treating patients. This means that if a patient were to present themselves to a physiotherapist complaining of back pain, rather than simply identifying the problem area and treating the

symptoms, a physiotherapist will attempt to identify why the problem manifested in the first place, and prevent it from recurring in the future. This means looking at the physical side of things, such as posture and movement patterns, as well as psychological aspects such as stress or anxiety, and social factors such as work habits and hobbies.

Chiropractor

Of the three job titles, chiropractors are definitely the most commonly associated with back problems, although some claim it can help with issues such as asthma or sexual dysfunction. But at the same time, chiropractors are also among the most controversial in medical circles.

The main feature of chiropractic treatment that sets it apart from physiotherapy and osteopathy is its focus on manipulation, which is when joints are pushed and pulled to their farthest possible range of motion. The belief is that physical pain can be resolved by getting a chiropractor to manually put everything "back in the right place".

Chiropractors are somewhat controversial for a number of reasons. Firstly, their techniques are seen

been shown to actually exist, meaning their attempts to treat it for both back pain and organ problems is viewed by many as not only ineffective, but meaningless and irresponsible.

Osteopath

Osteopaths are quite similar to chiropractors in that they also place a lot of importance on manual manipulation, although they tend to be a lot more gentle. The prevailing theory of osteopathy is that the body is at its

er medical treatment. However, some studies have shown osteopathy to be ineffective in achieving its claims, while others show evidence to support it. The general consensus is that while osteopathy may have science to back up some of its claims, other claims are simply not true, and further research is needed to separate fact from fiction.

Although these jobs may seem similar, and usually have similar goals, it is clear to see that there is a distinct difference between physiotherapists, chiropractors, and osteopaths. To the average person, these titles may appear interchangeable, but many people will make a different choice when presented with the facts.

While there is a clear frontrunner from a scientific perspective, the key takeaway here should not be to learn the technical difference between these roles, but to realise the importance of researching medical professionals before seeing them. Only then can you make a truly informed decision.

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as unnecessarily risky, with chiropractors having some of the highest instances of adverse patient reactions. They are also looked down upon from a scientific perspective, with one of their main theories having no evidence to even support its existence. "Chiropractic subluxation" is claimed to cause organ problems by disrupting the nerves along the spine, but this has never

best when all of its tissues are moving how they are supposed to. Osteopaths therefore assess a patient's health by feeling their tissues, and attempting to stimulate movement where they believe it is lacking.

As osteopathic manipulation is so much more gentle than chiropractic manipulation. Many see it as harmless, or even beneficial when combined with oth-

OFFICIAL REGISTRATION OF ALTERATIONS OR EXTENSIONS TO PROPERTIES



I am often asked by property owners if it is possible to get official Town Hall recognition for works carried out some time ago without appropriate Building Licenses. ie Works which have enlarged a property or even created a wholly new property. They are usually very concerned that they could at some stage in the future be fined or even be faced with tearing down that

which has been created or altered.

In many cases the answer is yes, you can have the works officially recognized, providing a number of conditions are met:

The works carried out must not occupy a protected "green" zone, a public space, a public highway or walkway or a protected site of natural beauty. Enquiries in your local Town Hall should con-

firm this point one way or the other.

At least four years must have passed from when the works were completely finished.

That no-one has lodged an official complaint (Denuncia) against the works, which has then been ignored and left unresolved.

That your property does not form part of a community where the limit of development has been reached

In Spanish what needs to be applied for is a "Certificado de prescripción de infracción urbanística" or Certificate of recognition of a planning infraction.

The paperwork needed to apply for this is normally put together by a Technical Architect or Architect. This is because aerial photographs,

plans, a description and detailed measurements of the property both in its original and altered state are required, together with the normal accompanying documents such as copy of title deed (escritura), NIE and IBI receipts. Also, within the submission, the same professional must sign a declaration to the effect that the works to the property were completed more that 4 years ago and that the property complies with minimum habitation standards and is structurally stable.

Depending on the Town Hall applied to and complications of consultations to affected parties this process can take from 3 to 6 months. In certain cases, such as where a property is adjacent to the sea, the Spanish Coastal Department will need to be consulted to ensure that there has not been an encroachment into the protected coastal zone. If this is the case it is highly likely that the application will be refused.

Once the application to the Town Hall has been approved, their administration charges paid and the Certificado de prescripción de infracción urbanística has been obtained, this can then be used to draft a complementary property deed. This deed differs from the original property deed as it declares that i) new works have been carried out to the property, ii) describes what has altered and perhaps most importantly iii) defines the new revised built area that the property occupies. Once this deed has been signed before a Notary, taxes can be paid to the Hacienda and then it can then be presented to the Registro de la Propiedad (Spanish Land Registry) where the notarized deed can be registered.

The importance of registering any such improvements is that when the property comes to be sold or passed to heirs, and when the customary searches are requested, the one to the Land Registry will show and

describe the distribution and floor area of your property as it actually is. This will make things much clearer and less complicated at a time when delays in rectifying such matters could be costly, time consuming and which could possibly jeopardize a sale.

Also, if you or a potential purchaser is having the property valued to raise a mortgage, the person valuing will discover that part of the property is unregistered and will likely recommend that this be rectified. It could result in the mortgage offered being less than you or a potential purchaser had hoped for.

If you or the previous owner of a property you now own has extended that property and you would like to know if you can progress in the manner described above please do not hesitate to contact me, Philip Wright, Spanish Technical Architect and Chartered Building Surveyor to discuss further. My mobile number is 667 757 323.

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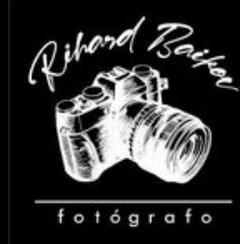
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The "Learn piano with Magical Middle C" book is beautifully illustrated, packed full of easy, popular songs and has fun games and activities which students can play with parents/teachers and friends. The songs in the book use a simple, easy to use colour-coded keyboard chart which corresponds to the keys on the student's piano or keyboard. The book is suitable for ages 3 to 9 and has been written by Louise Attaway, a piano teacher based in the south of Tenerife.

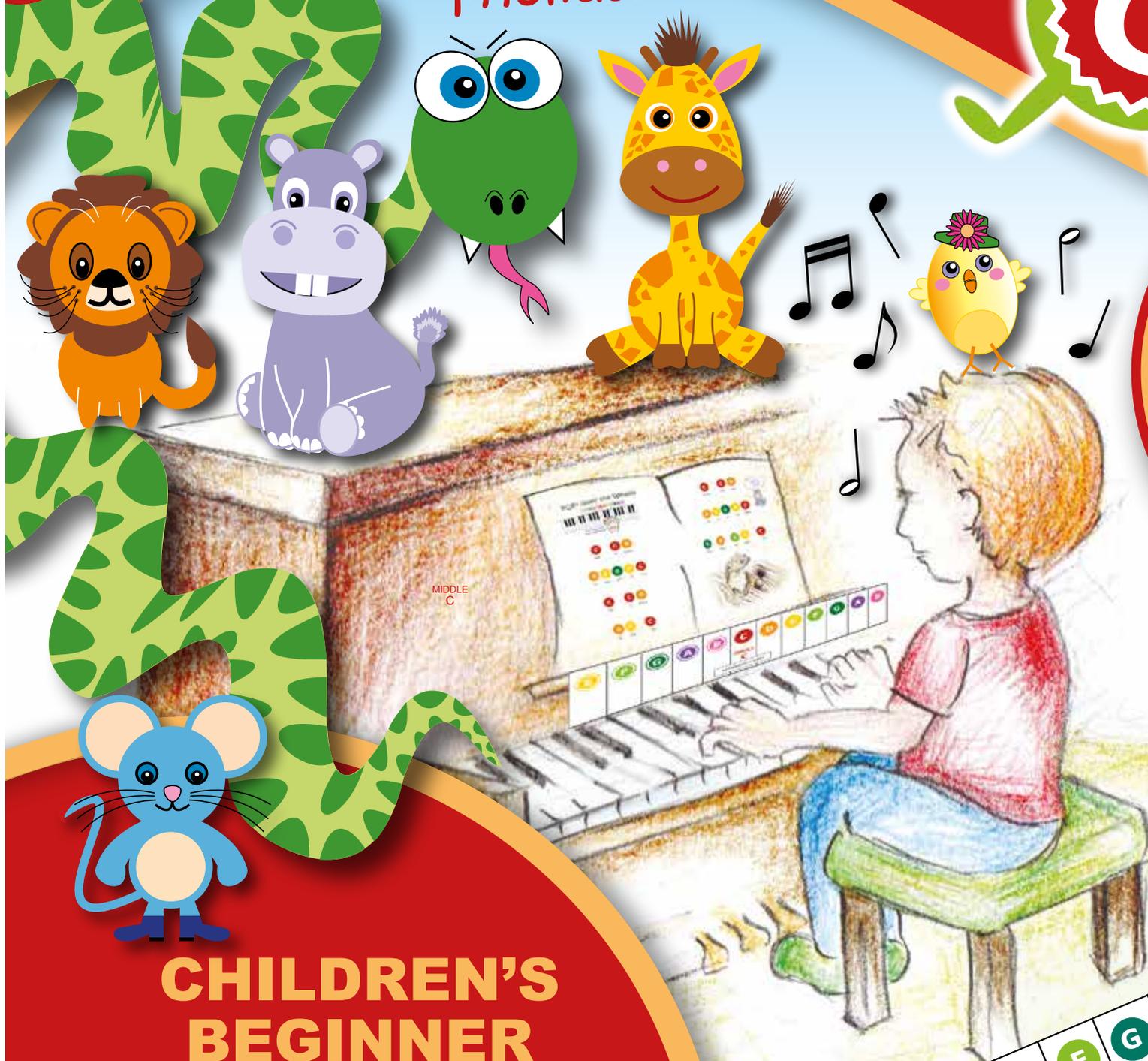
Louise has been teaching piano on the island to children and adults for over 15 years and also teaches singing and music theory.

The price for the Learn piano with Magical Middle C book is €16.00. If you would like to buy a copy, pop in to Las Chafiras Book Shop, 5 Calle Luciano Bello Alfonso, Las Chafiras (call 609 714 276 to check opening times), or call Louise on 686 014 355 to reserve your copy.

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A new business for sale is this Italian Food & Wine Restaurant in La Caleta. The business is known for a delicious Italian menu with pizzas, fresh shellfish, homemade desserts, and quality wines. This cozy restaurant is a must-see if you are looking for a wine-bar and restaurant with an ambitious menu. The premises are spacious 150 m2 with a large a... For full information see website or contact: **Ref: 2403 | FRINA Tenerife SL - Business Sales | 922 085 191**

Los Cristianos, Bar/Restaurant

€190,000

FRINA Tenerife now offers this Famous and Successful Asian Restaurant for Sale. This restaurant is located centrally in Los Cristianos and is very busy. An amazing reputation secures many guests every day and evening both new and returning. If you are looking for a successful business with a good and steady income you cannot miss this! The premises ... For full information see website or contact: **Ref: 2542 | FRINA Tenerife SL - Business Sales | 922 085 191**

San Eugenio Alto, Pool Bar

€175,000

FRINA Tenerife presents this new Freehold opportunity Poolbar in San Eugenio Alto. A perfect located Freehold Poolbar inside a complex which is approximately a twenty minutes driving from Reina Sofia airport in the south. Almost opposite the resort there is Aqualand, a water park more suited to younger family members. The Freehold Poolbar is nearby att... For full information see website or contact: **Ref: 2603 | FRINA Tenerife SL - Business Sales | 922 085 191**

Los Cristianos, Bar/Cafe

€170,000

FRINA Tenerife now offers this Sea View Bar for sale in Los Cristianos, it is a unique and perfect option for the demanding buyer! You find this Sea View Bar in San Telmo which is busy all year and both days and nights. The current owner has designed the Sea View Bar and decorated it to perfection. Furthermore, the bar overlooks the large a busy Playa ... For full information see website or contact: **Ref: 2584 | FRINA Tenerife SL - Business Sales | 922 085 191**

Los Cristianos, Bar/Cafe

€169,000

FRINA Tenerife now offers this Well-Known British bar Los Cristianos. It is known for its high-quality food and entertainment. The bar is located in a busy area that attracts many tourists and residents. This bar has been for almost 10 years and has a great reputation and a high income. So if you are looking for a bar in Los Cristianos you can't miss this... For full information see website or contact: **Ref: 2550 | FRINA Tenerife SL - Business Sales | 922 085 191**

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www.tenerifepropertycentre.com



FOR SALE!

Wonderful opportunity to purchase 10 businesses on the West coast of the island offering the best dishes from around the world (Sushi from Japan, National dishes from Morocco, tapas and other classic dishes from the Canary Islands, the absolute best steaks on the island, Burgers to die for and even the best British cod and chips!). Each business can be purchased individually – either via traspaso or, in three cases, freehold. Discounts are available for quick sale!

Canarian cheeses and wine	Moroccan Cuisine
Canarian Cuisine	Traditional British fast foods
Tapas with a twist	The best steaks in Tenerife
Sushi from Japan	Dishes from around the world
Burgers to die for!	

SALE PRICE: €1,500,000

Contact us for more information or to arrange a meeting with the Vendors

www.tenerifepropertycentre.com (0034) 619180888

FRINA Tenerife

tenerifebusinessforsale.com

Commercial Space For Rent

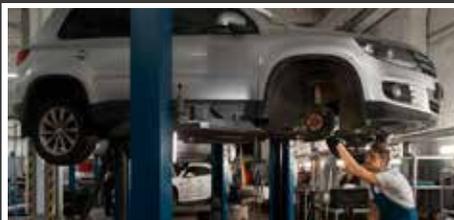


Currently under renovation, this local spans 90m2 and can accommodate a wide range of businesses, including restaurants, offices, or service-oriented activities. It is located in Torviscas Bajo. Monthly rent: 1,200€

Ref.: 2858

Price: 15,000€

Established Car Workshop



For sale Mechanical Workshop operating successfully since 1978. The 180m2 premises feature a fully equipped garage with two bridge elevators, and an office. Conveniently located with a large free parking area. Monthly rent of just €1,000

Ref.: 2838

Price: 80,000€

Excursion Boat, Shop & Berth



DO NOT MISS THIS OPPORTUNITY! Here you get the full package, this unique business opportunity includes a fully licensed and operational whale & dolphin excursion boat, a freehold berth, and a freehold excursion shop.

Ref.: 2823

Price: 310,000€

Cafe For Sale In Fanabe



This charming cafe in Playa de Fañabe is featuring 67m2 indoor space, a 30m2 terrace, and a 20m2 internal terrace in a commercial center. With a monthly rent of just €870, it offers excellent value and growth potential.

Ref.: 2842

Price from: 60,000€

Freehold Restaurant for Sale



NEW

Established Restaurant Freehold is available in La Camella, with 25+ years of success. The 250m2 premises feature a full kitchen and a 50m2 terrace, accommodating 100 guests. Great potential for continued operation

Ref.: 2865

Price: 550,000€

Restaurant in Los Cristianos



REDUCED

This Restaurant is in a prime seafront location near the beach of Los Cristianos. The 100m2 restaurant includes a 20m2 fully equipped kitchen and 30 indoor seats, plus a 25m2 sea view terrace with 15 seats. Monthly rent: 2,750€

Ref.: 2746

Price: 55,000€

Large and Busy Pool Bar



This thriving Pool Bar & Restaurant in Los Cristianos, is located in a busy complex with both poolside and street access, with 270m2 you get two terraces and a dining area for over 100 guests, securing high income. Monthly rent: 3,000€

Ref.: 2805

Price: 109,000€

Freehold Pub in Los Cristianos



This busy freehold pub in Los Cristianos offers stunning sea views from the terrace and windows, space for 100 guests, live entertainment and moreover a studio apartment. Successful today and still option to grow.

Ref.: 2831

Price: 750,000€

Popular Italian Restaurant



This is a thriving and profitable Italian Restaurant for sale in Buzanada, with five years of success and a loyal client base. The 100m2 indoor space and 35m2 terrace accommodate up to 80 guests. The monthly rent is: 1,000€

Ref.: 2852

Price: 145,000€

Bistro in Los Gigantes



NEW

A successful Charming Bistro with a strong client base, located in the heart of Los Gigantes, operating for over 10 years. The 90m2 premises include a cozy indoor dining area, a community terrace, and storage. Monthly rent: 1,500€

Ref.: 2855

Price: 165,000€

Italian Bar & Restaurant

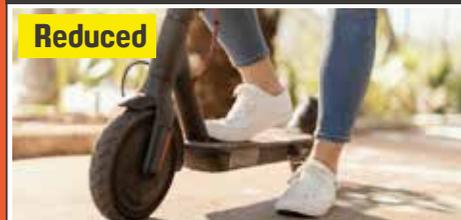


Located in a busy commercial center in Los Cristianos for more than 8 years this place has many fixed clients. It is small but busy all week, run by the owner and 2 employees. Perfect if you specialise in the Italian kitchen.

Ref.: 2834

Price: 45,000€

Electric Scooter Business



Reduced

This busy business includes 2 shops in the South and offers rental, sales and repair of high-brand electric scooters which they have a sales exclusivity agreement on. The monthly rent of the shops is 1,390€ altogether.

Ref.: 2832

Price: 120,000€

Seafront Bar in Fanabe



NEW

This first-line bar in Fañabe is newly renovated to high standards. The 164m2 premises include 100m2 with indoor and terrace seating, plus a 64m2 laboratory for ice cream and a garage. Monthly rent: 3,500€

Ref.: 2861

Price: 149,000€

Freehold in Puerto Colon



REDUCED

This freehold local is 92m2 and offers a large open office area, a meeting room, a directors office, a toilet, a storage and a kitchen. It was fully refurbished in 2019 and is perfect as office, shop or a beauty salon.

Ref.: 2477

Price: 135,000€

Freehold Berth in Puerto Colon



REDUCED

A rare opportunity to secure a 4x12 meter berth in Puerto Colón, Tenerife's busiest and most vibrant touristic harbor. Freehold ownership makes this a unique investment opportunity to rent or for your own purpose.

Ref.: 2835

Price: 115,000€

Unique Freehold Boat Excursion



NEW

This business includes a glass-bottom boat, a freehold berth in Puerto Colon, and a minibus for customer transfers. This opportunity encompasses a fully operational business with existing contracts and all licenses.

Ref.: 2849

Price: 400,000€

Successful Cafe & Bakery



This business is a turnkey investment in a prime location in Los Cristianos. It has been established for years, and the 160m2 premises include a terrace, bar, fully equipped kitchen, laboratory, and storage space. Monthly rent: 3,000€.

Ref.: 2857

Price: 300,000€

Freehold Investment Opportunity



REDUCED

This freehold of 135m2 in Puerto Santiago is just minutes from the frontline. It is located in a complex and commercial centre. It can be used commercially or even converted into 1 or 2 residential properties.

Ref.: 2825

Price: 225,000€

Freehold Investment Opportunity



This versatile property in Torviscas includes open-plan spaces, offices, and a kitchen, spanning 500m2 indoors and a 265m2 terrace. Fully equipped to operate as a bar-cafeteria or the potential for a fitness Center.

Ref.: 2853

Price: 650,000€

Yacht Excursion Business



This thriving Business in Puerto Colón includes a well-maintained 9.7m Cruisers Rogue 2670 yacht with twin Volvo Penta engines, licensed for 10 passengers and ready for immediate operation. Monthly rent: 849€

Ref.: 2856

Price: 89,000€

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we are here too

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English, Spanish, Italian, Dutch, German, French, Danish

