

The Tenerife Property & Business Guide



May 2017
Issue 151

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A lovely day at the beach – Palm Mar, Tenerife

 **PALM MAR SALES & RENTALS**
ALL ASPECTS OF PROPERTY MANAGEMENT SALES & LONG TERM RENTALS

(see page 3 for contact details)



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PALM MAR SALES & RENTALS

Two years after buying a property in Palm Mar, Angela and Martyn Cahill (pictured) realised their dream of moving to Tenerife and now, ten years on, they have accumulated a wealth of experience in the property market and local knowledge of not just Palm Mar, but the whole of the South of Tenerife - The Island of Eternal Spring!

Martyn has almost thirty years' experience in sales and sales management and founded the business here with the simple goal of providing both a personal and professional service to his, originally, long term rental clients. In the course of developing this side of his and wife, Angela's new life here, the business naturally

expanded into property sales (often people come to Tenerife and rent for a while in different areas before making a final decision on where they would like to settle). Naturally people like Martyn and Angela settle for Palm Mar as well – and their firm has become firmly established within and

outside of Palm Mar.

Palm Mar Sales and Rentals, thanks to a great extent to Angela's administration, people and language skills, goes that extra mile to ensure that their new clients are looked after every step of the way through the whole purchase and sales experience so that it is as stress-free and pleasant as possible. The company also has an expanding portfolio of rental properties to suit all needs.

Many clients are now friends and it is good to meet up with our purchasers in particular, and see how much they are enjoying their new property - and often their new life - here in Tenerife.



Martyn, Angela and Miel



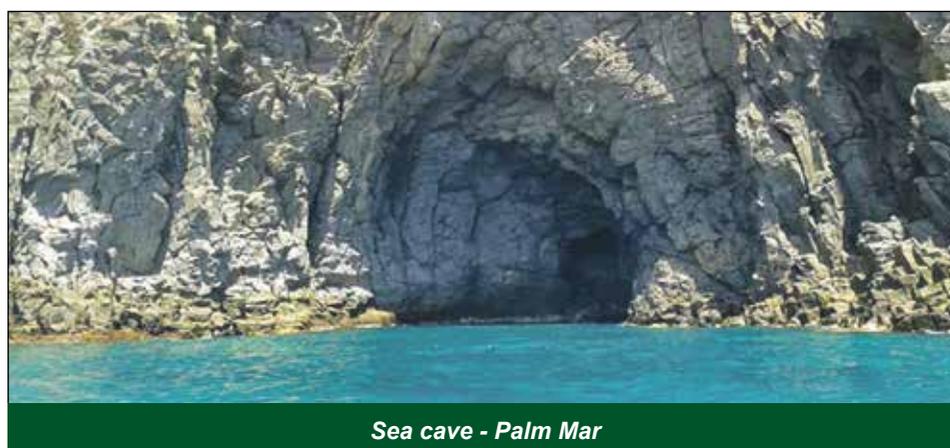
Sunset in Palm Mar



The esplanade and Cafe - Palm Mar beach



Surfing in Palm Mar



Sea cave - Palm Mar

The Tenerife Property and Business Guide

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on page 63

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Palm Mar, Villa



Spacious villa in the heart of Palm Mar. Three bedrooms and two bathrooms. Large roof terrace and ample outside space on the ground level. The property has a garage and benefits from a pool and Jacuzzi. Sold fully furnished.

Price: €495,000

WE ARE ALWAYS LOOKING FOR NEW PROPERTIES FOR SALE AND LONG TERM RENTAL

Palm Mar, Bahia de Los Menceyes



Lovely 1 bed, 1 bath apartment with parking space and storeroom on this beautiful, sought after complex with lovely gardens and heated pool. The property enjoys views to the sea and the nature reserve.

Price: €295,000

Palm Mar, San Remo



Beautifully presented and furnished to a high standard, this spacious and modern 1 bed, 1 bath apartment has just come on to the market. Located within easy reach of all of the amenities of Palm Mar, the property is sold fully furnished and has a secure, underground parking space.

Price: €165,000

Golf del Sur, Parque Albatros



Lovely, fully furnished and equipped 1 bedroom, 1 bathroom apartment on this popular 'Touristic' complex overlooking the pool. Refurbished to a high standard, this property makes an excellent investment prospect.

Price: €135,000

Palm Mar, Paraiso del Palm Mar II



Lovely modern one bedroom apartment with roof terrace that affords sea views and sun all day. Sold fully furnished. The complex is well maintained and has two pools.

Price: €145,000

San Blas, Beautiful House



Beautiful, fully furnished and equipped, 3 bedroom, 2 bathroom villa with sea and mountain views and a large, underground garage accessed directly from the house. The garden area is decked and leads onto the pool area. This small phase of the development consists of only sixteen properties.

Price: €385,000

Golf del Sur, Alamos Park



Lovely 3 bedroom, 3 bathroom villa with immaculate gardens. The inside is bright and spacious with a separate well-equipped kitchen and two large reception rooms, an indoor heated pool and a sauna. Outside are the double carport, ample off-road parking and large, well-maintained gardens.

Price: €595,000



Torviscas Alto, Casablanca



- 2 bedroom
- 1 bathroom
- Residential area
- Close to bars/ restaurants & shops
- Sea, mountain & La Gomera views
- Furnished
- Large sunny terrace
- Private parking
- Swimming pool
- Lifts, Intercom entry

🏠 49 🛏 32
Price: 175,000€ Ref: 2A3164

Las Americas, Veracruz



- 1 bedroom
- 1 bathroom
- Centrally-located
- Close to amenities & beach
- Touristic complex
- Sea views
- Part-furnished
- Satellite system
- Covered terrace
- Community parking
- Pool on complex

🏠 80 🛏 15
Price: 262,500€ Ref: 1A3161

Las Americas, Torres de Yomely



- 1 bedroom
- 1 bathroom
- Central location
- Close to amenities & beach
- Touristic Area
- Sea & mountain views
- Furnished
- Refurbished
- Sunny Terrace
- Communal parking

🏠 50 🛏 5
Price: 157,500€ Ref: 1A3159

San Eugenio Alto, Malibu Park



- 1 bedroom
- 1 bathroom
- Popular complex
- Touristic Area
- Close to amenities
- Sea & La Gomera views
- Furnished
- Immaculate condition
- Sunny terrace
- Communal parking
- Pool on complex

🏠 42 🛏 9
Price: 140,000€ Ref: 1A3112

Chayofa, Mirador del Atlantico



- 1 bedroom
- 1 bathroom
- Secure, gated community
- Quiet location
- Sea & mountain views
- Furnished
- Tastefully decorated
- Sunny terrace
- Large roof terrace
- Underground parking
- Pool on complex

🏠 52 🛏 64
Price: 166,950€ Ref: 1A3156

Los Cristianos, Parque Tropical I



- 1 bedroom
- 1 bathroom
- Sea front property
- Close to amenities
- Touristic area
- Sea views
- Unfurnished
- Satellite system
- Large Garden
- Underground parking
- Heated pool on complex

🏠 56 🛏 158
Price: 275,000€ Ref: 1A3148

Las Americas, Parque Cattleya



- Studio
- 1 bathroom
- Touristic Area
- Gated community
- Close to the beach
- Close to amenities
- Central
- Cosmetic work needed
- Furnished
- Sunny Terrace
- Pool on complex

🏠 33 🛏 8
Price: 110,000€ Ref: 0S3137

San Eugenio Bajo, Tinerfe Garden



- 2 bedrooms
- 1 bathroom
- Touristic area
- Close to the beach
- Close to amenities
- Sea views
- Cosmetic work needed
- Large sunny terrace
- Communal parking
- Heated swimming pool

🏠 75 🛏 35
Price: 262,500€ Ref: 3TH3130

San Eugenio Bajo, Tinerfe Garden



- 1 bedrooms
- 1 bathroom
- Touristic area
- Close to the beach
- Close to amenities
- Furnished
- Satellite system
- Large sunny terrace
- Communal parking
- Heated swimming pool
- Pool bar

🏠 48 🛏 40
Price: 170,000€ Ref: 1A3068

San Eugenio Bajo, Orlando



- 1 bedroom
- 1 bathroom
- Touristic area
- Close to beach
- Close to amenities
- Sea views
- Immaculate condition
- Furnished
- Sunny terrace
- Lifts
- Swimming pool

🏠 60 🛏 10
Price: 180,000€ Ref: 1A3146

Costa del Silencio, Maravilla



- 1 bedroom
- 1 bathroom
- Close to amenities
- Close to the coast
- Residential Area
- Furnished
- Views over gardens
- Well presented
- Tastefully decorated
- Sunny terrace
- Swimming pool

🏠 65 🛏 10
Price: 128,000€ Ref: 1A3142

San Eugenio Alto, Island Village Heights



- Studio
- 1 bathroom
- Touristic Area
- Popular urbanisation
- Close to bars/ restaurants & shops
- Sea & La Gomera views
- Cosmetic work needed
- Furnished
- Sunny terrace
- Swimming pool
- Parking nearby

🏠 40 🛏 12
Price: 119,000€ Ref: 0S3108



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COSTA DEL SILENCIO, EUREKA

Beautiful, immaculately-presented and furnished, 1 bedroom, 1 bathroom apartment with lounge/dining room, American-style kitchen and views over the community gardens. The property, in a Touristic complex with swimming pool, enjoys community parking, and is located within easy reach of amenities and the coast.



Price: 91,000€

Ref: 1A3165

Built: 38sqm

No terrace

LAS AMERICAS, PARQUE SANTIAGO III



Wonderful, fully furnished and equipped top floor 2 bedroom, 2 bathroom apartment in sought after sea front complex with pools, close to the 'Golden Mile' shopping area and beaches. This spacious property has a lounge/dining room, independent fully fitted kitchen and large, sunny roof terrace with great sea views. Many extras – a truly lovely property in a superb location!



Price: 990,000€

Ref: 2D3160

Built: 80sqm

Terrace: 85sqm



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Apartment, El Duque
Price: 720.000 €
Bedrooms: 2

250 m² EEC/CEE



Ref: RD1092

Baobab Suites
Apartment, El Duque
Price: 349.500 €
Bedrooms: 1

109 m² EEC/CEE



Ref: RD2009

Terrazas del Duque
Apartment Penthouse, El Duque
Price: 450.000 €
Bedrooms: 2

178 m² EEC/CEE



Ref: RD2123

Benimar
Apartment, El Duque
Price: 305.000 €
Bedrooms: 2

98 m² EEC/CEE



Ref: RD2106

Baobab Suites
Apartment, El Duque
Price: 760.000 €
Bedrooms: 2

171 m² EEC/CEE



Ref: ROA3156

Kalima
Apartment Penthouse, El Madroñal
Price: 375.000 €
Bedrooms: 3

150 m² EEC/CEE



Ref: VKT4CALETA

Villas La Caleta Golf
Detached house - Villa, La Caleta
Price on demand
Bedrooms: 4

110 m² EEC/CEE



Ref: VKT2KA

Kalima
Apartment Penthouse, Fañabé
Price: 2.000 €
Bedrooms: 2

82 m² EEC/CEE



Ref: VKT2MGR9G

Magnolia Golf Resort
Apartment, La Caleta
Price on demand
Bedrooms: 2

143 m² EEC/CEE



Ref: RD1078

Bellamar
Apartment, El Duque
Price: 220.000 €
Bedroom: 1

75 m² EEC/CEE



Ref: ROA1101

Paradise Court
Apartment, San Eugenio
Price: 132.000 €
Bedrooms: 1

54 m² EEC/CEE



Ref: RD0004

Baobab Domains
Studio, El Duque
Price: 275.000 €

59 m² EEC/CEE



Ref: RP185

San Remo
Apartment Penthouse, Palm-Mar
Price: 162.500 €
Bedroom: 1

80 m² EEC/CEE



Ref: RP323

Exclusive Villa
Detached house - Villa, Palm-Mar
Price: 590.000 €
Bedrooms: 2

500 m² EEC/CEE



Ref: RP2011

Laderas del Palm-Mar
Apartment, Palm-Mar
Price: 217.500 €
Bedrooms: 2

199 m² EEC/CEE



Ref: RP290

Cape Salema
Apartment, Palm-Mar
Price: 219.000 €
Bedrooms: 2

96 m² EEC/CEE

Terrazas del Duque
Av. Bruselas, 18
Edf. Terrazas del duque. Local 6
Costa Adeje
Tel. 922 715 591

Plaza del Duque
CC Plaza del Duque
Nivel -1, Kiosko E
38660 Costa Adeje
Tel. 922 718 193

Palm-Mar
C/ La Garza, 2
Edf. Terrazas del Faro
Arona
Tel. 922 748 006

Magnolia Golf Resort
C/ Playa de Diego Hdez.
Edf. Magnolia Golf Resort
La Caleta
Tel. 922 168 600



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EXCLUSIVE!

PEBBLE BEACH, AMARILLA GOLF

Immaculately presented 1 bedroom apartment with sea, golf and mountain views from two terraces. Renovated with modern fully fitted kitchen, air conditioning and a spacious bathroom with walk in shower. Front and rear terraces, means all day sun! Based on a quiet and well established complex with pool area and amenities close by.

Ref: AMG00439

Price: €119.950 approx. £104,304



RECENTLY REDUCED from €145.000!

TIJOCO BAJO, ADEJE

Very pleasant 2 bedroom top floor apartment with spectacular views, lots of natural sunlight and a bright and open plan living area. Located in the pretty Canarian Village of Tijoco Bajo just a few minutes' drive to Costa Adeje, the property has a fantastic 30sqm roof terrace and an underground parking space.

Ref: OUT01084

Price: €139.950 approx. £121,695



OPEN TO OFFERS!

LA CONCEPCION, LLANO DEL CAMELLO

3 bedroom, 2 bathroom garden apartment with independent kitchen, utility area, spacious lounge with dining area, and all bedrooms double (the master bedroom has a full en suite bathroom). Great position on the complex directly on the poolside but does have privacy due to mature and well kept community garden areas. Excellent condition throughout! Air conditioning.

Ref: OG00170

Price: €159.950 approx. £139,086



EXCLUSIVE!

ROQUE DEL CONDE, ADEJE

2 bedroom 2 bathroom duplex townhouse with spectacular views to the coast of Costa Adeje. Light and spacious with excellent sized living space. Open plan kitchen and lounge leading to a split level terrace. Fully private garage with direct access into the house. The complex has a large communal pool.

Ref: LA01744

Price: €235.000 approx. £204,347



NEW ON THE MARKET!

JARDIN BOTANICO, ADEJE

3 bedroom townhouse on 4 levels (incl private garage) in corner position. 1st floor: Spacious lounge, independent kitchen/dining area, rear patio, guest WC and shower. Upstairs: 3 bedrooms (with balconies overlooking the pool) and a full bathroom. Upper level: Utility area and converted attic space (possible 4th bedroom?), and private solarium/terrace.

Ref: OUT01089

Price: €239.000 approx. £207,826



EXCLUSIVE!

EL NAUTICO, GOLF DEL SUR

Frontline 1 bedroom apartment, spacious throughout with 75 m2 interior and 17 m2 of terrace. Air conditioning. Situated on a 5 star development where luxury knows no boundaries. Sauna, steam room, heated pool, 24 hour reception, marble floors, on-site restaurant and cafe. All local amenities are a few minutes' walk away.

Ref: GOLF01419

Price: €255.000 approx. £221,739



EXCLUSIVE!

VILLAS TEIDE, SAN EUGENIO ALTO

3 bedroom detached villa. Relax on the private patio area, soak up the sun on the roof terrace or enjoy a dip in your own private pool. Conveniently located detached bungalow. 3 double bedrooms, 2 bathrooms, large fully fitted independent kitchen, spacious lounge area with an additional dining area or sun room.

Ref: LA01777

Price: €369.950 approx. £321,695



JUST REDUCED BY €30.500!

CHIRCHE, GUIA DE ISORA

Exceptional rural property divided in two houses: a 300 year old Canarian house totally renovated, beautiful patios and gardens with 3 double bedrooms, 3 bathrooms, living room with fireplace, dining room, rustic kitchen, utility room and a gym area with Jacuzzi. There is also an independent house with 3 double bedrooms and 2 bathrooms.

Ref: OUT01072

Price: €449.500 approx. £390,860



EXCLUSIVE!

VILLAS DEL DUQUE, COSTA ADEJE

5 bedroom villa located just a few minutes from the beach! Corner position. 3 floors. The basement level has 3 rooms for extra accommodation, the largest benefiting from skylights giving plenty of natural light. A fully fitted bathroom is also on this level and a private look up garage with direct access into the property.

Ref: LA01784

Price: €620.000 approx. £539,130



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SAN ANDRES, GOLF DEL SUR

EXCLUSIVE!



Spacious 2 bedroom, 2 bathroom bungalow set in an extremely well maintained development surrounded by golf course fairways. The master bedroom is en-suite and the kitchen is separate. Beautiful high ceilings add to the charm. West facing offering sunshine from 11am until sunset. The communal areas offer 3 swimming pools, one of which is heated, Pool bar/restaurant, car hire, supermarket, bistro, hairdressers and more.

Price: €275.000 approx. £239,130
Ref: GOLF01425



VILAFLOR

EXCLUSIVE!



Country home nestled amongst beautiful pine forests and only a couple of minutes from the picturesque village of Vilaflor (Spains highest village). With an amazing 11,000m2 of rustic land, a private driveway and some of the most stunning views of the countryside and Ocean beyond. The property consists of 3 bedrooms, 3 bathrooms, spacious lounge and dining room with open fireplace, independent kitchen and a fantastic outdoor terrace area with built in BBQ. The lower floor is ideal for entertaining as it has its own bar, a games room and separate TV room. The property also has a small self-contained apartment.

Price: €499.500 approx. £434,347
Ref: OUT01073



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Tenerife Island Rentals & Buy Tenerife

Sales

El Galeon, Adeje



BARGAIN!

Two bedroom apartment located in a fantastic location of Adeje. Large, bright living room with American style kitchen and views towards the sea, bathroom. There is lift access to the property. Close to local amenities including schools, restaurants, shops and sport centre. This property would be an ideal second home or a rental investment property.

AP0252

€98,000

El Morro, Chayofa



Spacious two bedroom one bathroom bungalow apartment with spectacular sea views which can be enjoyed from the large terrace. Spacious lounge and American style kitchen. There is a pool on the complex and parking is readily available in the complex car park. The local town of La Camella is just a five minute drive away where there are local schools, restaurants, bars and supermarkets.

BNG0203

€165,000

Winter Gardens, Golf del Sur



**3 BED WITH
SEA VIEWS!**

REDUCED BY €40,000!
Large apartment with three bedrooms, two bathrooms, fully fitted equipped kitchen, spacious living area and large sunny terrace. There is enclosed parking and storage room. The complex benefits from a community swimming pool and bowling green. There are many restaurants, cafes, bars and shops within a short walk.

AP0036

€189,000

Playa Graciosa, Los Cristianos



This apartment has three double bedrooms, the master has an en suite, family bathroom, independent fully fitted kitchen, lounge/dining area leading to the spacious terrace which has beautiful sea views. The property also benefits from a parking space and storage room, marble flooring, air conditioning and shutters. The complex is gated and is well maintained with 2 swimming pools (one is heated) and satellite TV system.

AP0253

€325,000

Luxury Villa, Adeje Golf



EXCLUSIVE!

Constructed to a high standard with 5 bedrooms (all en suite - the master bedroom also has a dressing area), 2 living rooms sitting either side of an atrium with beautiful trees, flowers and water feature, overlooked by a gallery with seating area. Dining room overlooking the golf course and fully equipped dining kitchen with direct access to the gardens and pool area. In the basement there is a large gym, a bathroom and large bedroom. Many more extras!

LUX0254

€2,999,995

Duplex, Costa del Silencio



Comprising of two bedrooms which open on to a sunny balcony, bathroom, w.c., kitchen, dining area and a living room opening on to a large downstairs terrace area. The property is sold fully furnished. Close to supermarkets, bars and restaurants and just a short walk to the popular Las Galletas town centre and marina.

DUP0193

€185,000

Chipeque, Los Cristianos



EXCLUSIVE!

This property has 1 bedroom with fitted wardrobes, bathroom, American style kitchen and living area with doors leading to the spacious terrace which has views to the swimming pool. There are an abundance of bars, restaurants and supermarkets close by and is just a 10 minute walk to the beach front. This property is an ideal holiday home or a rental investment property.

AP0262

€115,000

La Arenita, Palm Mar



Fully furnished 1 bedroom, 1 bathroom apartment with fitted wardrobes, American style kitchen and spacious living area and terrace with superb views of the ocean to enjoy Tenerife's sunsets. The complex has a community swimming pool and shared storage room for bicycles. Private parking space and storage room included. Located just a minute's walk to the sea front and a variety of local bars, restaurants and shops.

AP0268

€175,000

Villas del Duque, Fanabe



Luxury 3 bed, 3 bath villa in sought after area. The property has a spacious living/dining area with patio doors to the terrace with views to the pool, independent kitchen, downstairs double bedroom and bathroom. Upper level has master bedroom with hydro massage bathtub, further bedroom and family bathroom. There is a 75m2 garage (part-converted into an additional bedroom). Secure complex with heated pool and beautiful gardens.

LUX0022

€550,000

Rentals

Parque Margarita, Los Cristianos



AP0123

€1,100 pmth

**AVAILABLE TO RENT FOR A 4
MONTH PERIOD ONLY -
FROM 5TH MAY 2017 UNTIL
5TH SEPTEMBER 2017.**

3 bedroom, 2 bathroom penthouse apartment in this centrally-located complex in Los Cristianos, within minutes' walking distance to all local amenities. The property has a fully fitted independent kitchen, all bedrooms are double, and there are terraces off the lounge and to side of the property with stunning sea and mountain views. There is roadside parking.

La Concepcion, Llano De Camello



AP0273

€795 pmth

3 bed, 2 bath, apartment located on the first floor. It has an independent fully fitted kitchen, all bedrooms are of double size with en suite bathroom to the master bedroom, balcony leading from the lounge area and there is a pool on the complex.

TENERIFE PROPERTIES

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Los Geranios, San Eugenio



Lovely 1 bedroom, 1 bathroom apartment with double balcony in front line complex. Excellent position on complex with fantastic sea views. Fully refurbished throughout. Complex with heated pool, reception and bar.

£210,000 Sterling

Ref: N1186

Los Halcones, Aguilas del Teide



Very well presented 2 bedroom, 2 bathroom duplex property on this quiet, residential complex. 2 large terraces, separate, fully fitted kitchen and garage space. Sold furnished.

€235,000

Ref: T1051



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Ocean View, San Eugenio Alto



Large studio apartment located on the 1st floor of residential complex. Possibility to convert into 1 bedroom apartment.

€110,000

Ref: A341

Colina Blanca, San Eugenio Alto



1 bedroom, 1 bathroom apartment located on complex with swimming pool and pool bar. Lovely views to the sea.

€126,000

Ref: N1188

Las Bouganvillas, Torviscas Alto



1 bedroom, 1 bathroom apartment in residential complex with pool. Spacious apartment on top floor. Quiet complex in good location.

€123,900

Ref: N1130

Malibu Park, San Eugenio Alto



1 bedroom penthouse apartment on touristic complex with sea and mountain views. Complex with pool, reception, and pool bar.

€127,500

Ref: N1156

Panorama, San Eugenio



Penthouse, studio apartment located on a front-line complex with lovely sea views. Complex with heated pool, reception, restaurant and pool bar. Property sold furnished.

£120,750 Sterling Ref: NA264

Club Atlantis, San Eugenio



1 bedroom, 1 bathroom apartment located on ground floor of very popular front line complex. Sold furnished. Double balcony.

£165,000 Sterling Ref: N1140

Palo Blanco, San Eugenio



2 bedroom, 1 bathroom bungalow located in front of the communal swimming pool. 2 good-sized terraces. Sold furnished.

€275,000

Ref: T1050

Rural house, Chirche



2 bedroom, 2 bathroom rural house, renovated to a good standard, in picturesque village of Chirche. Views to the mountains and sea.

€139,000

Ref: T1047

Roque del Conde, Torviscas Alto



2 bedroom, 2 bathroom townhouse with garage. Views to the sea. Complex with communal swimming pool. Sold furnished.

€225,000

Ref: T532

Sun Villas, San Eugenio Alto



3 bedroom, 2 bathroom duplex apartment. Very well presented. 2 terraces with views to the sea. South facing. Sold furnished.

€289,000

Ref: I1190

Detached villa, San Eugenio Alto



5 bedroom, 4 bathroom detached villa with private pool and roof terrace. Renovated and located near to the Siam Park.

€800,000

Ref: I1195

Detached villa, Torviscas Alto



4 bedroom, 3 bathroom detached luxury villa with space to make a 2 bedroom apartment in lower part of villa. Private swimming pool, chill-out area with spectacular sea views.

€720,000

Ref: I1144



Translators available for any other languages.

Tel: 922 724 110 · Fax : 922 795 934 · Conveyancing: 922 792 110

Sales: Lynne: 699 250 870 Rachel: 608 573 443

Local 3, C.C. Palo Blanco, San Eugenio, Adeje 38660, Playa de las Americas

www.tenerifeproperties.net · info@tenerifeproperties.net

Tenerife Prime Property

Las Rosas, Canarian House



Lovely semi-detached, totally refurbished Canarian house in popular Canarian village. The house (plot 250m² with 190m² habitable) has 3 double beds, 2 baths (1 en suite), large lounge/diner, fully fitted kitchen, a 60m² terrace and garden and a large roof terrace. Also included is a private garage.

S-03 1274

€220,000

PROPERTIES IN ALL AREAS REQUIRED FOR LONG TERM RENTAL - CLIENTS WAITING!

Guargacho, Edf. Guargacho



Lovely, fully furnished, 2 bed, 1 bath penthouse with lounge, separate kitchen, 52sqm terrace with BBQ, shed/storage, pergola with a built-in sauna and hot tub. Close to all amenities. Community fees are €15/month.

S-02 1269

€117,500

Amarilla Golf, Scorpio



Ground floor 1 bed, 1 bath apartment with lounge and new American style fitted kitchen. Good size terrace and community swimming pool.

S-01 1138

€76,000

Costa del Silencio, Parque Don José



Top floor, fully furnished apartment converted into 2 bedrooms. The property has been totally refurbished and has a good size lounge, American kitchen and terrace overlooking the main road. Complex has 2 pools.

S-02 1276

€149,000

Costa del Silencio, Costa Sol



Beautiful, fully furnished 1 bed, 1 bath apartment on popular complex with pool. The property has a lounge/diner, American-style kitchen and good sized terrace with lovely sea views.

S-01 1167

€110,000

Costa del Silencio, Parque Don José



Top floor, fully furnished 1 bed, 1 bath apartment with lounge, new American style kitchen, good size lounge and a terrace overlooking the main road. 2 community pools.

S-01 1275

€115,000

Guargacho, Edf. Malaguenas



Large, part-furnished, 3 bed, 1 bath, ground floor apartment close to schools in popular village. The property has a new separate kitchen, utility room, good size lounge, and an underground parking space/storeroom (8sqm). Community fees: €25/month.

S-03 1246

€94,500

Costa del Silencio, Parque Don Jose



Top floor apartment converted into 2 bedrooms and 1 bathroom. The property has been totally refurbished, furnished to a high standard and has a good size lounge, American style kitchen, and terrace. 2 community pools.

S-02 1277

€131,000

Golf del Sur, San Miguel Golf, Edf. Canadas



Lovely, fully furnished 1 bed, 1 bath apartment on 3rd floor with lift. Good size lounge and American style kitchen with a 10m² terrace with sea view and overlooking the community pool.

S-01 1273

€150,000

Tel: 922 703 725 / 627 230 360

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SALES AND RENTALS



SALES, RENTALS AND PROPERTY MANAGEMENT IN TENERIFE SOUTH

<p>LA ARENITA, PALM MAR</p>  <p>2/3 bed penthouse Ref: RB6765 €375,000</p>	<p>LOS CASTANOS, MADRONAL DE FANABE</p>  <p>2 bedrooms Ref: RB0562 €300,000</p>	<p>BALCON DEL MAR, COSTA DEL SILENCIO</p>  <p>3 bedroom apartment Ref: RC0615 €395,000</p>	<p>BAOBAB, BAHIA DEL DUQUE</p>  <p>1 bedroom apartment Ref: ARA1215 €420,000</p>	
<p>VILLAS MIRADOR DEL ROQUE, MADRONAL DE FAÑABE</p>  <p>REDUCED! Semi-detached, 3 bedrooms Ref: RC0901 €320,000</p>	<p>ORLANDO, TORVISCAS</p>  <p>1 bedroom Ref: RA0176 €180,000</p>	<p>PALO BLANCO, SAN EUGENIO</p>  <p>2 bedrooms, sea views Ref: RB6799 €265,000</p>	<p>SANTA MARIA, TORVISCAS</p>  <p>Studio Ref: R0617 €145,000</p>	<p>OASIS DE FANABE, MIRAVERDE</p>  <p>3 bedroom apartment Ref: ARC0961 €263,000</p>

IF YOU WANT TO SELL YOUR PROPERTY...CALL US!!

<p>LOS CASTANOS, MADRONAL DE FANABE</p>  <p>2 bedrooms Ref: RB6774 €275,000</p>	<p>LOS ALMENDROS, MADRONAL DE FANABE</p>  <p>3 bedrooms Ref: RC0217 €280,000</p>	<p>KALIMA, MADRONAL DE FAÑABE</p>  <p>3 bedroom penthouse Ref: RC0832 €410,000</p>	<p>ORLANDO, TORVISCAS</p>  <p>1 bedroom apartment Ref: RA6778 €190,000</p>
<p>LOS GERANIOS, SAN EUGENIO</p>  <p>1 bedroom Ref: RA1186 €167,000</p>	<p>WINDSOR PARK, SAN EUGENIO</p>  <p>1 bedroom Ref: RA0368 €135,000</p>	<p>BALCON DEL ATLANTICO, TORVISCAS</p>  <p>2 bedroom apartment Ref: RB6754 €220,000</p>	<p>LOS BREZOS, FANABE</p>  <p>1 bedroom apartment Ref: ARA6769 €240,000</p>



Tenerife Royale Estate Agents S.L.



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VENTA DE INMOBILIARIAS · PROPERTY SALES · IMMOBILIENVERKAUF

Adeje, Marazul area



VIEWING HIGHLY RECOMMENDED!

Spacious (200sqm), 4 bed, 4 bath Canarian house easily converted into a 2 bed house and 2 separate apartments. Ground floor: 2 double bedrooms (1 en suite), open plan kitchen with large lounge/dining area, various terraces and a tropical garden with purpose-built dog kennel and run. Upstairs: Self-contained 1 bed, 1 bath apartment with 40sqm terrace giving amazing sea and La Gomera views. Downstairs: 4th bedroom currently a Gym/Music room. Many extras.

Ref: 5400

€499,999

Chayofa, La Finca



EXCLUSIVE!

Recently refurbished, top floor, 1 bed, 1 bath apartment in this popular, gated residential community with lovely pool area, approx. 6 minutes' drive to the beach and resorts of Los Cristianos and Las Americas. The property has a large lounge/dining area, quality American-style fitted kitchen, sunny balcony with views over the surrounding area, storeroom and private garage/parking space. Low Community Fees. Close to public transport and amenities.

Ref: 5399

€150,000

Los Cristianos, El Navigante



NEW ON THE MARKET!

Part-furnished, 3 bed, 1 bath apartment in nice complex with pool, and close to all amenities. The property has a spacious living room, separate fully fitted kitchen and two terraces. The master bedroom has access to the 2nd terrace with morning sun and view over the communal pool. Close to local school, amenities, restaurants and bars. Call NOW to arrange a viewing!

Ref: 5395

€320,000

Golf del Sur, The Palms



Originally 1 bedroom, 1 bathroom, this apartment has been skilfully extended and converted to an excellent, fully refurbished, 2 bed, 2 bath (1 en suite) property, located in a tranquil position in this popular residential complex with lovely pool and sunbathing area. The property has a spacious lounge/dining room, stylish fully fitted kitchen, sunny, private rear terrace and a roof terrace with views to Mount Teide. A private parking space is included in the price.

Ref: 5378K

€225,000

Aguilas del Teide, Los Halcones



Stylish, immaculately-presented, 2 bed, 1 bath townhouse in enviable position within this gated residential community overlooking the barranco (natural valley) providing a very private patio terrace. The property has a fully fitted and equipped kitchen, utility room, bright lounge/dining area, and large, private patio/terrace with BBQ and pergola and partial sea views. Main items of furniture and a private, secure parking space are included in the sale price.

Ref: 5392

€178,500

Las Americas, Caldera del Rey



Luxurious, modern, quality-built, 3 bed, 3 bath (2 en suite, master also has a dressing area) penthouse with magnificent panoramic views to the sea, mountains and cityscape of Las Americas and Los Cristianos. The property has a lounge/dining area, 'state of the art' fully fitted kitchen, and extensive, sunny terraces with panoramic sea views, BBQ area and private pool. An exclusive contemporary home in a small, select development in a premier suburb of Las Americas.

Ref: 5381

€900,000

PROPERTIES WANTED FOR SALE AND RENT

IN LAS AMERICAS, LOS CRISTIANOS, GOLF DEL SUR / AMARILLA GOLF, EL DUQUE / LA CALETA, TENERIFE SOUTH.

Callao Salvaje, Res. Sonia



Modern, fully renovated and furnished, 3 bed, 3 bath (1 en suite), duplex apartment in popular complex with pool, gym and sauna in this pretty, residential coastal village just 8 kilometres from Las Americas. The property has a good-sized lounge/dining room, independent fully fitted kitchen, utility room, large sunny terrace, a small, low-maintenance garden with gazebo and seating areas and a large rooftop terrace with BBQ area and magnificent, panoramic sea and mountain views.

Ref: 5372

€265,000

Callao Salvaje, Callao Beach



EXCLUSIVE!

Fully furnished, 2 bed, 1 bath apartment in sought after complex with pool in this popular seaside village on Tenerife's sunny west coast. The property has a lounge/dining room, independent fully fitted kitchen, utility area, private, sunny terrace with views to the pool, sea and mountains and a private, secure underground parking space. Excellent value!

Ref: 5225

€260,000

Golf del Sur, El Nautico



EXCLUSIVE!

Immaculate, fully furnished 1 bed, 1 bath, wheelchair-friendly apartment in beautiful sea front residential complex with pool. This spacious (75sqm) property has a lounge/dining room, American-style kitchen and 10sqm terrace. The complex offers a 24 hour Reception, restaurant, gym/sauna and a cafe/bar on the terrace overlooking the sea.

Ref: 5393

€215,000



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 Fax: 922 781523
 Mobile: 607 933 052
 Mobile: 625 950 517



Calle Tagara,
 Jardin Botanico
 Local 8
 ADEJE



CALLAO SALVAJE



2 bedroom duplex in Residencial San Francisco with terrace and garage. Sea views! Pool on complex.

Ref: 449 €169,000

PLAYA SAN JUAN



House with garden on 5,000sqm finca. Suitable for reform. Lots of potential. Fantastic views of Playa San Juan Bay.

Ref: 779 €320,000

GUIA DE ISORA



4 bedroom, 4 bathroom villa (290sqm) with garden on 7,600sqm finca. Guest house, large garage, water tank, 4 terraces. Fantastic views.

Ref: 781 €549,000

We cover the whole of South of Tenerife. If you are considering selling, please contact us and we will be delighted to try help you!



PROPERTIES WANTED FOR RENT CLIENTS WAITING!

Los Gigantes Alto



Fantastic 6 bedroom hostel with licence and 2 rooms for owners in great area. Terraces, fantastic views, lots of possibilities. 580sqm plot.

Ref: 756 €1,260,000

Los Gigantes



Fantastic finca with house, avocado trees, fantastic views and a lot of possibilities on a 10,000sqm plot.

Ref: 723 €345,000

Granadilla



Finca with 3 country houses, terraces, garden, caves, water tanks, bodega, vineyards, many extras. Fantastic views. 90 hectare plot. Option to buy less land at the price of €475,000.

Ref: 727 €1,050,000

Los Gigantes



Beautiful 4 bed, 2 bath villa with separate apartment, pool, terraces, and garage. Fantastic views. Lots of potential. 550sqm plot.

Ref: 724 €480,000

Costa Adeje Golf



Beautiful 3 bedroom, 2 bathroom villa with private pool in complex. Garage and terraces with fantastic views. Lots of potential. 400sqm plot.

Ref: 776 €814,000

Playa La Arena



Beautiful 4 bedroom, 2 bathroom villa with pool plus separate apartment. Garage, terraces and fantastic views. Lots of potential. 550sqm plot.

Ref: 728 €850,000

Guia de Isora



Fantastic 4 bedroom country house with terraces, BBQ area, lots of possibilities. 450sqm plot.

Ref: 316 €220,000

Charco del Pino



Finca with motor home in quiet area. Stunning views. Lots of potential. 1,120sqm plot.

Ref: 780 €44,000

Alcala



Very central small building with shop, 2 large apartments and a penthouse with terrace.

Ref: 783 €235,000

Tijoco Bajo



Fantastic finca with small wooden house. Fruit trees, beautiful views and lots of potential. 2,770sqm plot.

Ref: 771 €80,000

Los Blanquitos Granadilla



Finca with small house and fruit trees, vineyard, bodega, water tank. Fantastic area. Great views. 5,730sqm plot.

Ref: 772 €95,000

Playa La Arena



Front line 1 bedroom apartment with terrace on a complex with pool. Beautiful sea views.

Ref: 371 €153,000



CLEAR BLUE SKIES GROUP SL
INTERNATIONAL ESTATE AGENTS



ADEJE

Ref: 6460



A spacious property on the well-established Jardin Botanico complex. This 3 bedroom townhouse is spread over 4 floors and benefits from a corner position. The ground floor comprises of double garage and office/4th bedroom, the first floor has a spacious and bright lounge with terrace, independent fully fitted kitchen and bathroom. On the next floor you will find 2 double bedrooms, one single bedroom and a bathroom with corner feature bath. The top floor has a utility area and private sun terrace. The house is in need of a cosmetic upgrade which is reflected in the price. A great location with bars, shops and restaurants close by, must be seen!

Townhouse

€205,000



Duplex €285,000



Ground floor apartment €159,500



Apartment €255,000

WE HAVE CLIENTS LOOKING FOR PROPERTIES IN ALL AREAS OF TENERIFE. IF YOU WOULD LIKE TO SELL YOUR PROPERTY, PLEASE CALL US TODAY!



Bungalow €280,000



Villa with pool €899,000



Villa with pool €2,500,000

A world of overseas property under one roof

How time flies when you're an estate agent in Tenerife; it seems like only weeks ago since the last time we exhibited in London, but we are packing our bags and heading back once again for Europe's biggest overseas property show, a Place in the Sun, London Olympia. From Friday 5th to Sunday 7th May the Clear Blue Skies team will be in the capital to offer expert guidance to anyone considering purchasing a property in Tenerife (stand E65).



CLEAR BLUE SKIES GROUP SL
INTERNATIONAL ESTATE AGENTS



Ref: 6473

PLAYA PARAISO



Located just a short stroll from the sea front, shops, bars and a restaurant, this beautifully presented apartment has 2 double bedrooms, the master leading to the terrace, 2 bathrooms, kitchen with breakfast bar open to the lounge/diner which enjoys large glass doors leading to the large sunny terrace. Included is the interior garage space and a storeroom. The complex is immaculate with lush gardens, 2 swimming pools (1 heated). Viewing highly recommended!

Ground floor apartment

€175,000





**Tenerife Belfin Property SL,
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Email: info@tenerife-belfin-property.com

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Laderas del Palm Mar

Immaculate 1 bedroom apartment in the lovely residential complex Laderas de Palm Mar. The property is bright and spacious and in excellent condition. It has a good sized lounge, fully equipped kitchen, a family bathroom and a double bedroom with wardrobes.

Lovely large terrace which you have access to from the lounge as well as the bedroom. The sunny terrace is perfect for out door dining. For the hotter days you have sun blinds to give shade.

Laderas del Palm Mar is a great residential complex with a lovely pool area with gardens. Great as a holiday apartment or for permanent living.

€141,000

Ref: AP112-BP

Las Americas, Parque Santiago III



Great, fully furnished and equipped studio apartment in this fabulous sea front complex with superb swimming pool area and beautiful tropical gardens. The perfect holiday apartment in a prestigious area!

€250,000

Ref: ST105-BP

Los Cristianos, Azahara Playa



Excellent 1 bed, 1 bath apartment in sought after complex with pool, 100 metres from the 'Golden Mile' and Las Vistas beach. New open plan kitchen, lounge/diner, and terrace with views over the pool. Air con in the main living area.

€180,000

Ref: AP114-BP

Chimiche, Village house



Village house split into 2 apartments, plus garage/storeroom, roof terrace with views, and storeroom/bodega. A 2 bed, 1 bath apartment with separate kitchen. Downstairs a 1 bed, 1 bath apartment with large kitchen. Total built: 150sqm.

€119,000

Ref: VH109-BP

San Eugenio, Garden City



Lovely, fully furnished, 1 bed apartment in popular complex with 2 pools (1 heated), close to all amenities. The property has a lounge/diner, fully fitted kitchen with a breakfast bar, and a lovely sunny terrace and garden area. Only a short walk from the beach!

€180,000

Ref: AP165-BP

Tacoronte, Mesa del Mar

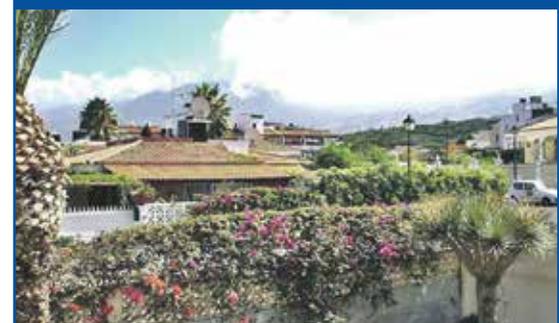


Lovely sea front studio apartment in the Mar y Sol complex - completely renewed and tastefully furnished. The terrace has been closed in to gain more inside space and there is an unbeatable sea view over the North coast. Bus service nearby.

€65,000

Ref: ST104-BP

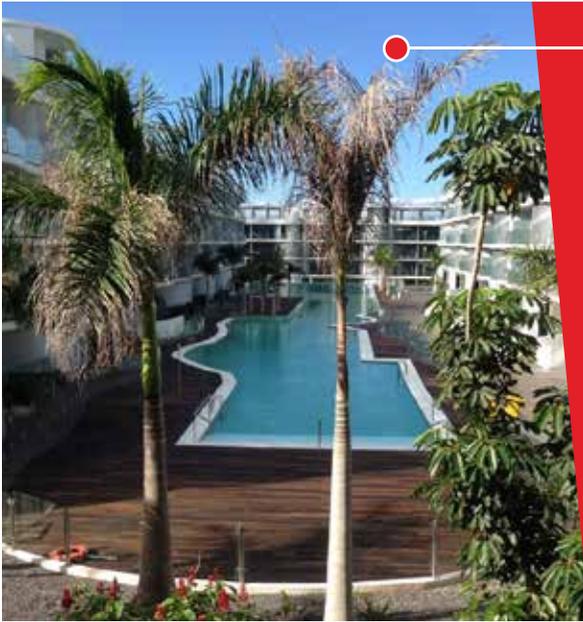
Puerto de La Cruz



Nice 1 bed, 1 bath apartment in the tranquil area of Puerto de la Cruz. This 1st floor property has a bright and spacious lounge/dining area, separate kitchen, and a sunny balcony with views to the gardens and mountains. Only a short walk from the famous Loro Parque. A great holiday apartment!

€89,000

Ref: AP167-BP



REF. 1290 - LAS OLAS - PALM-MAR

	2	Luxury apartment in a modern complex with exotic gardens, pool and solariums. An opportunity to live in one of the most sought-after complexes in the south of Tenerife!
	2	
	80m ²	
	24m ²	
	1	
PRICE: 310.000€		

REF. 1308 - DUPLEX - PARAISO DE PALM-MAR PHASE II

Very nice Duplex apartment with two bedrooms and two bathrooms, a bright and spacious living room and an open and fully fitted kitchen. A nice terrace on the grounds floor as well as a second terrace on the second level.

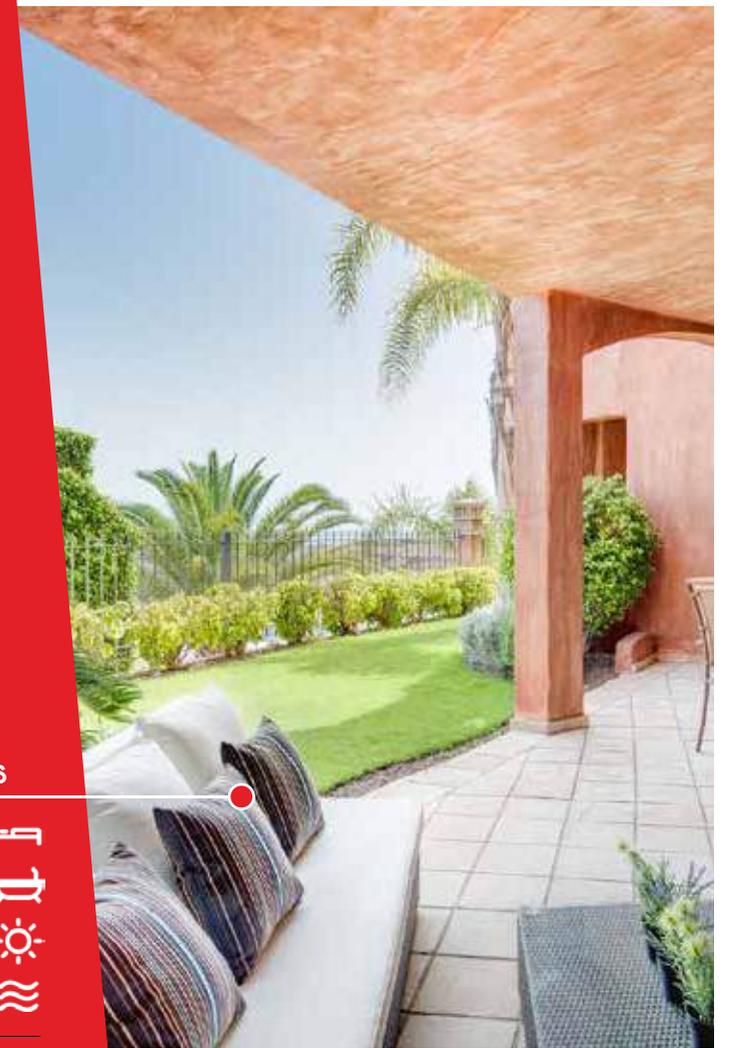
2	
1&½	
80m ²	
44m ²	
1	

PRICE: 240.000€



REF. 1287 - INDEPENDENT HOUSE - PALM-MAR

	4	Beautiful 4 bedroom independent house in a quiet area of Palm-Mar. This house has just been renovated, sold completely furnished. The large rooftop solarium is an amazing bonus where you can enjoy the sunset and beautiful panoramic sea views. 5 minutes from all facilities as well as the ocean.
	2	
	136m ²	
	92m ²	
	1	
PRICE: 500.000€		



LOS MENCEYES PROPERTIES SALES & RENTALS

FOR RENT REF. 9001 BAHIA DE LOS MENCEYES

1,2 and 3 bedroom spacious apartments for rent in the luxurious residence. Situated near the sea front and natural park of Palm Mar. Great terraces, heated swimming pools surrounded by lush gardens. The apartments have views over the ocean, the natural park La Rasca or Los Cristianos

PRICE: POA

1,2 & 3	
2 & 3	
with south orientation sun	
50 m from the sea	

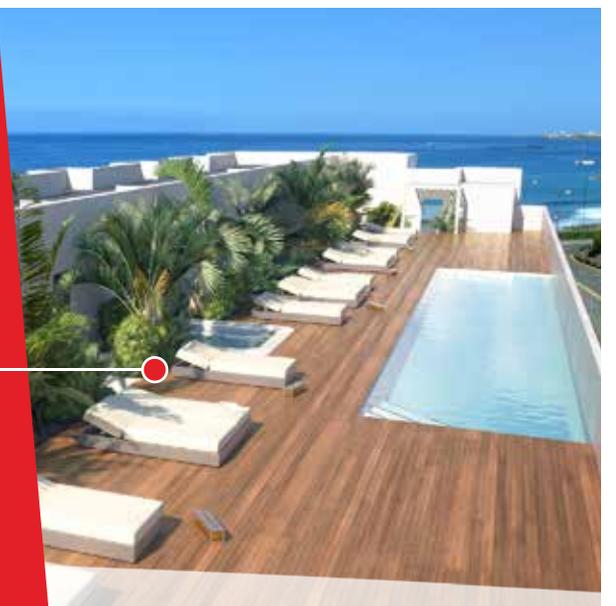


COLINAS DE LOS MENCEYES - PALM MAR

	1	NEW DEVELOPMENT IN PALM-MAR!!! Great opportunity to acquire a large apartment in an affordable luxury project. All apartments include a parking and storage unit.
	2	
	76m ²	
	23m ²	
PRICE: starting at 196.875€		

INFINITY SEAFRONT LUXURY RESIDENCE - PALM-MAR

NEW DEVELOPMENT IN PALM-MAR!!!		Luxurious apartments 25 m from the ocean with panoramic views. Modern and minimalistic state of the art materials, rooftop community pool, parking and storage unit included.
2		
3		
105m ²		
PRICE: starting at 456.750€		29.5m ²





NEW PROMOTIONS

INFINITY

SEAFRONT LUXURY RESIDENCE

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SETTLE FOR MORE

Infinity Seafront Luxury Residence in Palm-Mar is the resulting blend of innovative architectural design and passion to create unique and timeless 2 & 3 bedroom apartments and duplex penthouses with a private Infinity Pool.

IN SUNNY PALM-MAR



COLINAS
DE LOS MENCEYES

WWW.COLINASDELOSMENCEYES.COM



AFFORDABLE LUXURY

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FOR MORE INFORMATION PLEASE CONTACT US OR VISIT OUR OFFICE IN PALM-MAR

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SAN ISIDRO
 Urbanización Yaco, Plots for Villas

PRICE: FROM 47.500€ Ref: B307

Land: from 500 m2 to 900 m2

ADEJE
 Apartment

PRICE: 115.000€ Ref: 00326

Bedrooms: 2 | Living area: 60 m2

LAS AMERICAS
 Olympia, Studio

PRICE: 129.000€ Ref: 00388

Studio Living Area: 32 m2

TORVISCAS ALTO
 Windsor Park, Apartment

PRICE: 195.000€ Ref: 2A945
Bedrooms: 2 | Total area: 90 m2
Living area: 62 m2
PLAYA PARAISO
 El Cielo en Tenerife, Penthouse

PRICE: 220.000 € Ref: 00340
Bedrooms: 2 | Total area: 123 m2
Living area: 70 m2
ADEJE, EL MADRONAL
 Mirador del Duque, Townhouse

PRICE: 249.900€ Ref: 00303
Bedrooms: 3 | Total area: 187 m2
Living area: 138 m2
LAS AMERICAS
 Compostela Beach, Apartment

PRICE: 255.000€ Ref: 1A947
Bedrooms: 1 | Total area: 45 m2
Living area: 40 m2
CALLAO SALVAJE
 Res. Sonia, Townhouse

PRICE: 255.000€ Ref: 00357
Bedrooms: 3 | Total area: 175 m2
Living area: 110 m2
COSTA ADEJE
 Benimar, Apartment

PRICE: 305.000€ Ref: 2A944

Bedrooms: 2 | Total area: 95 m2

BUSINESS / INVESTMENT
 Renewable Energy Investment

PRICE: 500.000€ Ref: B043

Photovoltaic Plant 100 KW

PLAYA DE LA ARENA
 Villa

PRICE: 640.000€ Ref: 00319
Bedrooms: 5 | Land: 420 m2
Living area: 320 m2
PALM MAR
 Arenita, Penthouse

PRICE: 740.000€ Ref: 00313
Bedrooms: 3 | Total area: 373 m2
Living area: 198 m2
LA CALETA
 Caleta Palms, Apartment

PRICE: 845.000€ Ref: 2A820
Bedrooms: 2 | Total area: 189m2
Living area: 100m2
BAHIA DEL DUQUE
 Parque de La Duquesa, Villa

PRICE: 1.550.000€ Ref: 00107
Bedrooms: 3 | Total area: 300 m2
Land: 300 m2 | Living area: 200 m2
COSTA ADEJE
 Habitats del Duque, Villa

PRICE: 1.550.000€ Ref: 00376
Bedrooms: 5 | Total Area: 450 m2
Land: 450 m2 | Living area: 240 m2
SAN EUGENIO ALTO
 Luxury Villa

PRICE: 3.000.000€ Ref: 6V011
Bedrooms: 10 | Total area: 2000m2
Land: 2500m2 | Living area: 1500m2



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- To create the best place to work for any real estate agent in the south of Tenerife.
- To build a winning team.
- To create an inspiring atmosphere within the company.
- To help my team members grow.

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Century21 ASTEN offers you 2 state of the art fully equipped offices in TOP locations in the south of Tenerife - at Compostela Beach on the Golden Mile in the center of Las Americas, and in Terrazas del Duque in the Costa Adeje area surrounded by 5 star hotels.

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Century21® is the biggest name in real estate with 130,000 agents in 73 countries all around the world. Every 5th property sale in the world is made by a Century21® agent. Century21 ASTEN demonstrates a steady increase in sales volume and in our number of agents. Each year we sell more!

TO HAVE A GOOD BOSS

Our Broker, Anton Sorokko, is a true

leader who has been in sales for 20 years. During the 17 years Anton has been in Tenerife, he has gained the reputation of a trusted and responsible partner with clients and colleagues. The author of a book, Anton is also known for his training programs, and is often a guest speaker at various events.

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Century21 ASTEN is famous for recruiting the best talent. We believe that success is the result of teamwork. Imagine having the top agents in Spain working next to you... every day. To become the best be with the best!

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We are looking for people with this entrepreneurial spirit who are able to reinvent themselves, who are willing to study and to grow together with the company. We value both financial and personal ambition. We provide the extensive take-off training, the one-month integration plan, full-time academic sessions: CREATE21, and on-the-job coaching. Please note that Spanish language is a must at our company.

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Playa de Las Americas (Arona)

Costa Adeje Office:
Avenida de Bruselas,
Terrazas del Duque, Local 14,
Costa Adeje (Adeje)

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SAN EUGENIO BAJO, LOS AGAVES
 1 bed apartment
 Price: €135,000 Ref: 1CDP0025



EL DUQUE, BELLAMAR
 1 bed apartment
 Price: €200,000 Ref: 1CDP0026



PLAYA FANABE, BAHIA FANABE
 1 bed apartment
 Price: €240,000 Ref: 1CDP0022



ADEJE (EL GALEON), LA CAPITANA
 4 bed semi-detached house
 Price: €530,000 Ref: 4CDP0009



PALM MAR, EL MOCAN
 2 bed apartment
 Price: €220,000 Ref: 2CDP0023



PIEDRA HINCADA
 3 bed townhouse
 Price: €179,000 Ref: 3CDP0025



COSTA DEL SILENCIO, PALIA DON PEDRO
 1 Bed apartment
 Price: 102,900 Ref: 1CDP0024



PALM MAR, CLUB DE MAR
 3 bedroom townhouse
 Price: €289,000 Ref: 03CDP0013

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SUENO AZUL, CALLAO SALVAJE

No expense has been spared on this fully renovated duplex/linked house with private pool, quality new kitchen, new bathrooms and retiled throughout.

The property has an entrance hall, cloakroom/WC, fully fitted kitchen, spacious lounge/dining room with patio doors leading to the attractive private infinity swimming pool. From the lounge, stairs lead up to the first floor which has the master bedroom with en suite bathroom, patio doors to a terrace affording magnificent sea views over to La Gomera. Also on this level is the second double bedroom and shower room, and from the hallway, stairs lead to the rooftop terrace, again with superb sea and mountain views. Parking is available very close to the property.

Price: €259,000



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SAN MARINO, Los Cristianos

NEW LISTING!



One bedroom penthouse apartment San Marino – amazing central location and sea views. Close to the town, transport and to the beach. Spacious, furnished – rare opportunity.

225.000€ Ref: 368-A1

Res SOTAVENTO III, Sotavento

NEW LISTING!



Two bedroom apartment with large terrace. Close to the beach and the new shopping centre and the fantastic natural beach. Community with pool. Private parking.

183.000€ Ref: 371-A2

FAIRWAYS VILLAGE, Golf del Sur

REDUCED!



Massive reduction now only 275.000€ - stunning modern three bedroom villa with many extras, refurbished throughout, offered furnished. Viewing essential.

275.000€ Ref: 256-V3

LOS BREZOS, Playa Fanabe

NEW LISTING!



One bedroom – WOW! This is everything you dreamed of – modern, spacious, excellent location, excellent community facilities, excellent view. Sold furnished.

260.000€ Ref: 354-A1

SAN RAFAEL, Las Americas

NEW LISTING!



Investment opportunity. Located in this very central community, this well presented property offers two bedrooms and two bathrooms. Sold furnished.

95.000€ Ref: 345-TH2

LAS VINAS, Las Americas

NEW LISTING!



Well presented large central apartment, three large bedrooms, two bathrooms and a separate kitchen. Viewing recommended – includes basic furnishings.

183,750€ Ref: 344-A3

PALO BLANCO, San Eugenio Bajo

NEW LISTING!



Two bedroom, very central apartment with sea views. Fully refurbished with great outside space. This include garage and all furnishings.

325.000€ Ref: 356-A2

PARADISE COURT, San Eugenio Alto



Once bedroom apartment with sea views. Well located on this popular community with swimming pool. Sunny terrace – sold furnished.

125.000€ Ref: 281-A1

OCEAN VIEW, San Eugenio Alto

BARGAIN!



Studio apartment of 48m with large private terrace. On pool level and sold furnished, this spacious apartment would make an ideal holiday home or letting investment – optional closed garage.

85.000€ Ref: 342-S

VILLA, El Medano

NEW LISTING!



Stunning modern linked villa, with lots of outside space, terraces, and views to the ocean. Three double bedrooms, spacious throughout, lovely independent kitchen. Viewing highly recommended.

380.000€ Ref: 370-V3

MONTANA CHICA, Los Cristianos

NEW LISTING!



Four bedroom – spacious, modern lifestyle apartment with breathtaking views of the harbour and coast. Two bathrooms, separate kitchen, and utility room. Many possibilities. Viewing is essential – this is a bargain for the price – do not miss out!

300.000€ Ref: 361-A4

TAGORA VILLAS, San Eugenio Alto

BARGAIN!



Five bedroom villa in this highly desirable location. Private pool, stunning view, dream kitchen. Spacious, with lots of outside space. An outstanding property.

695.000€ Ref: 350-V5

LAS FLORES, San Eugenio



Two bedrooms, refurbished modern central apartment with sea views. Seperate kitchen and offered furnished. Community with pool.

255,000€ Ref: 332-B2

LOS ALTOS DEL ROQUE, Roque del Conde



Four bedroom semi-detached villa with private pool. Large lounge / dining area and independent kitchen. Private double garage with direct access – furnished.

399.950€ Ref: 353-TH4

BAHIA LA CALETA, La Caleta

NEW LISTING!



Highly desirable, large modern two bedroom apartment with stunning views. Recently refurbished to a high standard, viewing is essential. Includes private parking.

390.000€ Ref: 346-A2

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Penthouse in Gran Oasis



Apartment with 2 bedrooms in Gran Oasis Resort in Los Cristianos. The apartment measures 71 m2 and has a big balcony and a huge private roof terrace with an amazing panoramic view. Close to golf course and shopping center.

Ref.: 722 Price: 262,500€

Berth in Puerto Colon



This berth is placed in Puerto Colon harbour, which is always very busy and you do not find many empty spots. It measures 16 x 4 meter and can hold a boat of 16 meter. If you wish to rent instead of buy - just give us a call.

Ref.: 731 Price: 210,000€

Beautiful Finca with Winery



In Guia de Isora is this large house with 2 floors. The 5,000 m2 plot has a big garage, terrace with private pool, a beautiful garden with fruit trees, and behind the fruit garden is a vine garden and buildings for brewing wine.

Ref.: 729 Price: 950,000€

2 Bedroom in Dinastia



Great apartment in the Los Cristianos Complex Dinastia, which is known for its amazing pool area and placed close to restaurants and a commercial centre. The apartment is 84 m2 with 2 bedrooms, 2 bathrooms and a 37 m2 terrace.

Ref.: 733 Price: 252,000€

2 Bedroom in New Area



Lovely 80 m2 apartment with 2 bathrooms in the residence of El Faro, in Llano del Camello. The apartment is modernly furnished, and the complex is amazing with outdoors pools, indoor pool, fitness room and tennis court.

Ref.: 734 Price: 158,000€

Modern 2 Bedroom in Torviscas



If you buy this Tenerife apartment you get 88 m2 fully renovated home with 38 m2 balconies, which has a perfect sea view. Furthermore, you get 2 bedrooms with private bathrooms, an extra toilet and a modern kitchen.

Ref.: 732 Price: 230,000€

Charming Finca in Fasnía



Charming finca in the mountains of Fasnía. The house has 2 toilets, 2 kitchens, living room and a bedroom. Outside is an amazing garden with fruit trees, big terraces and plenty of storage space and a big garage.

Ref.: 728 Price: 139,000€

3 Bedroom Townhouse



Save 20,000€ on this well presented townhouse with 3 bedrooms, 2 bathrooms and stunning views in the quiet residential area of Los Menores. You get 100 m2 of home and 95 m2 of terraces, small garden and barbecue area.

Ref.: 669 Price: 250,000€

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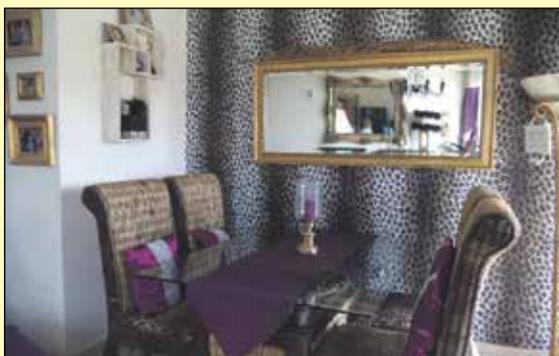
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Golf del Sur, Pueblo Primavera

Stunning, fully furnished, 3 bedroom, 2.5 bathroom apartment on this popular residential complex with 3 swimming pools and close to all amenities. This modern, contemporary family home enjoys ocean views, a beautiful garden, Jacuzzi and private parking.

€249,000





INMOBILIARIA Nº1



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C/ Republica de Panama, 1
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Email: info@tenerifecenter.com · Web: www.tenerifecenter.com

Callao Salvaje, Sueño Azul



First line, 4 bedrooms, 3 bathrooms, villa with private swimming pool, garden and panoramic views to Atlantic and La Gomera island. Plot is 600m2, living area 210m2.

€1,160,000

Ref: VS2300

Playa Paraiso, Ocean Garden



Luxury property in the construction phase. Apartments with 2 and 3 bedrooms with ocean views. Swimming pool, solarium and 156 parking spaces.

from €198,000

Ref: VS2768

Playa de la Arena, Villas



Villas from developer with views. Living room with dining area, kitchen, 3 bed, 3 bath, terraces, storage room, dressing room, garage, garden, pool. Surface from 530m2.

From €505,000 Ref: VS3059

San Eugenio Alto, Villas



Villas from developer with views, lounge/dining area, kitchen, 4 bedrooms, 4 bathrooms, terraces, storeroom, dressing room, garage, garden, pool. Surface from 248m2.

From €697,500 Ref: VS3280C

Golf Costa Adeje, Villa



Luxury villa. Plot of 2,500 m2, 580m2 surface. Large living room, 4 bedroom suites with bathrooms, fully equipped kitchen, pool, garden and garage.

€3,000,000 Ref: VS3127

Playa de la Arena, Townhouse



Beautiful townhouse with 2 bedrooms, 2 bathrooms, kitchen, living room leading to a private garden and terrace. Garage space. Swimming pool in the complex.

€265,000 Ref: VS3497

La Tejita, Sotavento III



Apartment with terrace overlooking the garden, 2 bedrooms, bathroom, lounge, open plan kitchen. Surface 94m2. Swimming pool in complex close to beach.

€174,000 Ref: VS3526

Playa Paraiso, Albatros



Duplex with 3 living rooms, kitchen, 4 bedrooms, 5 bathrooms, terrace 100m2, 2 parking spaces, swimming pool, barbecue, jacuzzi. Total surface 300m2. Great location.

€450,000 Ref: VS3362

Callao Salvaje, Las Barandas



Studio in the first line of the beach with stunning views over the ocean. Living room with kitchen leading to terrace, bathroom. Living area 33m2, total 39m2.

€160,000 Ref: VS3313

Playa San Juan, Apartment



Apartment with 2 bedrooms, 2 bathrooms, open plan kitchen with dining and living room, terrace 10m2 with views over the town and ocean. Living area 83m2, total 93m2.

€245,000 Ref: VS3486

Callao Salvaje, AguaViva



First line of the beach! Lovely apartment with 2 bedrooms, bathroom, independent kitchen, living room, terrace overlooking the ocean. Complex with the swimming pool.

€156,000 Ref: VS3525

Las Americas, City Centre



Commercial premises. The total area is 66m. The office is located on the first floor of a commercial centre City Centre. It's ideal for the office, beauty centre, dentist.

€80,000 Ref: VS2254

Puerto Colon, Local



Large local of 128m2 for sale in Puerto Colon.

€126,000 Ref: VS3416

Las Americas, Pharmacy for Sale



Homeopathic pharmacy. Ideal as a family business. Excellent relations with suppliers.

€28,000 Ref: VS3545

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Las Americas, El Dorado



Fully furnished, 1 bedroom, 1 bathroom apartment in this centrally-located, well-run complex with pool, and close to all amenities. The property has a lounge/diner, American-style kitchen and sunny terrace with sea views and is close to the beach.

Price: €140,000

Amarilla Golf, Palm Ridge



Fantastic, fully furnished and equipped 3 bedroom (all double), 2 bathroom townhouse overlooking the golf course in quiet residential complex. The property has a large lounge/dining area, an open kitchen, 2 very large terraces and a private lock up garage.

Price: €249,000

Roque del Conde, Roque del Conde IV



Very nice, fully furnished 2 bedroom, 2 bathroom townhouse in this lovely complex with pool with fantastic, uninterrupted sea and mountain views. The property has a large bright lounge/diner, open kitchen and enjoys all day sun.

Price: €240,000

San Eugenio Alto, Paradise Court



Spacious (65sqm), fully furnished 1 bedroom, 1 bathroom apartment on nice complex with heated pool. The property has a lounge/dining room, American-style kitchen and terrace with sea views. Complex amenities include 24 hour Reception and restaurant.

Price: €125,000

Tijococ Bajo, Villa



Beautiful, spacious (190sqm), fully furnished 3 bedroom (with space for 2 more) villa on plot of 800sqm. The property has a large bright lounge, lovely dining area and a large modern kitchen with lots of outdoor space – an ideal family home.

Price: €545,000

Puerto Santiago, Villa



Luxury private villa with 4 double bedrooms, and 4 bathrooms, plus own pool. The property has a luxury kitchen, office and large garage. Top quality finished and air con throughout. And much, much more!

Price: €800,000

Las Americas, Parque Santiago



Superb, reformed and fully furnished and equipped 1 bedroom, 1 bathroom duplex penthouse apartment in a quiet position on this prestigious front-line development with lovely pools and sunbathing terraces across the promenade from the beach and ocean.

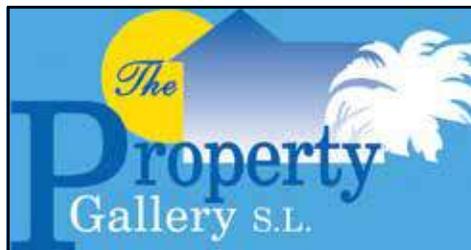
Price: €230,000

Callao Salvaje, Mariben



Very nice, 2 bedroom, 2 bathroom townhouse on prestigious complex with pools and tennis courts. Lounge/dining area, American-style kitchen, 2 large, sunny terraces and a private garage and storeroom.

Price: €185,000



Address: C/ Colon, C.C. Centro Playa, Local 9,
Puerto Colon, Las Americas, Adeje 38660

Phone: 922 719925

E: info@thepropertygallery.com

www.thepropertygallery.com



PINEHURST, AMARILLA GOLF



Nice, furnished, 1 bed, 1 bath apartment with lounge, kitchen and terrace leading directly on to the pool area.

Ref: B1575

€89,999

GARDEN CITY, SAN EUGENIO



Lovely, part-refurbished 1 bed, 1 bath apartment with private terrace and garden.

Ref: B1618

€180,000

PARQUE CRISTINA, SAN EUGENIO ALTO



Totally refurbished 1 bed apt that has a beautiful terrace with an outstanding view.

Ref: B1603

€187,000

REPOSSESSIONS:

EL FRAILE, C/ SAN BORONDON

2 bed, 1 bath apt sold with terrace & storeroom

€46,814

Ref: 60011139

LA CAMELLA, C/ CHIJAFES

2 bed, 1 bath apartment of 55 m2 sold with parking space.

€65,300

Ref: 73207024

GUIA DE ISORA

Rustic style 3 bed, 2 bath house on two levels in quiet area close to amenities.

€154,300

Ref: 73021640

TORVISCAS ALTO

1 bed, 1 bath apt with parking space in complex with pool.

€150,300

Ref: 60226897

PORIS

1 bed, 1 bath apt with a terrace of 13.65 m2. Complex with pool & gardens.

€60,000

Ref: 60205560

ADEJE, AV CONSTITUCION

65.6 m2 apartment in central location and within easy reach of all amenities.

€65,500

Ref: 73003696

SAN MIGUEL DE ABONA

2 bed, 1 bath apt with lounge-diner & American style kitchen. Near services.

€82,609

Ref: 60007870

COSTA DEL SILENCIO

2 bed, 1 bath apt with terrace, lounge & kitchen. Communal pool & gardens.

€84,500

Ref: 73238504

TERRAZAS DEL CONDE, TORVISCAS ALTO



Duplex penthouse with 2 bedrooms, 2 bathrooms & 2 terraces. Lift in the building.

Ref: C1659

€180,000

EDIF. VERODES, FANABE



3 bedrooms, 2 bathrooms apt, kitchen and living room. Completely renovated & sold furnished.

Ref: D1625

€185,000

MIRADOR DEL SUR, SAN EUGENIO ALTO



Detached 4 bed, 4 bath villa with private swimming pool, terrace, garden, double garage & great views of the coast, sea & mountains.

Ref: D1481

€595,000

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Bungalow - Costa del Silencio

Property ID : CDS-CSM399

Beautiful Bungalow in the exclusive and Private complex of San Miguel for sale in Costa del Silencio. This property features 3 large bedrooms, 3 bathrooms (one ensuite), open plan kitchen and a very spacious and bright living room with a covered exterior sitting area and an external terrace space. Direct access through a gated fence leads you to the complex swimming pool, private garage space for one car with plenty storage area. The property is being sold fully furnished. Viewing highly recommended.

Price: €389.000

Villa - Golf del Sur

Property ID : GDS-V549

Beautiful villa for sale in Golf del sur. This villa has 3 bedrooms, 2 bathrooms, fully furnished kitchen with big living room overlooking their private gardens, and 2 terraces . Being the biggest plot on Alamos Park, it can be further extended with a pool and more rooms. As there is a barranco in the front, no building work can be done.

Price: €549.000



Costa del Silencio Property ID : CDS-LH133
 Sea view apartment for sale in Costa del Silencio. This property consists of 1 bedroom, 1 bathroom, open plan kitchen with living room, and 2 terraces with sea views.

Price: €136.000



Costa del Silencio Property ID : CDS-BU268
 Independant bungalow for sale in Costa del Silencio, with 3 bedrooms, 2 bathrooms (1 ensuite), seperate kitchen and a big living room. Tastefully furnished to a high quality.

Price: €268.000



Costa del Silencio Property ID : CDS-AB116
 Front line apartment with SEA & POOL views for sale in the Residential complex Amarilla Bay in Costa del Silencio. With a little bit of TLC, this could be your home or holiday getaway.

Price: €129.500



Costa del Silencio Property ID : CDS-P74
 First floor apartment in Primavera complex. Recently refurbished from a studio to a 1 bedroom apartment, new open plan kitchen, newly fitted bathroom, spacious living room with sunlight all day.

Price: €74.000



Costa del Silencio Property ID : CDS-PDP96
 Large ground floor apartment on the tourist complex Don Pedro. 1 double bedroom, open plan kitchen with a breakfast bar, a nice sized terrace and living room. A good family holiday apartment.

Price: €98.000



Costa del Silencio Property ID : CDS-P106
 1 bedroom ground floor apartment in the Primavera complex. Recently refurbished with all new plumbing, electrics, parquet flooring. Open plan kitchen with a breakfast bar. Private pool on complex for owners use only.

Price: €106.000

C.C. El Trebol, Local 37,
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Costa del Silencio

Completely renovated 2 bed, 2 bath east-facing townhouse with nice mountain views from the balcony. The house is decorated in a rustic style and close to all amenities.

1037-0114

€157,000



Golf del Sur

Beautiful, fully furnished, 1 bed apartment on nice complex with pool, close to all amenities. Lounge/diner, American-style kitchen and terrace with pool and partial sea views. Secure garage included.

1058-0115

€114,000



Costa del Silencio

Fully equipped 2 bed, 1 bath apt in Atlantico II. Lounge/diner and terrace overlooking the pool and gardens. Complex has tennis court and playground. Garage space incl.

1218-1216

€147,000



Palm Mar

Brand new, 3 bed, 2 bath (+WC) luxury townhouse (107sqm) in complex with pool. American-style kitchen and 103sqm garden. Nice balcony with sea views. 2 parking spaces. Close to amenities.

1244-0317

€339,000



Las Rosas

Nice semi-detached house (87sqm constr.) with living room, dining room, large modern kitchen, bathroom, separate toilet and large, sunny terrace (53sqm).

1265-0317

€145,000



Fañabe

Nice, unfurnished, 3 bed, 3 bath, south-facing, corner townhouse. 100sqm garden. Master bed with large dressing room. Stunning sea/mountain views. 2 parking spaces and storeroom included.

1266-0417

€325,000



Costa del Silencio

2 bed, 1 bath apartment in Parque Don Jose with vies to Mount Teide and 60sqm solarium with 360° views.

1269-0417

€149,000



Costa del Silencio

Beautiful 1 bed, 1 bath 1st floor apartment with 8sqm south-facing terrace and partial sea views! American style kitchen. Sea front complex with 2 fantastic pools. Close to amenities.

1271-0417

€129,500



Costa del Silencio

Spacious 1 bed, 1 bath apartment in popular sea front complex (Amarilla Bay). American-style kitchen, spacious living room, sunny terrace with side sea views All this for a wonderful price!

1272-0417

€95,000



CHO, Parque de La Reina

Spacious, fully furnished house on two floors with garden, open-plan kitchen, attached garage and roof terrace. Close to all amenities.

1173-0516

€198,000



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**Los Abrigos,
2 bedroom apartment**

OFFER OF THE MONTH!

Bargain price for this lovely 2 bed apartment in central Los Abrigos, close to all the amenities, in small residential building. First floor apartment fully furnished and equipped ready to live in. Both bedrooms with built-in wardrobes, 1 bathroom, living with open fitted kitchen, balcony. Private roof terrace and underground garage space. Special price for quick sale. Ideal as investment.

Ref: KV-0169

€78,000



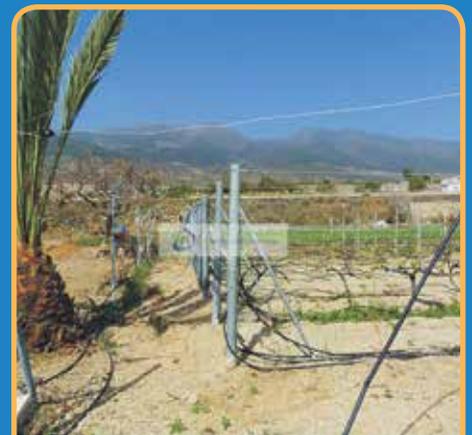
REDUCED!

Valle San Lorenzo, 5 bedroom Villa

Luxury property in the area of Valle San Lorenzo, set in a beautiful landscape surrounded by mature gardens on a plot of over 2,700m2. The property is built to a high standard, offering spectacular 360° sea and mountain views. The 575m2 living area is distributed over 2 floors and also has a guest apartment by the pool area. The property is perfect for those who look for peace and tranquility, and has everything that one could expect: a good location, secure design, comfort, stunning views, and much, much, more!

Ref: V4-112

€950,000



**Guimar,
Canarian House with finca**

NEW LISTING!

3 bed country house, with large plot of land of 1,300m2, needs some work, but has great potential. Lovely environment, with easy access, and only a short drive to town, the motorway and coast. The house has 3 bedrooms, a living room, separate fitted kitchen and a large bathroom. Possibility of extension outside as the house has already got a garage and storage/utility.

Ref: FIN-126

€129,000

Tenerife Prime Property

Candelaria, Malpais



Lovingly restored, fully furnished and equipped 3 bedroom Canarian house (170sqm) with 2,700sqm of land (500sqm in gardens with fruit trees/vegetables and a hen coop/run with 15 laying hens). The house comprises a large lounge/dining room, separate kitchen, large bathroom, 50sqm east-facing sun terrace, an electrically-operated garage and a large roof terrace with panoramic views of the ocean and mountains. Also included in the sale price is a Daewoo car. Malpais is just a few minutes' drive from the main North/South Motorway - the TF1 - by Guimar and Candelaria.

S-03 1155 €365,000

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Chayofa, La Finca



Fully furnished and equipped 2 bedroom, 2 bathroom apartment with lounge/dining area, American-style kitchen and large, sunny terrace on this popular residential complex with lovely pool and sunbathing terrace. Private, secure garage included in price.

€195,000

Call 661 833 353 to arrange a viewing.

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Penthouse Apartment with garage

MINIMUM SPECIFICATIONS:

- 2 bedrooms
- 2 bathrooms (master en suite)
- Large kitchen
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- No steps or hills
- Property requiring renovation considered
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UNFAIR SPANISH MORTGAGE CLAUSES

- CAN YOU MAKE A CLAIM?

Some readers may have heard about recent rulings regarding unfair clauses and charges relating to Spanish mortgages. The subject is currently generating huge public interest due to the number of property owners in Spain with mortgages that are potentially affected.

There are now two separate issues which may give rise to a claim against the banks. Firstly, the issue of interest payments under a mortgage. Secondly, the issue of administrative fees and charges imposed upon property owners by the banks under a mortgage. We shall now look at each issue in turn:

Mortgage Interest Payments

On 9th May 2013 the Spanish Supreme Court declared null and void the 'Clausula Suelo' (minimum interest 'floor clause'). Whilst most mortgages are linked to the Euribor base

rate, (e.g. an interest rate of 1.5% above Euribor), many also contain a clause imposing a minimum interest rate (typically 3%), regardless of whether the Euribor actually drops lower. These floor clauses were ruled illegal for "lack of transparency". However, to the frustration of many, the court declared that claims could not be made retrospectively 'to avoid serious economic repercussions for the banking industry'.

However, the case was then referred to the European Court of Justice, who announced on 21st December 2016 that the restrictions imposed in



by John Hatrick,
Tenerife Solicitors

the 2013 Judgment were contrary to European law and that Spanish banks must refund all money collected under the abusive 'floor clauses'.

Each case has to be studied on its own facts, given the varying conditions applicable to each individual loan, which may determine the appropriate strategy to take against the applicable bank.

Mortgage Administration/Arrangement Fees

On taking out a mortgage in Spain, many consumers have been hit with

different fees and charges e.g. administration fees, bank notary and land registry fees etc.

On 23rd December 2016, the Supreme Court issued Decree 705/2015 of December 23, which ruled null and void certain types of clauses imposing charges upon mortgage customers. The rationale behind the decision was that it is the banks which benefit from the legalisation, registration and protection of their mortgages, hence they should bear some or all of those costs.

So what expenses can potentially be recovered from the banks? Primarily, the bank's notary and land registry fees for finalising and registering a mortgage, plus any stamp duty taxes paid in respect of the registration. Other expenses such as arrangement fees may also be potentially recoverable,

depending on the circumstances, but such additional claims will have to be tested in the courts.

Before making a claim in respect of either or both of the above matters, each case must be individually assessed and the relevant mortgage clauses studied to ascertain whether they are likely to breach the guidelines set out in the latest rulings.

Whilst we are awaiting further clarification, it appears that no time limit has been placed on bringing retrospective claims. Hence, customers who took out applicable mortgages many years ago may also be entitled to bring a claim.

To make an assessment, we will need to review your mortgage deed. In respect of interest claims, we will need to see relevant mortgage statements and the receipt for your last payment. In respect of expenses claims, we will need to see invoices or statements detailing all relevant expenses, plus

receipt or evidence of any relevant tax paid (if applicable). For a property which is the client's main residence (i.e. not a holiday home), we will also need to see a Certificado de Empadronamiento (Town Hall Certificate of Registration to live in the borough).

Tenerife Solicitors charge a fixed fee for consultations of €60 which is fully refundable against any subsequent work we do for you in the matter. In certain cases, we may thereafter be able to offer no-win-no-fee representation, subject to qualifying terms and conditions.

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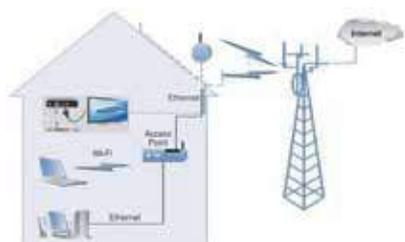
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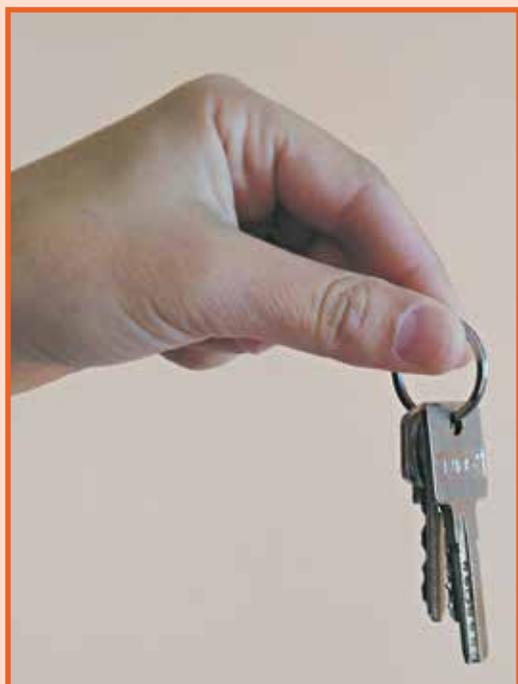
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Turn-key furnishing service

When people buy a property abroad, they sometimes don't think about what they will need after the purchase has gone through. After all, finding the right property, appointing a solicitor, getting all the money in place and signing at the notary can be time consuming, and rather stressful.



And then what? If you've bought a new property, you are literally starting from scratch, and you will need to draw up a whole inventory of what you want and need, right down to kitchen utensils. If you buy a pre-owned property, you may well need to replace some items, such as mattresses, or even all the soft furnishings, to bring it up to your personal standards.

Where do you go, and who do you turn to when you don't speak the language, and your remaining time here may be limited?

A turn-key furniture service is one where you supply an idea of what you want to achieve, in terms of both practicality and design, and hand it over to someone else to complete in your absence. When you return to the island, everything is installed and fitted and your new property is ready to move into, right down to the last teaspoon.

This principle has been working successfully here for over 25 years, especially for UK residents who buy in Tenerife, because of

its convenience. You get exactly what you want, without any hassle. All the items can be put together, delivered and fitted without any inconvenience to you, and you can stay in the property as soon as you return to the island, making it cost efficient as well.

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once you have seen the results, so the whole thing is risk-free as well!

Of course, there are multi-national companies here now who supply a range of adequate furniture, but who really wants a property that has the same mass-produced appearance as everyone else's?

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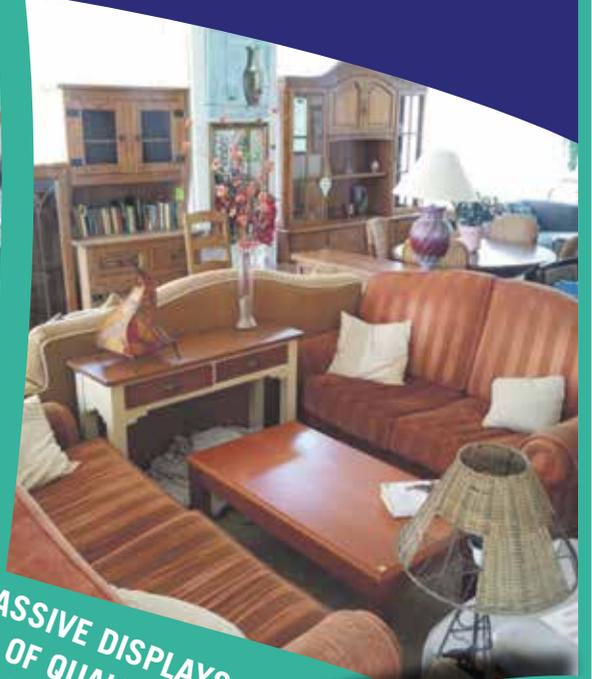


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San Eugenio, opposite Hotel La Nina, at Las Carabelas near Amanda's Bar. Open Monday to Saturday 10am to 4pm.

Los Cristianos, Calle Reveron, near the Thistle and Dragon Bar and play park. Open daily 10am to 4pm.

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...thank you for reading our news. Until next time, have a great May and we will see you next month!

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BOOK REVIEW - TRUST ME, BY GEMMA METCALFE

How far would you go to be free?

This is the question which Gemma Metcalfe asks in her HarperCollins debut thriller 'Trust Me.' Gemma, a Tenerife expat of seven years, signed with the leading publishers in 2016. Her debut novel was released worldwide on March 10th of this year.

If you love a thriller with a twist, this book is a must read!

The story centres on

a chance phone call between two people that becomes earth-shattering for both of them. Lana, a Tenerife Expat, needs to sell a holiday in order to keep her job. Liam, thousands of miles away in Manchester, is readying himself to commit suicide when Lana rings to try and sell him a holiday to fund her life on the run.

Simple as that, those

two sentences hook you in and make you want to read on.

This was such a

captivating story. The book reads as a

genuine conversation between these two people. Lana and Liam's histories are flawlessly written into their exchanges on this phone call. The writing is so frank and fraught that it paints the picture of two people who have reached what they feel is 'rock bottom' in their lives.

It's hard to believe that this is a debut novel. Gemma Metcalfe has taken her inspiration from a job she knows well and woven a twisted "what if?"

around it in such a unique and engrossing writing style that you will be gripped

a thoughtful insight that you don't always see in this genre.

Trust Me is currently

immediately. Honestly, I defy ANYONE to be able to put this book down once they start it! It had all the pace of a Hollywood blockbuster but with

ranked in Amazon's top 100 New Releases, and is available from amazon.co.uk for only 99p. It is also available digitally through amazon.es and iBook's.

Tenerife Property Outlook

by Simon Sutton George
(The Tenerife Property Group)
Mobile: (0034)610 182 744



The answer to one of the biggest enigmas in Tenerife property sales

If ever you've been looking for a property in Tenerife on the internet, you're almost sure to have come across this problem.

There you are, searching away...all the websites look the same...most of the properties you're interested in look similar or are even duplicated with different agents but with the same photos but, after lots of searching, you come across the property that you've been dreaming of buying for years. It's perfect in every way, the number of bedrooms, the view, the pool and the area...all perfect and then, there it is...the price, "wow" you think..."that's just over our price limit but maybe, just maybe, we can afford it."

You save the page and keep on looking, "There's bound to be something else out there that will fit my criteria just as well...but hopefully a bit cheaper" you think, so you carry on with your search. Then you see it, the same property but €10,000 cheaper..."???", well that's it then, you can get it for just the amount of money you've set aside. "Perfect" you think and you can't wait for the next day to come around so that you can call the agent.

You settle down to read the local property newspaper - The Tenerife Property Guide - and surprisingly, you see the

same dream property for sale, with yet another agency...and...at even less money, with another €5,000 saving...you just can't believe your luck! The next morning you're chomping at the bit and can't wait until 9am...the clock strikes 9 and you're on the phone to the agency with the lowest price. They tell you they'll call the seller and will come back to you with a date and time for your appointment to view it.

Fantastic...you can't wait... but wait you do... Finally, they call you back only to tell you that the property has been sold..." What???" "...but you're advertising it in this month's paper" you say, hoping that they're mistaken..."How can it be sold?" you ask.

So, what's happened? How has this come about? Very often what happens is that a seller puts their property on the market and often want the agency to price the property at the price the vendor wants and hence, they price the property over the market price. Here in Tenerife, an agency will often take on a property for sale at any price, just happy in the knowledge they have a new property for sale

on their books. After six months of it being for sale with the first lot of agents at the higher price and having had no viewings or interest whatsoever, the seller thinks that the agents aren't doing their job very well at all, so they search for other agents...

This time the seller decides to reduce the price and send out photos and information via email to several other agents. Those agents add the property to their websites and wait to see what happens. After another 3 months of waiting, there's been nothing but crickets... even though the property has been reduced in price, there's still virtually no interest.

The seller has had a couple of viewings but no concrete offers, so the downbeat seller decides to put it with another couple of agencies and one of the more switched on ones tells the seller what the true market price is. The seller takes the advice and the property is priced accordingly. The seller forgets to tell all the other

agencies that have had it for sale for the previous months that the price has been reduced and to top it all, 4 weeks later the property sells.

During all the excitement, paperwork chain and notary visits the elated seller forgets to let the other agents know that the property has now sold as well.

So, let's look at how this has played out. Estate agency number 1 has it at the highest price, estate agency 2 has it at a reduced price and then agency 3 has it at the lowest price and sells it.

Now, even if the seller managed to remember all the agencies that had it for sale at the higher price and told them about the price drop...there's a strong possibility that not all of the agents would have acted on it anyway. This could be lack of time, lack of staff, just plain forgetting to do it. The seller could also have forgotten to tell them that the property has been sold...so there's the next problem. The same property on the Internet

with the same photos and different prices...oh, and it's sold as well.

Well, if we know the problem, what's the solution?

At Tenerife Property Group, we try hard to keep in contact with our sellers on a regular basis. This way, we do our best at keeping the properties we have for sale up to date regarding availability and price.

Of course, it doesn't always work. The day after we've been in contact with the seller, maybe the property sells, so it could be 3 months before we're next in contact with them,

so we could be in the same boat as agent 1 or 2...

To keep up with the changing prices of property and to see if they're still available is not the easiest of things to do and it must be said that some agents will almost certainly be keeping some of their better priced properties advertised in the hopes of attracting potential buyers...but hopefully now, if you come across this problem, you'll understand why there are so many duplications and different prices being advertised for properties for sale in Tenerife.

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Expats, exports, security: What's worrying the rest of the EU about Brexit?

BBC Brexit section:

As the leaders of the EU's remaining 27 member states prepare for the first Brexit summit in Brussels, which issues will shape the agendas of the individual countries taking part?

Germany:
Jenny Hill, Berlin

Chancellor Angela Merkel is keen to emphasise that Brexit negotiations are between Britain and the EU but Germany's position will assume a significance above and beyond most - perhaps all - of the other member states. This is partly because of its economic and political weight in the union but also because, unlike many other countries, it has the resources, the people and the expertise to analyse and work through the administrative complexities of deconstructing Britain's membership. For a nation that considers itself to be European first, German second, the priority is now the future security of the EU. Berlin wants to present a united European front in the negotiations, so it's likely to stick to a script agreed with the big EU institutions.

Expect a firm line too

tackling other challenges facing the union; migration, terrorism, youth unemployment, the impact of digitisation and so on. And, she said on Thursday that, in a world of global challenges, Europe could not afford to be introspective now. Berlin didn't want Britain to leave - but, now that the decision's made, it wants "fair and constructive" exit negotiations to be concluded quickly and cleanly.

But it's unlikely to support talks over the shape of the future relationship between the UK and the EU unless Britain first agrees the terms of its exit - ie commits to paying that "Brexit bill".

There is, in reality, little appetite here for a punitive approach. Berlin wishes to preserve its strong economic relationship with the UK. But don't expect Germany to be a soft negotiating partner either. Even business

UK. And she is expected to seek to protect what she sees as those vital founding freedoms of the EU. She has repeatedly insisted that there can be no access to the single market without freedom of movement of people - a red line upon which many will seek to compromise but upon which she is likely to stand firm.

France:
Hugh Schofield, Paris

France is in the middle of presidential elections, and will have a new head of state in early May. The two candidates have very different views of the European Union - and of Brexit.

If Marine Le Pen of the Front National is elected, all bets are off. She is vehemently anti-EU, and thinks the UK's departure is not to be regretted but applauded. With Ms Le Pen in the Elysee, the chaos created by Brexit would quickly be eclipsed as Brussels struggled to cope with a much greater threat - Brexit. But realistically, Marine Le Pen's chances are small.

Far more probable is a President Emmanuel Macron. Mr Macron is fervently pro-European. In recent months, he has spoken out strongly about how the UK must not be allowed special treatment in its negotiations with Brussels. Echoing the outgoing President Francois Hollande, he says favours to London would betray the spirit of the EU and encourage populism. The obvious conclusion is that he would take a tough line in the talks on Brexit. But another interpretation suggests he might actually make life easier for the UK's negotiators. This is because on many issues Mr Macron is in agreement with the UK. He is economically liberal, pro-trade and pro-business. He understands the City. Hope for this more favourable view comes from a policy paper co-written by Mr

Macron's top adviser, Jean Pisani-Ferry. In it, he argues for a "continental partnership" with the UK, in which London would have access to the single market (and pay into the EU budget) but win back control over movement of workers. This is seen as a very soft version of Brexit.

Optimists say that a Macron victory would be seen as the start of a rollback against populism in Europe. A more confident Brussels establishment would then be more likely to reach a generous deal with London.

Poland:
Adam Easton, Warsaw

Poles make up the largest non-British nationality living in the UK, so the first priority for the Polish government is to secure the rights of those 850,000



Polish citizens. It's thought that many of those Poles have not been living in Britain long enough to claim permanent residency, so there's a great deal of uncertainty among them about their future rights post-Brexit.

Warsaw wants to be seen to be protecting its citizens' current status, including their access to UK social benefits. Essentially, it wants the current rules to remain in force. Those workers' earnings are important for the Polish economy. Each year, they send home an estimated \$1bn (£780m).

Another pressing



Polish Prime Minister Beata Szydlo has argued there is no place for a "multi-speed Europe"

concern is securing the UK's contribution to the EU budget. Poland is the biggest recipient of funds - 106bn euro (£90bn) under the 2014-20 EU budget, to which the UK is a significant contributor. Those funds have transformed the



Despite his fervent support for the EU, might a President Macron actually support a softer version of Brexit?

infrastructure landscape of Poland, and helped drive the country's economic growth. Warsaw hopes Brexit will not mean less money in the pot. Before the referendum, Poland named Britain as its number one partner in the EU. It insists the UK will remain a strong ally, especially in

Spain was squeezing traffic unreasonably at the land border, charges Madrid has consistently denied, citing security concerns. Now, there will have to be an agreement between Britain and Spain to apply the eventual Brexit terms

of trade and movement of people to and from the British overseas territory. Spain has proposed joint sovereignty, something Gibraltarians - and UK governments - have traditionally rejected out of hand. But aside from grandstanding on the Rock, Spain has many reasons to make Brexit as soft as possible. The Spanish consulate in London says 130,000 Spaniards live in Britain. On the other side, 309,000 British citizens are registered as residents in Spain. Here, the two countries will seek reciprocity on a deal making migrants' lives comfortable. Tourism is Spain's leading economic driver.

According to the Spanish government, 23% of the 75 million foreign tourists who visited the country in 2016 came from Britain. There are strong financial links between the two countries too. Spanish company Ferrovial operates Heathrow and several other UK airports.

Santander says 20% of its profits in 2016 came from its UK banking operations. Spain consistently runs a healthy trade surplus with the UK. Madrid has said it will work for an amicable deal with Britain, but the shadow of an impending row over applying it to Gibraltar threatens to be a major political stumbling block.

Italy:
James Reynolds, Rome

Expats, exports, security - these will be Italy's three immediate Brexit negotiation priorities.

Italy's embassy in the UK
Continued on next page



Angela Merkel welcomed Theresa May's remarks that Britain wanted to see a strong Europe

from Berlin on the rights of EU citizens living in Britain. While there is concern in Berlin about the impact of what one German newspaper called "Britain's leap into the dark", and an acknowledgement of, in Mrs Merkel's words, the "enormity and complexity" of the negotiations ahead, but politicians in Berlin worry about the bigger picture too.

Mrs Merkel has made it clear all along that she wants to get on with

leaders - among them the head of the association of Germany's all-powerful car manufacturers - acknowledge the EU's interests must come first.

Mrs Merkel has warned against the "illusion" the UK can retain or even negotiate better rights than member states. In Angela Merkel's response to the triggering of Article 50 last month, she chose first to commit to minimising the personal impact of Brexit on EU citizens living in the

view comes from a policy paper co-written by Mr

estimates there could be up to 600,000 Italians living in the UK, while it is thought that only 30,000 Britons live in Italy. Many of the Italians living in Britain are young graduates who cannot find work at home. Italy will want to safeguard their rights - and find a way to ensure future graduates can continue to look for work in the UK.

Then, Italy will want to make sure that it is able to carry on selling its goods to the UK. Britain is currently Italy's fourth biggest export market. In 2015, Italy exported

worked together in efforts to stabilise Libya. Brexit also presents a number of opportunities for Italy. The EU must decide the fate of its agencies currently based in the UK. Milan is taking part in the unofficial competition to take over as the host of the European Banking Agency and the European Medicines Agency.

**Sweden:
Maddy Savage,
Stockholm**

It's never fun watching your best friend go through

Ever-efficient Sweden has made no secret of its desire for negotiations on a new trade agreement with the UK to start as soon as possible. But its first priority is clarity on the future rights of EU citizens to live, work and study in a post-Brexit Britain.

According to the Swedish government, more than 100,000 Swedes, from a population of just 10 million, are based in the UK, and about 1,000 Swedish businesses operate there. Sweden's Minister for European Affairs and Trade, Ann Linde, has been openly critical of the challenges facing Europeans seeking permanent residency in the UK under current rules, which include filling out an 85-page document and providing evidence of steady work.

While Sweden's centre-left government has said it wants to make sure its old friend gets a "fair deal" in the negotiations, it has made clear that keeping the rest of the 27-member bloc intact is its core goal, a message shared by the country's centre-right opposition parties.

But public support for the anti-immigration Sweden Democrats - who are pushing for a "Swexit" - has crept up to about



HMS Bulwark worked with the Italian navy and coastguard to rescue migrants in the Mediterranean

19%, with just over a year to go before the country's next general election. Meanwhile, Sweden has seen a huge spike in citizenship applications from British expats anxious to guarantee their future in Scandinavia, with 1,616 forms submitted in 2016, three times the total of the previous year, 511.

**The Netherlands:
Anna Holligan, The Hague**

A "self-inflicted wound" is how one bewildered Dutch columnist described Brexit. The UK has historically been one of the Netherlands' closest allies. Exports between the two run into the tens of billions of euros. A comprehensive free trade agreement will be a priority - the Dutch government's biggest fear is having to fall back on the World Trade Organization tariffs. But bear in mind,

the Netherlands was one of the first recruits to the EU club of nations and about 80% of the country's GDP comes from exports, most of which (79%) are within Europe. The strength of Britain's relationship with this small but influential ally could prove critical in determining the nature of the final deal.

In fact, the pragmatic



Sweden's European Affairs Minister, Ann Linde, has criticised the application process for Swedes who want permanent UK residency

Dutch could emerge as mediators. They are the masters of compromise, proud of their ability to put differences aside to work together in the common interest, to literally dig the land out of the sea. They

have their people to think about too.

The Dutch foreign minister told the BBC that securing the rights of the approximately 100,000 Dutch citizens who lived in the UK was a top priority in the negotiations. And the Britons based in the Netherlands are anxious to be afforded the same protections. The domestic political landscape could also influence the Dutch stance.

Eurosceptic parties performed well in the recent election. They were emboldened by Brexit, despite the fact support for a "Nexit" fell after Britain demonstrated the complications involved in extricating oneself from the EU. The Dutch dilemma

will be how to maintain the valuable economic, cultural and political links with the UK without bolstering the eurosceptics at home and across the continent who want to destroy their lucrative club.



Gibraltarians voted overwhelmingly to remain in the EU

22.5bn euro (£19bn) worth of goods to the UK including cars, machinery, clothes, and the sparkling wine prosecco.

Italy will also seek to maintain a security alliance with Britain, particularly in the Mediterranean. As an EU member, Britain has taken part in anti-smuggling operations off the Italian coast. Italy and the UK have also

a break-up, and it gets a lot more complicated when you've got a bunch of friends in common. That's the position Sweden finds itself in, as its closest ally prepares to divorce itself from the EU. The two countries have shared the same perspective on 90% of votes in the European Council, and the UK is the Nordic nation's fifth biggest export partner.

Brexit: Key points in the EU's negotiation plan

BBC Brexit section 29 April 2017

Twenty-seven European Union leaders meeting in Brussels formally endorsed the bloc's guidelines on negotiating Brexit on 29 April. Like the draft guidelines issued in March, the approved version is a plan for how the EU wants to manage negotiations with the UK, and says that talks on a trade deal will only start after the brass tacks of separation have been agreed. But a few changes were made to the document between the draft and final version.

Here, the BBC's Reality Check correspondent Chris Morris teases out the key sentences and explains their significance.

1. Timing of negotiations

The European Council will monitor progress closely and determine when sufficient progress has been achieved to allow negotiations to proceed to the next phase. **What's the significance?** This is about whether and

when initial talks on separation, or "divorce" arrangements, can move on to discussion of a future trade deal. The UK wanted to talk about trade straight away but the EU is ruling that out. Donald Tusk, the European Council President, said it would be up to the other



European Council President Donald Tusk has said EU-UK trade talks could begin in the autumn

27 countries to determine what "sufficient progress" actually means. It could happen in the autumn, he suggested - but this is the EU asserting its control over the process.

2. Who negotiates?

...there will be no separate negotiations between individual member states and the United Kingdom...

What's the significance? Will the UK try to divide and rule by exploiting differences of opinion between different



member states as the talks progress? This sentence suggests the European Council is well aware of that possibility, and intends to get legally binding language written into negotiating directives to prevent it happening. There is a distinction, of course, between formal "negotiations" and what you might call "informal contacts" - so the UK will try to talk separately to other countries anyway.

3. Will there be a 'divorce bill?'

A single financial

settlement - including issues resulting from the MFF [Multiannual Financial Framework] as well as those related to the European Investment Bank (EIB), the European Development Fund (EDF) and the European Central Bank (ECB) - should ensure that the Union and the United Kingdom both respect the obligations resulting from the whole period of the UK membership in the Union. The settlement should cover all commitments as well as liabilities, including contingent liabilities. **What's the significance?**



There is more detail here than in the initial draft about the level of EU expectation when it comes to a financial settlement with the UK. It means the EU expects the UK to fulfil all the obligations it has made in the past, including for bills that will not be paid until after the UK has left the Union. This is confirmation that reaching agreement on how to calculate this financial settlement will be one of the biggest challenges of the initial phase of negotiations.

4. What about trade?

Any future free trade agreement...must ensure a level playing field in terms of competition and state aid, and must encompass safeguards against unfair competitive advantages..."

Translation: Don't be

of the single market excludes participation based on a sector-by-sector approach."

What's the significance? There had been suggestions in the UK that specific sectors like the car industry



could be given some kind of special access to the single market. This sentence rules that out altogether. For the EU it is a non-starter.

6. EU citizens' right to stay

Such guarantees must be effective, enforceable,

states that the UK is underestimating the technical difficulties of reaching an agreement on the issue of citizens' rights. There have to be legal guarantees, one senior official said, not just a gentlemen's agreement. And, at the moment of course, the ultimate legal authority for EU citizens is the European Court of Justice. That makes this a tricky political problem in the UK, not least because some of these issues will still be relevant decades

into the future. The EU is also concerned that the UK Home Office is placing and will continue to place bureaucratic obstacles in the path of EU citizens trying to secure their future - this is a warning shot across British bows.

7. Financial regulation

Any future framework should safeguard financial stability in the Union and respect its regulatory and supervisory regime and standards and their application.

This has been added after pressure from the French and others who are concerned that the UK might be tempted to undercut EU standards in the financial services sector.

The language here reinforces the view that the EU will not tolerate the UK trying to gain a competitive advantage through a much looser regulatory regime.

non-discriminatory and comprehensive, including the right to acquire permanent residence after a continuous period of five years of legal residence. Citizens should be able to exercise their rights through smooth and simple administrative procedures.

This reflects concern among EU member



tempted to undercut the single market by trying to gain a competitive advantage at our expense. You won't get the deep and comprehensive free trade agreement you want if that happens.

5. How will trade talks work?

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General election 2017: Where UK's parties stand on Brexit

With thanks to the BBC - UK Politics Section

Brexit is a major issue at the UK general election - here's what we know so far about where the main parties across the UK stand.

- that backed Remain.

Labour Party

Party policy: The Labour Party campaigned against Brexit in the referendum but now says the result must be honoured, provided

The Conservatives

Party policy: Prime Minister Theresa May was against Brexit before the EU referendum but now says there can be no turning back and that "Brexit means Brexit". The reason she gave for calling a general election was to strengthen her hand in negotiations with the EU, in which she plans to withdraw the UK from the single market and strike a new free trade deal.

Where the MPs stand: More Tory MPs backed Remain than Leave in last year's referendum - but they now strongly support the UK leaving - in February, only one voted against the government beginning Brexit by invoking Article

50 of the Lisbon Treaty.
Risks and rewards: Theresa May would use an election victory to say the country is uniting



around her approach to Brexit, and moving on from the divisions of the referendum campaign. But her uncompromising approach to leaving could upset some of the 48% who wanted to stay in, with the Lib Dems hoping to capitalise in areas - like London's Richmond Park

workers' rights, access to the benefits of the single market and four other tests are met. It has also ruled out a second referendum on the final deal, but wants MPs to have a decisive say on what happens once negotiations are complete. And it would guarantee the right of EU nationals living

Continued on next page

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and working in the UK to stay in the country from "day one" of a Labour government.

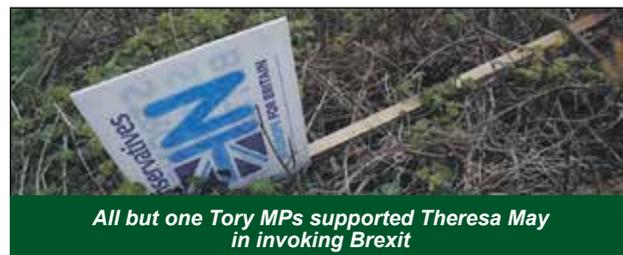
Where the MPs stand: The vast majority of Labour MPs backed Remain ahead of the referendum - but most followed party orders to allow Article 50 to be invoked in February's vote.

Risks and rewards: Labour is hoping its acceptance of the result will fend off attacks from the Tories and UKIP in Leave-backing areas, which are estimated to account for the majority of its seats - including Stoke Central where it won February's by-election. But there are divisions among MPs on the best way forward, and Labour faces the challenge of having to appeal to both sides of a polarising debate.

The SNP

Party policy: SNP leader Nicola Sturgeon has been pushing for Scotland - which voted to remain in the EU - to have a special status after Brexit, including remaining in the single market. She

has called for a second independence referendum before the Brexit package



All but one Tory MPs supported Theresa May in invoking Brexit

has been finalised.

Where the MPs stand: The SNP's 54 MPs voted en masse against triggering Article 50 and are expected to maintain their vocal opposition to Brexit in the next Parliament.

Risks and rewards: The SNP will hope to harness Scotland's support for remaining in the EU (it voted Remain by 62% to 38%). But a significant minority of its supporters are thought to have backed Leave - while the Tories are said to be targeting the Moray seat of SNP Westminster leader Angus Robertson, where Remain only narrowly saw off the Leave campaign in the EU referendum.

Liberal Democrats

The Liberal Democrats are strongly pro-EU, and have promised to stop what

they call a "disastrous hard Brexit". They say they will fight with "every fibre of their being" to protect existing aspects of EU membership, such as the single market and the free movement of people, and want another referendum - this time on the terms of the deal struck between the UK and the EU.

Where the MPs stand: All of the Lib Dem MPs backed staying in the EU, and seven out of nine opposed Article 50, with two abstaining.

Risks and rewards: The Lib Dems are hoping their pro-EU pitch will help them gather voters in pro-Remain areas, as when they captured Richmond Park in London in December's by-election. But according to estimates based on the

referendum results, two of their sitting MPs represent areas that backed Leave last June - which might make the party's second referendum policy a tough sell on the doorstep.

The Green Party

Green Party of England and Wales joint leader Caroline Lucas has called for a second EU referendum on the Brexit deal reached with Brussels, and the Greens have promised "full opposition" to what they call "extreme Brexit".

UKIP

UKIP leader Paul Nuttall has vowed to "hold the



The Lib Dems hope a pro-EU stance will help them repeat their Richmond Park success

government's feet to the fire" on Brexit and will be hoping to take votes from Labour in areas that backed Leave. But with

the formal exit process already under way, will the party's longstanding anti-EU message still have the same resonance?

Plaid Cymru

Plaid Cymru, which campaigned to stay in the EU, says it accepts that the people of Wales voted to leave, but says single market membership should be preserved to protect Welsh jobs.

Democratic Unionist Party

The DUP campaigned in favour of leaving the EU - and, in its manifesto for this year's Assembly elections,

common interests".

SDLP

Having campaigned to stay in the EU, the SDLP's MPs have opposed the invoking of Article 50, saying it is being done "against the will of people in Northern Ireland", where most people voted to Remain in the EU.

Ulster Unionist

Before the referendum, the Ulster Unionist party said that on balance, it was better for Northern Ireland to stay in the EU - although not all its members agreed. It says it would honour the referendum result, and wants "unfettered" access to the single market and no hard border with the Republic of Ireland.

Sinn Fein

Sinn Fein has accused the Conservative government of "seeking to impose Brexit on Ireland". It wants Northern Ireland to have a "designated special status" inside the EU.

said it wanted to see a "positive" relationship with the rest of Europe, involving "mutual access to our markets to pursue

ENERGY PERFORMANCE CERTIFICATES IN SPAIN

MAY 2017 UPDATE

Since June 2013 the total number of Energy Performance Certificates carried out in the Canaries now stands at approximately 152,700, with some 3,000 being registered over the month of April. This figure corresponds closely with the number of Certificates carried out in the month of March.

The figure, of course, groups both residential and commercial properties and those for sale as well as for rent in all of the Islands

which together form the Canaries.

For readers unaware of Energy Performance Certificates (EPC's), they were introduced in Spain and its dependencies by Royal Decree on 5th April 2013. This Law requires that, from 1st June 2013, an EPC must be obtained by the owner whenever a domestic or commercial property is Built, Sold or Rented.

Selling your property

From 1st June 2013 property owners are

required by law to present an Energy Performance Certificate when a property is placed on the market and prior to any advertising. When the property is sold, the Notary will need to see the EPC, termed the Certificado de Eficiencia Energética in Spain.

Renting your property

Either you or your agent, must obtain an EPC. An agent will not be legally allowed to offer or advertise your property for

long term letting without one. Where a property has already been let prior to 1st June 2013, no EPC is required until one tenant leaves and the property is offered for long term rental again. If your property was built after 2007 you should already have an EPC provided

have an EPC. If you are the tenant your landlord or the letting agent should be able to show you the EPC for your property.

The EPC contains:

Information about a property's energy use and typical energy costs,



An EPC allocates an Energy Efficiency Rating, ranging from 'A' (most efficient) to 'G' (least efficient).

The Certificate, registered with the Canarian Government is valid for 10 years.

How to arrange an EPC:

If you are selling or renting out property, you will need to engage an Accredited Assessor, who will visit your property to inspect and then produce and register your properties Energy Performance Certificate.

If you have any questions, or wish to arrange for me, Philip Wright, to carry out your Energy Performance Certificate please call me on 667 757323.

by the seller. If you only rent your property out on a short term basis, for less than 4 months of each year, you may not need to

and recommendations as to how you may be able to reduce energy use and save money.

Viewpoint: Is inequality about to get unimaginably worse?

BBC

Could advances in technology, genetics and artificial intelligence lead to a world in which economic inequality turns into biological inequality? asks the historian and writer Yuval Noah Harari.

Inequality goes back at least 30,000 years. Hunter-gatherers were more equal than subsequent societies. They had very little property, and property is a prerequisite for long-term inequality. But even they had hierarchies. In the 19th and 20th Centuries, however, something changed. Equality became a dominant value in human culture, almost all over the world. Why?

It was partly down to the rise of new ideologies such as humanism, liberalism and socialism. But it was also about technological and economic change - which was connected to those new ideologies, of course. Suddenly the elite needed large numbers of healthy, educated people to serve as soldiers in the army and as workers in the factories.

Governments didn't educate and vaccinate

to be nice. They needed the masses to be useful. But now that's changing again. The best armies today require a small number of highly professional soldiers using very high-tech kit. Factories, too, are increasingly automated. This is one reason why we might - in the not-too-distant future - see the creation of the most unequal societies that have ever existed in human history.

And there are other reasons to fear such a future. With rapid improvements in biotechnology and bioengineering, we may reach a point where, for the first time in history, economic inequality becomes biological inequality. Until now, humans had control of the world outside them. They could control the rivers, forests, animals

and plants. But they had very little control of the world inside them. They had limited ability to manipulate and engineer their own bodies, brains and minds. They couldn't cheat death. That might not always be the case.

There are two main ways to upgrade humans.

Either you change something in their biological structure by changing their DNA. Or, the more radical way, you combine organic and inorganic parts - perhaps directly connecting brains and computers. The rich - through purchasing such biological enhancements - could become, literally, better than the rest; more intelligent, healthier and with far greater life-spans. At that point, it will make sense to cede power to this "enhanced" class.

Think about it like this. In the past, the nobility tried to convince the masses that they were superior to everyone else and so should hold power. In the future I am describing, they really will be superior to the masses.

And because they will be better than us, it will make sense to cede power and decision-making to them.

We might also find that the rise of artificial intelligence - and not just automation - will mean that huge numbers of people, in all kinds of jobs, simply lose their economic usefulness. The two processes together - human enhancement and the rise of AI - may result in the separation of humankind into a very small class of super-humans and a massive underclass of "useless" people.

Here's a concrete example. Think about the



transportation market. You have thousands of lorry, taxi and bus drivers in the UK. Each of them commands a small share of the transportation market, and they gain

political power because of that. They can unionise and if the government does something they don't like, they can go on strike and shut down the entire transportation system.

Now fast-forward 30 years. All vehicles are self-driving. One corporation controls the algorithm that controls the entire transport market. All the economic power previously shared by thousands, and all their political power, is now in their hands of a single corporation.

Once you lose your economic importance, the state loses at least some of the incentive

time of crisis - like climate catastrophe - it would be very easy to toss you overboard.

Technology is not deterministic. We can still do something about all this.

But I think we should be aware that what I'm describing is one possible future. If we don't like this possibility, we need to act before it's too late. There is one more possible step on the road to previously unimaginable inequality. In the short-term, authority might shift to a small elite that owns and controls the master algorithms and the data that feeds them. In the longer term, however, authority could shift completely from humans to the algorithms.

Once AI is smarter than us, all humanity could be made redundant. What would happen after that? We have absolutely no idea. We literally can't imagine it. How could we? We are talking about an intelligence far greater than that which humanity currently possesses.

Yuval Noah Harari is a professor in the Department of History at the Hebrew University of Jerusalem and author of Homo Deus: A Brief History of Tomorrow.

Winter Walking in Tenerife

- Back in Blighty!

Contributed by
Michael Patey

Southwold and Walberswick

Whilst on a bowling tour to Suffolk and having a day off from the sporting action, we decided to visit an area I have not visited since my early twenties. Southwold is noted for two things: its lighthouse and for being the home of Adnams ale (well known to those of you who are real ale aficionados!).

This walk also takes in the village of Walberswick, which is more famous for being the haunt of twitchers coming to roam the marshes looking for the lesser spotted "whatever" and to enjoy the fresh sea air.

We parked on Southwold Common close

pausing to watch some of the lady members as they stylishly swung their way around the course looking for golfing perfection. Winding through high gorse bushes we emerged at the public footbridge over the River Blyth known as the Bailey Bridge. The Blyth rises near Laxfield

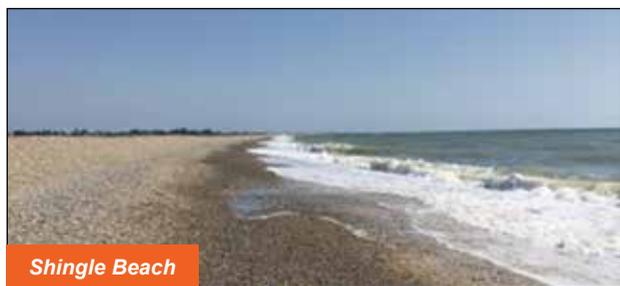


Old Mill

to the very distinguished water towers - the first of which was built in 1890, held 40,000 gallons and was powered by huge sails. It is noted that in 1899 one George Neller, a well-known and respected local man, died when his coat tails snagged in the tower machinery. In 1937, a new 150,000-gallon Art Deco water tower was built next to the original. Southwold

and flows out to the North Sea via a tidal estuary between Southwold and Walberswick. Here it forms the main harbour area of Southwold, which is still an active fishing harbour. The Blyth can be crossed by the aforementioned Bailey Bridge or by the Walberswick rowing boat ferry across the harbour.

The Blyth Navigation canal was opened in



Shingle Beach

Borough Council, as was purchased the old tower in 1987 for a nominal figure of £100 before it came into the hands of successive water companies. It has since been used as the Lifeboat museum and later by Adnams, the local brewer for a number of years.

Following a grass path past the water towers we arrived at one of the fairways of Southwold Golf Course which we crossed carefully, only

1761 running 7 miles from Halesworth to the estuary leading to the canalization of the river east of Halesworth. It was insolvent by 1884, partly due to the estuary silting up and also to the opening of the Southwold Railway in 1879. The navigation was used occasionally until 1911 and was formally abandoned in 1934. Crossing the river, we continued straight ahead on a path through marshland and fields until

we reached a bench on which is a commemorative plaque. This provides information on this site of the Walberswick station on the Southwold Railway, which was closed in 1929. The Southwold Railway was a narrow gauge line opening in 1879 between Halesworth and Southwold measuring 8 miles, 63.5 chains long.

The ancient once-important harbour of Southwold declined during the 18th and 19th centuries in favour of Lowestoft 12 miles to the north. This accentuated the need for tourists and trade - although there was still some fishing. In the 1850s, the East Suffolk Railway had taken a westerly course from Lowestoft to Ipswich, thus passing through Halesworth and Darsham, leaving Southwold 9 miles from a railway line. The East Suffolk Railway refused requests for a branch line so the Southwold Railway Company was formed in 1875 with the help of local people. A gauge of 3ft was chosen, and the Halesworth-based board set about raising the money. Following numerous problems in the management of the company the line opened on 24th September 1879. After the First World War, financial depression caused a general decline in the fortunes of the line. Up to 1925 a profit was shown, but when the end came, it was sudden. Facing a much more flexible and cheaper service from motor-buses, on April 11th 1929, after one week's notice, the line was closed.

Proceeding onwards to the edge of the village of Walberswick. Turning right on a quiet road we came across the grade 1 listed church of St. Andrews. The church originally comprised a nave and chancel with eighteen bay clerestory, six bay north and south aisles, west tower and south porch. In the 1690s the prosperity of the village suffered and there were insufficient funds to maintain the church. The parish obtained permission

to demolish the old one and build a much smaller one. This was funded by the sale of lead from the roofs and the bells from the tower. The newer church now sits within the ruins of the old.

Moving on from this impressive church we emerged at the Walberswick South Nature Reserve. This national reserve is one of the most diverse sites in the UK with an internationally important and unique grouping of habitats, including the reed-bed at Westwood marshes, heath, grassland, marshes, woodlands, shingle, saline lagoons and the mudflats and saltmarshes of the Blyth estuary. It is also internationally important for its enormous variety of bird life.

We descended into the reed beds along boardwalks and grass



Southwold Approach

paths bordered on each side by a sea of reeds. Passing a ruined windmill guarded by a pair of mute swans we followed the river as it meandered along, turning eventually to the beach and the North Sea. It has to be said that the next mile of the walk was the toughest as we had to walk along the top of the shingle beach, eventually reaching some beach huts and the eastern edge of Walberswick. After a few yards we descended into the centre of this lovely village, past the "Ship" public house (an ideal spot for a mid-walk pint of Adnams), across by the village green and over the hill to the banks of the estuary of the Blyth. From here we turned westward along the southern bank of the river (you can take the ferry across at this point if you want a slightly shorter walk), until we reached the Bailey Bridge once more. From here we retraced our steps but turning eastwards on the other side of the bridge and followed the northern



Lighthouse

bank back down to the Southwold side of the river. This stretch of the Blyth is very busy with moorings, boat sheds, chandlers and boat builders. These were intermingled with fishmongers, bars, the

Southwold Yacht Club, and of course, as you would expect, a fish and chips vendor. Moving onwards until we reached the landward

side of the sand dunes at



The Ship

the beach. Here we found the Alfred Corry Museum. The Alfred Corry Charitable Trust was set up in 1994 to preserve the 1893 Southwold No. 1 Lifeboat

'Alfred Corry'. This was Southwold's lifeboat for 25 years from 1893 until 1918. During this period she was launched 41 times and saved 47 lives. Now, in view of the skyline of Southwold and its iconic Lighthouse, we trekked northward the last few hundred yards into the town. We were joined at this point by our friends Keith and Pam who, living in the area, had journeyed to meet us for a drink at the end of our walk. We routed into the town with our newly found guides passing the Adnams brewery to our ultimate destination the Sole Bay Inn. One of my resolutions was to finish the walk

with a pint of Adnams IPA and we consumed our refreshments in the shadow of the lighthouse reviewing our journey and catching up with our friends.

Length of walk: Distance: 8.95 miles
Degree of difficulty: Moderate

A link to this trail can be found at:
<http://www.wikiloc.com/wikiloc/view.do?id=14402522>

More information about the
Alfred Corry Museum can be found at:
<http://www.alfredcorry.co.uk/>



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Kenia

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If you think you can give Kenia the home she needs, please call Rachel on 629 031 273 or you can visit the Refuge between the hours of 10.00am and 3.00pm, Monday to Friday.

The Centro de Proteccion Animal de Tierra Blanca is located off junction 15 of the TF1 motorway by the restaurant Los Chasneros, just 200m above the motorway. They do not ask for adoption fees, only a donation of food and photos to let them know how your new pet is getting on in his/her new home. Call 629 031 273.

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Costa del Silencio, Parque Albatros

€1,650

Beautifully decorated, very large Villa on a private residential complex with community swimming pool. This Villa has 5 bedrooms, 3 bathrooms, a huge lounge/dining room and a separate fitted kitchen. The house also has numerous terraces, patios and garden areas. The

Luxury townhouse, fully furnished and equipped to high standards. Spacious garden, seaviews, and double underground secure garage. The complex offers good facilities: pools and sun decks, tropical gardens and satellite tv. Air conditioning throughout, electric shutters, parquet Separate fitted kitchen, fully equipped with all the appliances, large dining ... For full information see website or contact:

Tenerife Alizes Properties Ref: H3-1031
922 738653 / 626 274040

Golf del Sur, San Blas Village

€1,200

Stunning Fully Furnished house on the sought after San Blas residential complex, 3 bed 2 bath. Large balcony of the bedroom with partly sea-views, large garden. Internal private double garage, community pool, close to shops transport and Airport 15 Mins. Finished to a luxury standard. Alarm system installed. Bills excluded.

Los Abrigos Properties Ref: LAPR1036
922 170021 / 651 303029

Los Cristianos, Parque Margarita

€1,100

3 bed 2 bath penthouse apartment located centrally to Los Cristianos, within minutes walking distance to all local amenities, has a fully fitted independent kitchen, all bedrooms of double size, terraces to the lounge and side of the property with stunning views of the mountain and sea. There is a pool on this complex and has roadside parking.

Tenerife Island Rentals and Buy Tenerife Ref: AP0123 Rentals: 922 797438

€999 - €650 p/m

Los Cristianos, Summerlands

€850

Fully refurbished and furnished 1 bedroom, 1 bathroom penthouse apartment in popular, centrally-located complex with lovely pool and sunbathing area. The property has a lounge/dining area, American-style kitchen and sunny terrace with nice views and is close to all amenities. Bills excluded.

JB Rentals Ref: JBR-001
661-833353

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€800

Large 2 bed, 2 bath modern ground floor Apartment with terrace & garden, Golf del Sur, 3 communal pools, close to shops and transport. No pets. Available from 1st of April until 31st of October 2017.

Los Abrigos Properties Ref: LAPR1037
922 170021 / 651 303029

Costa del Silencio, Parque Don Jose

€780

Large ground floor 2 bedroom, 1 bathroom apartment totally refurbished and furnished with a good size lounge and new fully fitted kitchen. There is a large terrace and community swimming pool. The apartment will be available to rent from the beginning of May 2017. Free internet in the apartment.

Tenerife Prime Property Ref: 02

1174
627-230360

Los Cristianos, Sur y Sol

€750

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San Eugenio Alto, Montesol I

€700

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Tenerife Island Rentals and Buy Tenerife Ref: AP0271 Rentals: 922 797438

€649 - €500 p/m

Golf del Sur, Green Park

€600

A really beautiful large one bedroomed 2nd floor apartment. Formerly two bedrooms but

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Los Abrigos Properties Ref: LAPR1026
922 170021 / 651 303029

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€600

Spacious one double bed-roomed apartment on the first floor of Parque Albatros in Golf Del Sur.60m2 accommodation with double bedroom, double bed settee in lounge, fitted kitchen, bathroom with bath shower and bidet and large terrace overlooking pool. One of the best kept complexes in the area with heated pool, children's small pool and games room with poo... For full information see website or contact:

Los Abrigos Properties Ref: LAPR929
922 170021 / 651 303029

Los Abrigos, Vistamar

€600

Beautiful ground floor 1 double bedroom apartment in heart of Los Abrigos (1st line) with stunning views over the sea, Los Abrigos harbour and San Blas village. 2 min walk to local shop, restaurants and beach. Has decent size balcony. Open kitchen with the living room. Bills not incl. Available soon!

Los Abrigos Properties Ref: LAPR1034
922 170021 / 651 303029

Los Abrigos, Apartment

€600

Modern 2 bed 2 bath, 2nd floor Apartment, Balcony and private terrace with best sea views and Red rock in quite end of Los Abrigos, close to transport Shops and Restaurants, beach 5 mins. No pets allowed.

Los Abrigos Properties Ref: LAPR1031
922 170021 / 651 303029

La Tejita, Penthouse

€550

Lovely 1 bed 1 bath, Penthouse Apartment, in La Tajita, American Kitchen, balcony with sea views, and another large private terrace, community pool and gardens close to bus and shopping centre, beach 10 mins

Los Abrigos Properties Ref: LAPR861
922 170021 / 651 303029

EI Galeon, Amanecer

€520

2 bed unfurnished apartment located in a residential complex within walking distance to Adeje town and all amenities. The apartment has an American style kitchen equipped with oven, hob, fridge/freezer and washing machine. The master bedroom is of double size and you have a small juliet balcony to the lounge area. There is no pool on this complex and ... For full information see website or contact:

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bedrooms and two bathrooms. This apartment is very nicely furnished ... For full information see website or contact:

2nd Home Tenerife Ref: VKT3MGR4D
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€POA

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2nd Home Tenerife Ref: VKT2RP213AC
628 608 469

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Tenerife Prime Property Ref: 04 1191
627-230360

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€1,950

AVAILABLE TO RENT FROM 21ST JUNE 2017 UNTIL 17TH NOVEMBER 2017. Stunning 4 bed 3 bath villa located on a very popular complex within walking distance to the beach front of Bahia Del Duque. This villa has a private pool with large surrounding terrace area, to the ground floor you have an independent fully fitted kitchen, outside utility area, two double s... For full information see website or contact:

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Tenerife Island Rentals and Buy

house is on two floors and there is a large private roof terrace with sea views. This hous... For full information see website or contact:

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627-230360

Guargacho, Canarian House

€1,650

Large rural, unfurnished house on plot of 1000 m2 available from the beginning of March 2017. There are 5 bedrooms, 4 bathrooms, a huge separate kitchen and a large lounge/dining room. The house has a wraparound veranda with views down to the coastline, garden, various terraces and a recently, fully refurbished, private swimming pool.

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Roque del Conde, Villa

€1,400

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Golf del Sur, San Blas Village

€1,250



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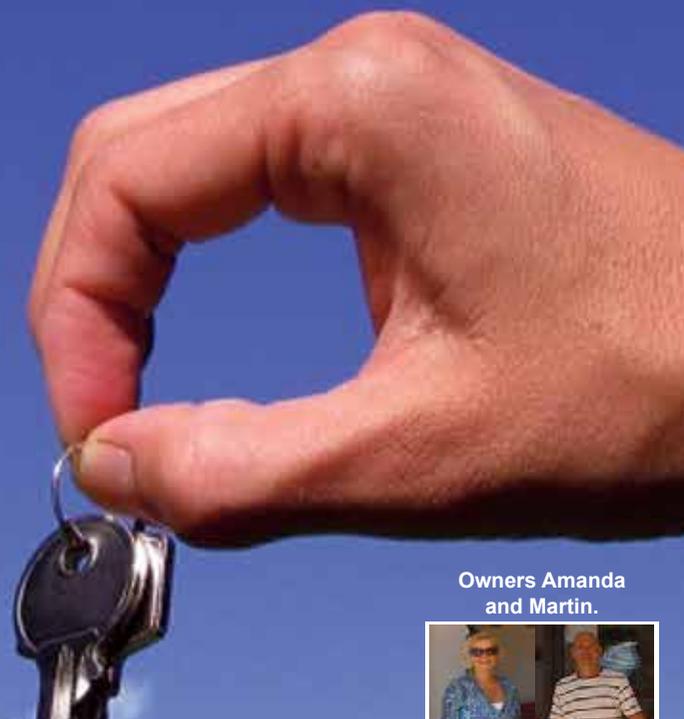
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Business Section

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Buzanada, Restaurant

€1,800,000

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€1,600,000

Wonderful restaurant (open 6 months each year) in the mountains of Tenerife a short drive from busy tourist areas. Part of a large finca with stunning sea and mountain views, this unique property/business has 7 bedrooms, 2 lounges, 5 bathrooms, 2 WCs, large, commercial kitchen and many terraces with lots of potential. The old finca has been extended, with... For full information see website or contact: **FRINA Tenerife SL - Business Sales Ref: 1845 922 085191 / 670 636004**

Tenerife South, Rural Hotel

€1,499,000

This hotel is a unique opportunity for a family or a couple who want to run a small but luxurious hotel. Besides the 14 rooms, the hotel also has a separate apartment for the managers. The hotel is newly renovated and located in a small village half an hours drive from the busy tourist areas in the South, and is surrounded by open fields and a stunning vi... For full information see website or contact: **FRINA Tenerife SL - Business Sales Ref: 1800 922 085191 / 670 636004**

Los Cristianos, Bakery

€840,000

For sale is this bakery and cafe in the busy city center of Los Cristianos. This French bakery has been running for 12 years, and is offered for sale both as a leasehold and as freehold. Due to high quality through many years this is a very well established business, which also can prove very good figures. The bakery has a big kitchen in the basement, whe... For full information see website or contact: **FRINA Tenerife SL - Business Sales Ref: 1814 922 085191 / 670 636004**

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€799,000

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€750,000

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Sales Ref: 1825 922 085191 / 670 636004

Puerto de Santiago, Bar/Cafe

€350,000

New on the market is this wonderful drinks only venue with good roadside location in the Los Gigantes area. The business has been trading successfully since 1998 and is still packing them every night. This family run business puts on live entertainment 7 nights of the week for locals and holiday makers and the venue is always well supported. At weeken... For full information see website or contact:

Business Finder Tenerife Ref: 4037T

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€349,999 - €250,000

Tenerife South, Other Business

€320,000

This is a rare opportunity to be the owner of a successful jet ski business placed in the South of Tenerife. With this excursion business comes 6 jet skis bought between 2013 and 2015 and with a fixed location in a popular harbour. Furthermore, are all equipment like wetsuits and life jackets included, as well as website, Facebook, TripAdvisor account and... For full information see website or contact: **FRINA Tenerife SL - Business Sales Ref: 1841 922 085191 / 670 636004**

Tenerife South, Distribution & Wholesale

€260,000

Distribution business in Las Americas in a 500 m2 locale, which has been completely refurbished to run like a supermarket with large racks, large freezers, cooling rooms, displays, carts, private office etc. Today the business works as a distributor of liquor, soft and hot beverages to bars, cafes, and restaurants in the local area. However, this business... For full information see website or contact: **FRINA Tenerife SL - Business Sales Ref: 1873 922 085191 / 670 636004**

€249,999 - €100,000

Los Cristianos, Restaurant

€175,000

This leasehold restaurant for sale is the perfect match for a professional and ambitious chef who knows how to run a large quality restaurant. The Restaurant is placed in one of the busy streets in Los Cristianos close to commercial centers, sports bar, and large apartment complexes. The covered terrace is 35 m2 and faces the street, which always has a lo... For full information see website or contact: **FRINA Tenerife SL - Business Sales Ref: 1882 922 085191 / 670 636004**

Tenerife South, Freehold Property

€140,000

This stunning freehold bar cafe is new on the market and is located in a busy town on the south coast of Tenerife. This business has been

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apartment building is placed in Cabo Blanco and was renovated in 2015. Besides from the 6 apartments is a further possibility to make studio apartment on the top floor. The apartments are spaci... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1211 922 085191 / 670 636004

Tenerife South, Car Leasing/ Rental Business

€650,000

Los Cristianos, Clothes Shop

€399,000

For sale is this 86 m2 big locale which is placed in the busy city center of Los Cristianos about 5 minutes from the beach. The street is always busy and you cannot help attract a lot of traffic of both tourists and locales. Today the premise holds a clothes and beauty store but the spacious locals are both light and well maintained, and this premises can... For full information see website or contact:

FRINA Tenerife SL - Business

trading since 1992 and has always been popular with residents and multi national holidaymakers. It is now time for the owners to take a well earned retirement. This large freehold property consists of a cafe bar of 110m... For full information see website or contact:

Business Finder Tenerife Ref: 1982T
653 593 231 / 693 816 888

Puerto de Santiago, Bar/Cafe
€120,000

New on the market is this wonderful drinks only venue with good roadside location in the Los Gigantes area. The business has been trading successfully since 1998 and is still packing them every night. This family run business puts on live entertainment 7 nights of the week for locals and holiday makers and the venue is always well supported. At weeken... For full information see website or contact:

Business Finder Tenerife Ref: 4037T
653 593 231 / 693 816 888

El Medano, Restaurant

€120,000

Beautiful, large and modern Restaurant in the Southern of Tenerife. This leasehold brasserie and wine restaurant is situated in a new commercial centre in an upcoming area, where the competition still is minor, and therefore you have the opportunity to be one of the most well established restaurants in an area, which for sure will grow. The restaurant its... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1797 922 085191 / 670 636004

Las Americas, Restaurant

€119,000

This well established and very popular franchise restaurant is

placed in one of the busy streets of Playa de Las Americas, only 2 minutes of walk from the beach promenade. Thanks to a large and modern terrace this restaurant is inviting already from the street. And the menu card has good steaks, salads, pastas, and pizzas and secures returning guests and ... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1821 922 085191 / 670 636004

Los Cristianos, Pool Bar

€115,000

FREEHOLD POOL BAR! If you are looking for a small freehold business to run as a couple or a small family, this pool bar on a residential complex in Los Cristianos might be exactly what you need! The bar has been established for very many years and for the last 10 it has been thriving. Now it is time for them to move on, which is the reason the bar is off... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1696 922 085191 / 670 636004

Los Cristianos, Bar/Cafe/Restaurant

€115,000

If you are looking for a small freehold business to run as a couple or a small family, this pool bar on a residential complex in Los Cristianos might be exactly what you need! The bar has been established for very many years and for the last 10 it has been thriving in the hands of the current owners. Now it is time for them to move on, which is the reason... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1696 922 085191 / 670 636004

Tenerife South, Sports Bar

€110,000

This bar has been in the hands of the current owners for 7 years and is very well known by the locals and visitors of the large and busy complex where it is placed. The bar itself is in a 35 m2 locale with toilets and a small storeroom. The bar has no kitchen but it used to have a small one, which could be reinstalled. Today the bar is open from 14:00 to ... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1880 922 085191 / 670 636004



San Eugenio Alto, Bar/Cafe/Restaurant

€100,000

This freehold restaurant has become available to purchase. It is located in San Eugenio Alto and is surrounded by apartment complexes This venue was once a successful Italian restaurant and busy most nights. The attached pictures show the restaurant in better days. It measures 40m2 inside which held 8 tables. There is front covered terrace of 22.5m2 whic... For full information see website or contact:

Business Finder Tenerife Ref: 3026T
653 593 231 / 693 816 888

€99,999 - €50,000

Las Americas, Freehold Property

€99,000

If you dream about starting up your own business in the always busy Las Americas this empty locale freehold will be a good option. The freehold is placed in a complex where there only is one cafe and no bars, so this would be a good place to open a bar. The local is 112 m2, which gives room for both a big bar desk, kitchen and plenty of tables. Today loca... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1848 922 085191 / 670 636004

Puerto de Santiago, Restaurant

€95,000

New on the market is this family run business which has been trading successfully since 2006. The business has always been well supported by British residents and holiday makers all year round. This business opens its doors at 8am for a good selection of breakfasts and the great menu continues all day right through until close. The business has a resta... For full information see website or contact:

Business Finder Tenerife Ref: 4038T
653 593 231 / 693 816 888

Tenerife South, Bar/Cafe

€90,000

This Tenerife bar combines a relaxed lounge atmosphere with live music, shishas, tapas and

snacks. You enter the bar itself by the large stairs that also lead you to the 3 big terraces where you have room for 70 people. Today the bar is open from 12.00 till 02.00 and is most busy at nights where they besides from drinks and food also offer live music. Dur... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1835 922 085191 / 670 636004

Tenerife South, Sign Making/Fitting

€85,000

This is your opportunity to purchase this very well respected sign fitting company based in the south of Tenerife. This business has been trading for nearly 3 years and can offer a full sign fitting service and an extensive range of blinds and awnings. Included in the sale is all the hardware you will need, computers, printers, laminators, plotters. The bus... For full information see website or contact:

Business Finder Tenerife Ref: 1856T
653 593 231 / 693 816 888

Puerto Colon, Excursion Business

€85,000

If you are looking for a fun business this boat excursion is for you. The excursion is Tenerife Sea Safari, which sails between Puerto Colon Harbour, Los Gigantes, the Caves and Masca. During the boat safari there is Whale & Dolphin watching, Snorkelling and Sea Scooters depending on the weather and the wishes of clients. Each boat trip runs for about 3 h... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1857 922 085191 / 670 636004

Los Abrigos, Restaurant

€79,000

OPEN TO OFFERS! For sale leasehold is this spacious restaurant with big kitchen and grill in the charming town of Los Abrigos in the south of Tenerife. The restaurant, which is newly refurbished, has a prominent position on the main road of the town. Inside, the premises comprises: a large well-equipped kitchen with grill, a bar, a cosy and nicely furnish... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1863 922 085191 / 670 636004

Los Abrigos, Empty Local

€75,000

Empty Commercial shop in Heart of Los Abrigos on Main High street. 50M2

Los Abrigos Properties Ref: LAP1308
922 170021 / 651 303029

Las Americas, Cafe/Cake Shop

€75,000

Very attractive and successful cafe and pastry shop, situated in a busy area of Las Americas, on the street with lots of passing trade and in between several hotels and apartment complexes. The cafe was opened in 2011 and has establish a very strong position with a recognized name and brand. The premises are fitted to a high standard in line with the le... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1867 922 085191 / 670 636004

Torviscas Bajo, Other Business

€75,000

If you are looking for a successful tattoo business then this could be it. It has been trading for two years now and operating with a manager and artist. It benefits from a roadside location with plenty of passing traffic and foot fall. The

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Finding businesses for people like you!

Restaurant/Cocktail Lounge



Located in the heart of the Las Americas nightlife. Large venue is 140m2 inside with an 80m2 terrace which can accommodate 50 diners and has several chill-out areas. Tastefully furnished throughout. A fully equipped kitchen can produce any menu. It has a large storeroom and staff shower. The large bar area has one of the largest TV screens in the south showing sports and music. Over 50,000€ spent on reforming. The purchase price includes all fixtures and fittings. All licences and paperwork are in place.

170,000€

4082T

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Tenerife Prime Property

TEL: 922 703 725 MOBILE: 627 230 360

Playa Paraiso, Café/Minimarket



For traspaso. Popular café/minimarket close to new, busy tourist hotel (The Hard Rock Hotel) with 300 residential/holiday apartments. Opening Licence. Accounts available. Low monthly rent and bills.

Ref: B-115

€20,000

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business has been building a good reputation with its clients for quality artwork. All licences are in place and ... For full information see website or contact:

Business Finder Tenerife Ref: 4039T
653 593 231 / 693 816 888

Costa del Silencio, Restaurant

€69,500

You do not find a better Restaurant in Costa Del Silencio, which the current owner can prove by his great reviews on Facebook and TripAdvisor the happy customers speak for themselves. With the purchase of this business you buy a success, which only will grove in the hands of the right person. Today the restaurant has 3 employees, but it is only open in th... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1846 922 085191 / 670 636004

Los Abrigos, Fully Equipped Local

€69,000

This local is situated in the charming Canarian seaside town of Los Abrigos and is sold freehold. This is a very good opportunity if you dream about opening your own bar and cafe. Even though there is no kitchen installed you have a very well equipped bar so you would be able to prepare and serve simple cafe food and snacks from day one. Furthermore, all ... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1849 922 085191 / 670 636004

Tenerife South, Sign Making/Fitting
€65,000
REDUCED BY 20,000! If you are looking to buy a sustainable non-catering business in Tenerife, this

long-established manufacturing business is an opportunity not to be missed! The company has been trading successfully for around 22 years and has an excellent reputation and little direct competition. Located in the South Tenerife, the company specialises in... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1730 922 085191 / 670 636004

Tenerife South, Newsagent

€60,000

This is a great little business! An extremely profitable Newsagents situated in a busy tourist area and with low overheads and sociable day time hours only. The current owners have run the business for many many years now and are selling for a much deserved rest. Offering a wide array of products including newspapers, magazines, books, cards, phone cards, ... For full information see website or contact:

Business Finder Tenerife Ref: 1320T
653 593 231 / 693 816 888

Golf del Sur, Bar/Cafe

€59,000

Delicious homemade food, good location without a lot of competition, and finally a very good reputation that is what this cafe offers you. It is located in two combined locals and has a good size terrace with blinds. You have room for 40 guests, 20 inside and 20 outside. Inside you also find a small bar and a kitchen with all necessary equipment for cooki... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1811 922 085191 / 670 636004

Tenerife South, Kichen/Bathroom Design Studio

€55,000

This is an established company offering professional design and installation services for Kitchens Bathrooms with full design specifications developed using industry specific computer aided design (CAD) software.

Business Finder Tenerife Ref: 1418T
653 593 231 / 693 816 888

UNDER €50,000

Puerto Colon, Bar/Cafe

€45,000

This Cafe is placed in a popular commercial center at the beautiful harbour of Puerto Colon and next to the beach. The business has been running for about a year and is already the preferred place to have lunch for many of the locales



Call Donna in our Los Cristianos office
+34-922 971 781 or Carol on +34-687 906 607

who work in the area, which also brings a lot of customers for take away food. The locale is 25 m2 and the terrace has spa... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1852 922 085191 / 670 636004

Tenerife South, Supermarket

€45,000

This is a large supermarket in a timeshare complex of 300 apartments and 100 bungalows set in its own beautiful grounds a long way from any other developments. The premises which measure a

total of 375m x 250m include office space, a kitchen preparation area, lots of storage room and even a partly completed 1 bedroom apartment! Included in the price is sev... For full information see website or contact:

Business Finder Tenerife Ref: 1454T
653 593 231 / 693 816 888

Las Americas, Bar/Cafe

€44,900

Newly refurbished bar and cafe placed in a busy area beside one of the most popular beaches and with a lot of passing foot traffic. The inside is around 55m2 with seating for 18 people and a large bar with chairs. Furthermore, you have a good size kitchen which also has a window facing the terrace so you



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can serve the guests from here. Everything in the... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1832 922 085191 / 670 636004

Los Cristianos, Restaurant

€36,000

In a commercial center in forever popular Los Cristianos this new and stylish Restaurant has just come for sale for a bargain price. The restaurant is facing the street with a 25 m2 terrace, which today has seating for 30 guests, however there can be put more tables here.

Inside the restaurant everything is totally new, with a spacious kitchen, new toilet... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1822 922 085191 / 670 636004

Tenerife South, Excursion Business

€35,000

If you are looking for a non-catering business and have the sea water running in your veins, then this sea and fish excursion business is perfect for you. This excursion business has all the licenses and has been running for several years. Including in the price are the boat, a company car with commercial stickers, and the fishing equipment for 6 passage... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1829 922 085191 / 670 636004

Las Americas, Sports Bar

€25,000

OPEN TO OFFERS! Small bar, close to hotels, shops and a popular beach in Las Americas. This small business has been running for 13 years by the current owners, and comes with many regular customers, which the great reviews on Facebook also show. The terrace in front of the bar faces a street with many pedestrians, it measures 40 m2 and has room for 36 gue... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1869 922 085191 / 670 636004

Costa del Silencio, Bar/Cafe/Restaurant

€25,000

This long-established and reputable sports bar has now become available for sale

leasehold. The bar is situated in a popular, well visited commercial centre in Costa del Silencio. This sports bar has been successfully established since more than 10 years and since 5 years it has been in the professional hands of the current owner. Over the years the bar ha... For full information see website or contact:

FRINA Tenerife SL - Business Sales Ref: 1623 922 085191 / 670 636004

Tenerife South, Property Management

€18,000

New on the market is this small cleaning business which can be operated from home and all the properties can be found along the south coast of Tenerife, where you will need to be based. This business has been trading for 3 years now and it is time for the owner to take things easier. The business is looking after numerous properties at present but ther... For full information see website or contact:

Business Finder Tenerife Ref: 4021T
653 593 231 / 693 816 888

Tenerife South, Pearl Wholesaler

€9,000

This is a one off opportunity! A wholesaler client who has had many years in the industry is about to retire and has a stock of freshwater and cultured pearls for sale at an incredible price! The stock of pearls is complete with an inventory displaying cost price. The consignment is a variety of necklaces, pendants, drops, sets, studs, rings and baby brace... For full information see website or contact:

Business Finder Tenerife Ref: 1976T
653 593 231 / 693 816 888

FORECLOSURE SALE IN LOS CRISTIANOS!



Restaurant in busy area with excellent passing trade.
Opportunity to purchase at well-below market value.
250sqm total. Cash only purchase.

Price: €550,000

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Email: info@myworldproperty.net
www.myworldproperty.net

Business Finder

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Wonderful Cafe Bar



This bar cafe overlooks the harbour of Puerto Colon. Managed for 12 years, it is a popular, lively venue with regular clients. It consists of 2 bars, one of which is a designated cocktail bar. Large terrace of 140m2 with great views. Seating for 65. Good sound system and live sports are shown. Over 70,000€ spent on reforming. All legal paperwork is in place. Reported takings are very good. Purchase price includes all fixtures and fittings. This highly recommended business offers great potential!

132,000€

4083T

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Business Finder

Successfully selling Businesses and Properties for more than 20 years!



Freehold Café/Bar Large freehold cafe bar in Puerto Colon overlooking the harbour. Sitting tenant for nearly 3 years and paying a very healthy rent for the area.

320,000€ 4084T



Freehold Café/Bar in Playa Paraiso with all paperwork in place. Measuring 72m2 with terrace of 70m2, downstairs is 67m2. Accounts are in place.

355,000€ 4080T



Café/Bar in prominent position. Managed for 13 years. All paperwork in place. Covered terrace for 36 patrons. Great starter business with good reported earnings.

35,000€ 4081T



Antique Shop and quality used Furniture Shop. Price includes stock of 60,000€ approx and van. Walk in clients and repeat business from letting agencies. Family run day time only. Good earnings.

175,000€ 1326T



Diving School PADI and BSAC. Trading 13 years. All licences and paperwork in place. Excellent reported earnings. Price includes stock, equipment, boat and vehicles.

210,000€ 4077T



Busy Cafe/Bar Trading 35 years. Double local of 65m2 with significant reforming throughout at great expense. Legal paperwork and opening licence.

200,000€ 4078T



Local To Rent San Blas, Golf del Sur. 30m2 with toilet and kitchenette. Previously rented as an office and a hair/beauty salon. Available freehold at 75,000€.

2,000€ 4001T



Delightful Restaurant/Bar in shopping centre in Los Gigantes. Tastefully decorated. Approx 100m2 with a large terrace with tables and chairs.

70,000€ 1802T



Freehold Hair Salon Successful business est 4 years. 2 cutting stations, 1 washing station, air con, toilet and sink. Owner looking to retire. Price includes client bank, fixtures and fittings.

118,000€ 2081T



Large Local To Rent Las Americas. 160m2 internally with large showroom area, sep office areas, small kitchen and toilets. Total price includes a returnable deposit and the first month's rent.

8,000€ 2087T



Busy Hair Salon Trading 7 years with accounts. 7 styling and 2 hair wash stations, an aesthetical room for waxings, manicures and pedicures. Owner looking to retire.

39,995€ 2091T



Freehold Pool Bar Los Cristianos. Great position overlooking the town and ocean. Well supported by residents and holidaymakers. No competition nearby.

115,000€ 3014T

• Businesses • Cafés • Restaurants • Bars •



Kebab/Pizza Cafe/Bar in heart of the nightlife in Las Americas. Earnings reported good. Owner reluctantly selling to return to the mainland with young family.

69,000€ 3032T



Freehold Local Great price. Single local in an apartment complex in Los Cristianos. 3 rooms, approx 32m2, ideally suited for a business or professional use. No terrace or outside space.

45,000 4061T



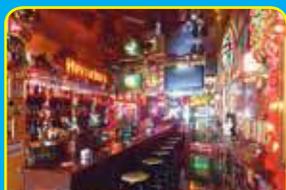
Charter Business Charter boat operating out of Puerto Colon - prime location for tourist excursions. 3 trips a day. All legal paperwork in place. Reported takings good.

75,000€ 4062T



Busy Café/Bar Costa del Silencio. Prominent position. Ill health forces reluctant sale. Bright and modern. Fixtures and fittings clean and new. Low overheads. Excellent reported earnings. Great opportunity!

63,000€ 4052T



Freehold Bar/Cafe Busy area of Las Americas. Owned for 22 years. Drinks only at present but has a kitchen. 70m2 and cellar of 40m2. Reported earnings good. Owners looking to retire.

295,000€ 4054T



Jewellery Shop Trading since 2008. Selling handmade pearl and semi-precious stone jewellery. Great location. Training offered. All fixtures, fittings and all stock, sufficient to last for 2 years.

59,000€ 4013T



Impressive Café/Bar Busy street in Las Americas. Excellent reputation for quality service and food, which is all home made. Tripadvisor Excellence Award. Price incl. fixtures and fittings. Highly recommended!

89,000€ 4057T



Beauty/Hair Salon Supplier Providing products to established database. Price if achieved will include stock, database, social media, phone, Citroen C3. Good income. Part time hours. Training offered.

29,000€ 4070T



Cafe and Terrace Bar Refurbished and beautifully presented chill out drinks and cocktail bar in the heart of the busiest nighttime entertainment area in the south.

40,000€ 1720T



Newsagents Extremely profitable business in busy tourist area. Low overheads. Sociable daytime hours. Owner looking to retire.

60,000€ 1320T



Sports Bar Freehold overlooking Puerto Colon. 90m2 plus 50m2 sunshine terrace. The bar is totally empty now and will require a full refurbishment.

125,000€ 4043T



Cleaning Business South coast. Trading 3 years offering cleaning, laundry and property management. Contact us to arrange to view.

18,000€ 4021T



Stunning Restaurant Golf del Sur. Great reviews on Tripadvisor. Totally reformed throughout. All fixtures and fittings are brand new.

35,000€ 4008T



Superb Bistro/Bar Double local. Dining pleasure inside or out. Bright and modern with full kitchen. Paperwork and licences. Excellent earnings. Accounts.

68,500€ 4068T



Sports Bar Fañabe Well established. Refurbished. Spacious with comfortable furniture. 60m2 + large terrace. Compact kitchen. Traditional pub fayre. Reported earnings good.

49,000€ 4026T



Second Hand Business Flourishing retail operation with excellent reputation. Retirement forces sale. Purchase includes freehold shop of 70m2 and all stock.

95,000 1280T



Electric Vehicles Exclusive rights to Tenerife. All necessary licences in place. Road legal. Electric eco friendly. Organised tours. Unique opportunity.

45,000€ 4059T



Café/Hire Business Frontline business. Multiple income streams. Bar/cafe, money exchange, excursions, car rental and scooter hire. 50m2 with 40m2 terrace/display area.

126,000€ 4053T

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FRINA Tenerife

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THE KEY TO SUCCESS IS TO START BEFORE YOU'RE READY

Profitable Pool Bar



This pool bar is indeed a great buy. It is new refurbished, has room for 50 guests, and generates a healthy income being the only bar in a complex with 100 apartments. And moreover, the bar can be expanded with a roof terrace.

Ref.: 1886 Price: 84,000€

Los Cristianos Supermarket



New

This supermarket measures 300 m2 and has been established for 10 years. It is open 7 days a week from 8:30-22:00, and run by 4 employees. The customers are mainly tourists from the hotels. This is indeed a good buy.

Ref.: 1891 Price: 269,000€

Tattoo & Merchandise Shop



This tattoo and merchandise shop was started by its current owner 2 years ago, and today it has earned a good name with new and returning clients. The business is placed in a commercial centre and is sold fully equipped.

Ref.: 1780 Price: 73,000€

Small Las Americas Bar



Reduced

Small bar close to hotels, shops, and the beach. This business has been running for 13 years by the current owners and comes with many regular customers. The inside is 40 m2 and the terrace has room for 36 guests.

Ref.: 1869 Price: 25,000€

Coffee Supply Business



New

This business supplies coffee including machines and service of these to bars and cafes in the south of Tenerife. The owner only works part time but proves a very healthy income and easy possibility to expand and increase sales.

Ref.: 1890 Price: 129,000€

Italian Restaurant



New

This restaurant is placed centrally in Los Cristianos next to the bus station. The food is homemade Italian as the owner knows from his home country. The place has run for 4 years, has good ratings on TripAdvisor and shows good figures.

Ref.: 1893 Price: 45,000€

Open Lounge Bar



Reduced

Great bar combining a relaxed lounge atmosphere with live music, shishas, and snacks. The bar has great reviews on TripAdvisor and a lot of passing trade from a public stair meeting the 3 big terraces with room for 70 people.

Ref.: 1835 Price: 68,000€

Perfect Bar Locale



New

Great opportunity to get a café in Los Cristianos next to the beach. Today the locale is half done with new kitchen equipment, but still in need of the license, hence the low price. Refurbish the 110 m2 and open your dream business.

Ref.: 1888 Price: 6,000€

Zodiac Boat Rental Business



This business is specialized in renting out zodiacs which can be managed without a boat license, allowing tourists to plan their own private trips to the sea. This business includes 4 boats and can easily be run by 1 - 2 persons.

Ref.: 1875 Price: 49,000€

Italian Beach Cafe



Reduced

This is a rare opportunity to buy a café perfect located at a busy beach in Los Cristianos. The small café has a 35 m2 terrace with 10 tables and a perfect view. Inside is a small open kitchen perfect fitted for pasta, pizza and tapas.

Ref.: 1877 Price: 49,000€

Small Jet Ski Excursion



Open 2 offers

Cheap Jet ski business with 4 Seadoo jet skis and a Zodiac motorboat, with fixed location and platform in the South. Also is offered pick up and return to hotels. Today it has 3 employees - a small business which can be expanded easy.

Ref.: 1856 Price: 85,000€

Boat & Fishing Excursion



This boat and fishing excursion has been running since 1995 and is one of the best known in the busy harbour. The boat is a BERTRAM 48.6 Sport Fisherman, with 2 Detroit 435 HP motors, and was refurbished just last year.

Ref.: 1851 Price: 234,000€

Entertainment & Family Bar



This Las Americas bar has been open for 10 years, it is known to be a popular family bar offering great atmosphere, food, sport events and karaoke every night. The bar is very spacious and comes with a private living room.

Ref.: 1870 Price: 79,500€

Hair & Beauty Salon



This small salon has a great location in Los Cristianos city centre, and offers both hair cutting stations, a hair washing station, a nail station, a small storage room and a toilet. And all fixtures and machines are included in the price.

Ref.: 1871 Price: 33,000€

Personal Training & Gym Studio



Reduced

This business includes machines and gear worth 27,000€ in a small but very functional gym studio of 50m2. Moreover, you get a customer database with fixed customers who enjoy personal training and advice in the private studio.

Ref.: 1854 Price: 29,500€

Small Bar in Torviscas



Reduced

This bar is 2 minutes' walk from Playa La Pinta and close to hotels and clubs. The kitchen is small but fine for café food and snacks. It has room for about 20 guests, which is the perfect size for a couple who wish to work together.

Ref.: 1834 Price: 29,500€

Parascending Excursion



New

This business has run for 16 years by the same owners and has a strong name in the water sport industry. Besides from a well-established name the price includes the boat, the parachute gear, license and a cheap lease in Puerto Colon.

Ref.: 1892 Price: 265,000€

First Line Restaurant Fanabe



Reduced

Open 2 offers

Just at the beach promenade you get this modern restaurant with all facilities for a professional chef. This restaurant can easily be taken over without any further changes, and with guarantee for good figures.

Ref.: 1807 Price: 105,000€

Night Bar In Veronicas



Great chance to buy a bar in the busy party area, Veronicas in Las Americas. This bar opens at 20:00 and runs all night offering cocktails, beers and snacks for the happy party people, prepared behind the bar, which holds a small kitchen.

Ref.: 1884 Price: 39,000€

Los Cristianos Market Cafe



Open 2 offers

This café is located opposite the popular market, which attracts stacks of visitors every Tuesday and Sunday. There is a large double fronted terrace offering both sun and shade and looks very inviting to all passing trade.

Ref.: 1773 Price: 42,500€

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+34 922 08 51 91

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we are here too

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