

# The Tenerife Property & Business Guide



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## YOUR SECOND HOME IN A HOTEL!

*from 2nd Home Tenerife*

A new type of real estate investment is gaining momentum in the Canary Islands, because of its potential for the future. Hotel real estate has been successfully launched in the United States and is currently one of the best options if you would like to have a second home.

Buying in a hotel has more benefits than meets the eye: *(full details overleaf, on Page 2)*



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# YOUR SECOND HOME IN A HOTEL!

*from Second Home Tenerife*

A new type of real estate investment is gaining a lot of success lately in the Canary Islands, mainly because of its potential for the future. Hotel real estate was successfully launched in the United States and is currently one of the best options if you want to have a second home.

Buying in a hotel has more benefits than meets the eye:

- You can use the property as your holiday home.
- A higher standard of maintenance will preserve the value of your property.
- The hotel staff will be ready to attend you around the clock.
- You will generate a return on investment by having your property rented.

More and more owners are deciding to purchase a property within a hotel. The stock market will always have its ups and downs, but this kind of property will keep its value, mainly due to the high standard maintenance.



In Tenerife, Baobab Suites is the first hotel that offers this type of real estate together with all the benefits. For example, your property is not just being cleaned, it's being kept up to date - from repainting a wall to changing the floor tiles. As a result, the value of your property will only increase.

Hotel real estate is not to be confused with timesharing. Unlike this



form of real estate, the resale market for luxury hotel real estate is on the rise, and you choose when you want to stay in your property. In this kind of hotel, you benefit from the amenities and services that you won't find in a residential complex: such as an on-site restaurant,



a full-service wellness centre, a state-of-the-art exercise facility and so on. You have a higher service standard as well: access to room service, a 24-hour reception, maintenance services, a kids' club and many more.

Because hotel real estate is a relatively new type of property investment, opportunities are limited to just a handful. The supply is small and demand is currently high

and growing - all of which will contribute to rapid and significant appreciation in value.

*If you would like to consider buying such a property, come and visit us here in Tenerife! (for more information, on how to contact us, please see our main advert on Pages 7 and 8 of this issue).*



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## OBITUARY Steve Crane

(founder - Mueble4you, Las Chafiras)  
– passed away 24th September 2016



We are sad to record that Steve Crane, aged 69 years, passed away peacefully in his sleep on the morning of Saturday, 24th September 2016, finally losing his battle with an 18 month illness. Steve is survived by his wife of 45 years, Eileen, his son and 4 daughters, and their 5 children, who all live in the UK.

Born in Wallasey, Merseyside, Steve showed a keen interest in fishing (he fished for crabs while still at school, and once mentioned that his teachers didn't like him because he was earning more than them – at 16 years of age!). Clearly, even

as a schoolboy, Steve was destined for great things in the world of business.

After leaving school, Steve bought his own trawler based out of Buckie, the famous fishing town on the Moray Firth coast of North East Scotland, where he met Eileen, his loving wife of 45 years, then bought a second trawler, before selling up and 'semi-retiring' to Tenerife, where he and Eileen created Antiquities Tenerife in 2004.

Now Mueble4you, Steve and Eileen's company is firmly established in the Tenerife furniture and interior decoration business,

ably managed by general manager, Ricardo Brito, and their large 'family' of multi-lingual staff.

Steve was a mild-mannered, loving husband, father and grandfather, with a great sense of humour, an excellent businessman, and always willing to help people. He will be missed by everyone he came into contact with.

# CLEAR BLUE SKIES Ambassadors for Tenerife!



Never let it be said that Clear Blue Skies Estate Agents ever rest on their laurels. Last month saw the dynamic "Clear Blue Team" fly off to Birmingham for the 'A Place in the Sun' property show at the NEC.

This was just the latest in a series of promotional efforts the company has undertaken in the UK this year - with a programme of events that would make a touring rock band sweat!! Clear Blue Skies Group has been promoting our amazing island in 2016 with A Place in the Sun at

their major exhibitions in Manchester, and London and sponsoring charitable golfing events in the Midlands.

The Birmingham event, being the first post-Brexit one, was a bit of a step into the unknown as no-one really knew for sure what the general public feeling

would be. There were expert speakers present to cover the issue and the guys from Clear Blue Skies Group happily report back that, on the whole, the general mood was very upbeat and people felt extremely confident and reassured that their interests will be protected and their presence very much welcomed in Spain and other European

countries regardless of the Brexit vote. This supports the position of local authorities in Tenerife, evidenced by the "big warm hug" campaign aimed at Brits by the Tenerife Cabildo, in July in the wake of the Brexit referendum.

So, with another successful show under their belts, Clear Blue Skies Group's team are now

setting their sights on the next major show, this time at the SCC in Glasgow on the 29th & 30th October. They will, as always, be showcasing Tenerife and providing information and advice to those who are considering making Tenerife their very own Place in the Sun!

*Anyone wishing to visit Clear Blue Skies Group SL here in Tenerife, or at their stand (F31) in Glasgow, should contact us on 00 34 922 717 779, drop into the office in Plaza Fanabe or visit our website [www.clearbluetenerife.com](http://www.clearbluetenerife.com)*

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Tenerife Island Rentals & Buy Tenerife





**San Eugenio Alto, Holiday Valley**



- 3 bedrooms
- 2 bathrooms
- Close to amenities
- Gated community
- Touristic Area
- Sea views
- Furnished
- Immaculate condition
- Sunny terrace
- Swimming pool
- Satellite TV

🏠 49 🛏 12

**Price: 210,000€** Ref: 2A3059

**Amarilla Golf, La Quinta Heights**



- 3 bedrooms
- 2 bathrooms
- Close to the marina
- Closer to Golf
- Touristic area
- Sea and golf course views
- Furnished
- Immaculate condition
- Private heated pool
- Large, sunny terrace
- Satellite TV

🏠 125 🛏 350

**Price: 462,600€** Ref: 3V3057

**San Eugenio Alto, Ocean View**



- 1 bedroom
- 1 bathroom
- Residential Area
- Sea and mountain views
- Furnished
- Well presented
- Air conditioning
- Large, sunny terrace
- Double garage
- Direct access
- Pool on complex

🏠 44 🛏 19

**Price: 180,000€** Ref: 2TH3064

**San Eugenio Alto, Windsor Park**



- 1 bedroom
- 1 bathroom
- Touristic Area
- Gated community
- Close to restaurants, bars etc
- Sea and mountain views
- Renovation needed
- Unfurnished
- Large, sunny terrace
- Pool on complex (heated)

🏠 44 🛏 19

**Price: 125,000€** Ref: 1A3045

**San Eugenio Alto, Island Village Heights**



- Studio
- 1 bathroom
- Popular urbanisation
- Gated community
- Touristic Area
- Close to beach, bars etc
- Sea & La Gomera views
- Renovated
- Part-furnished
- Large, sunny terrace
- Lifts and pool on complex

🏠 40 🛏 25

**Price: 114,000€** Ref: 0S3051

**San Eugenio Bajo, Club Atlantis**



- 1 bedroom
- 1 bathroom
- Close to beach and harbour
- Sea and harbour views
- Immaculate
- Furnished
- Air conditioning
- Sunny Terrace
- Community parking
- Heated pool on complex

🏠 55 🛏 7

**Price: 265,000€** Ref: 1A3033

**San Eugenio Alto, Villa Blanca**



- 3 bedrooms
- 2 bathrooms
- Gated community
- Close to amenities
- Sea, mountain and La Gomera views
- Furnished
- Good condition
- Security system
- Sunny terrace, garden
- Pool on complex

🏠 120 🛏 82

**Price: 399,000€** Ref: 3V3049

**Torviscas Alto, Andalucia**



- 1 bedroom
- 1 bathroom
- Close to amenities
- Popular urbanisation
- Close to bars, restaurants etc
- Sea & La Gomera views
- Furnished
- Good condition
- Spacious
- Large, sunny terrace

🏠 47 🛏 32

**Price: 165,000€** Ref: 1A3047

**San Eugenio Alto, Oasis**



- 1 bedroom
- 1 bathroom
- Popular urbanisation
- Touristic Area
- Close to bars, restaurants etc
- Close to amenities
- Sea Views
- Furnished
- Spacious
- Large, sunny terrace
- Pool on complex

🏠 48 🛏 16

**Price: 114,000€** Ref: 1A3007

**El Madronal, Los Almendros**



- 2 bedrooms
- 2 bathroom
- Residential Area
- Gated community
- Close to amenities
- Sea and pool views
- Furnished
- Air conditioning
- Sunny terrace
- Pool on complex
- Underground parking

🏠 80 🛏 11

**Price: 210,000€** Ref: 2A2871

**San Eugenio Bajo, Villamar**



- 2 bedrooms
- 2 bathrooms
- Touristic Area
- Sea front
- Close to amenities
- Sea & La Gomera views
- Immaculate condition
- Furnished
- Large, sunny roof terrace
- Community parking
- Heated pool

🏠 80 🛏 30

**Price: 475,000€** Ref: 2A2867

**Torviscas Bajo, Mareverde**



- 2 bedrooms
- 2 bathrooms
- Close to amenities
- Close to the beach
- Touristic Area
- Views over pool
- Furnished
- Well presented
- Spacious
- Large terrace
- Swimming pool

🏠 100 🛏 35

**Price: 165,000€** Ref: 2A1871



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San Eugenio Alto, Holiday Valley

**C**harming, fully furnished, 2 bed, 1 bath apartment on popular, gated, touristic complex with pool and close to amenities. This immaculate, refurbished property is tastefully decorated and has a lounge, American-style kitchen/diner, and sunny terrace with sea views.



Price: 210,000€

Ref: 2A3059

49sqm built

12sqm terrace

San Eugenio Alto, Laguna Park II



**F**ully refurbished and furnished, spacious 1 bed, 1 bath apartment on popular complex with pool. This tastefully decorated property has a lounge/diner, open-plan kitchen, and sunny terrace and is close to all amenities. Community facilities include Satellite TV, and children's swimming pool and play area.



Price: 130,000€

Ref: 1A3058

65sqm built

23sqm terrace



- Bank Repossessions
- Luxury Villas
- Resort and Residential Properties
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Ref: RD3091

**Villas del Duque**  
Townhouse, El Duque

Price: 665.000 €  
Bedrooms: 3 231 m<sup>2</sup> EEC/CEE **F**



Ref: ROA2133

**Altos del Roque**  
Apartment, San Eugenio

Price: 159.000 €  
Bedrooms: 2 94 m<sup>2</sup> EEC/CEE **G**



Ref: RD2067

**Terrazas del Duque**  
Apartment Penthouse, El Duque

Price: 489.000 €  
Bedrooms: 2 190 m<sup>2</sup> EEC/CEE **G**



Ref: ROA2027

**Águilas del Teide**  
Detached house - Villa, Arona

Price: 305.000 €  
Bedrooms: 2 251 m<sup>2</sup> EEC/CEE **G**



Ref: RD2106

**Baobab Domains**  
Apartment, El Duque

Price: 780.000 €  
Bedrooms: 2 124 m<sup>2</sup> EEC/CEE **G**



Ref: VLT2BEL2

**Bellamar**  
Apartment, El Duque

Price: 1.300 €  
Bedroom: 2 97 m<sup>2</sup> EEC/CEE **G**



Ref: RD1080

**Baobab Domains**  
Apartment, El Duque

Price: 430.000 €  
Bedroom: 1 109 m<sup>2</sup> EEC/CEE **G**



Ref: VLT2ADP

**Adeje Paradise**  
Apartment, Playa Paraiso

Price: 1.000 €  
Bedrooms: 2 80 m<sup>2</sup> EEC/CEE **G**



Ref: RD0004

**Baobab Domains**  
Studio, El Duque

Price: 275.000 €  
59 m<sup>2</sup> EEC/CEE **G**



Ref: RD1078

**Bellamar**  
Apartment, El Duque

Price: 201.000 €  
Bedroom: 1 75 m<sup>2</sup> EEC/CEE **G**



Ref: RC1021

**Oasis de la Caleta**  
Apartment, La Caleta

Price: 229.000 €  
Bedroom: 1 64 m<sup>2</sup> EEC/CEE **G**



Ref: ROA6010

**Jaral El Pozo**  
Farmhouse - Finca, Guia de Isora

Price: 1.800.000 €  
Bedrooms: 6 10.000 m<sup>2</sup> EEC/CEE **G**



Ref: RP323

**Exclusive Villa**  
Detached house - Villa, Palm-Mar

Price: 590.000 €  
Bedrooms: 3 500 m<sup>2</sup> EEC/CEE **G**



Ref: RP4009AL

**Residencial Paraiso**  
Apartment, Playa Paraiso

Price on demand  
Bedrooms: 2 91 m<sup>2</sup> EEC/CEE **G**



Ref: RP2105

**Laderas del Palm-Mar**  
Apartment Penthouse, Palm-Mar

Price: 275.000 €  
Bedrooms: 2 148 m<sup>2</sup> EEC/CEE **G**



Ref: RP1114

**Mocán**  
Apartment, Palm-Mar

Price: 142.000 €  
Bedroom: 1 60 m<sup>2</sup> EEC/CEE **G**

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**Dorothee Robert**  
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# TENERIFE PROPERTY SHOP S.L.



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## WINDSOR PARK, TORVICAS ALTO

This well presented top floor one bedroom apartment has fantastic panoramic views of the Ocean, mountains and the pool, spacious living areas, a fully fitted kitchen, a private terrace and easy access! The complex is quiet and has two communal pools, one is heated, with pleasant mature garden areas. Costa Adeje is only a few minutes stroll

Ref: LA01733

Price: £110.000 (approx. €127.600)



## PINEHURST, AMARILLA GOLF

This spacious 2 bed apartment is located on the popular and well established Pinehurst development, with two large double bedrooms, a fully fitted bathroom and a new open plan modern fitted kitchen and lounge area. A private covered terrace is ideal to enjoy an evening drink or two. For those warm summer nights air-conditioning is included.

Ref: AMG00418

Price: £115.000 (approx. €133.400)



## LOS DIAMANTES, LOS CRISTIANOS

Spacious 2 bedroom, 2 bathroom apartment with a separate kitchen and comes with a ventilated utility room, the lounge leads on to the terrace and the master bedroom has an en-suite bathroom. The development has an on-site restaurant, bar and bistro and is within walking distance to the San Miguel Marina and San Blas Commercial Centre.

Ref: LC00341

Price: €139.950 (approx. €120.646)



## LA CONCEPCION, LLANO DEL CAMELLO

Immaculately 3-bedroom garden apartment with a fully independent fitted kitchen with utility area, a spacious lounge with a dining area to seat a family in comfort, all the bedrooms are double in size and the master bedroom has a full en-suite bathroom. Located in an enviable position directly on the poolside but does have privacy due to mature and well-kept community garden areas.

Ref: OG00170

Price: €159.950 (approx. £137.887)



## APARTMENT, PARQUE DE LA REINA

3-bedroom apartment with a huge 72m2 wrap around private terrace and garden. The current owners have spent considerable time and funds to enhance this lovely property to make a very comfortable environment. Sold unfurnished, includes an underground parking space and storeroom. Parque de la Reina is only a few minutes' drive to the main tourist areas and is close to local amenities and local schools.

Ref: OUT01078

Price: €176.000 (approx. £151.724)



## COMPOSTELA BEACH II, LAS AMERICAS

Split level property separated into two apartments. The main one has 2 bedrooms and wet room, separate kitchen, spacious lounge and double terrace with stunning views of the 2nd Fairway and green of Las Americas golf course. The second apartment (converted from a 45m2 storeroom) has a lounge, bedroom and bathroom.

Ref: LA01719

Price: €225.000 (approx. £193.965)



## RES. SONIA, CALLAO SALVAJE

3 bedroom townhouse consists of a fully fitted independent kitchen, large extended lounge area and a lovely private rear patio. Upstairs is a light and bright master bedroom with a new modern bathroom with walk in shower, a further double bedroom with small balcony and a third bedroom makes up the ample sleeping accommodation. Roof terrace with sea views. The complex is well maintained.

Ref: CS00154

Price: €230.000 (approx. £198.275)



## VILLA, VALLE SAN LORENZO

This immaculately presented two bedroom, two bathroom detached villa is ideally located in a quiet residential area. The property has a fully independent kitchen and a comfortable lounge and dining area with a light and bright covered conservatory, the bedrooms are both double in size and there is a fully fitted guest bathroom with hydro massage bath and separate shower. A large driveway for 2 or more cars.

Ref: OUT01077

Price: €355.000 (approx. £306.034)



## VILLA, PLAYA SAN JUAN

Based in the ever popular Playa San Juan area this frontline two bedroom detached villa, has a brand new fitted kitchen, a light and spacious lounge with dining area which is tastefully decorated, a terrace and private heated pool which can be accessed from the lounge. Properties in such privileged frontline locations like this rarely become available.

Ref: OUT01041

Price: £749.500 (approx. €646.120)



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Situated just 100 metres from the shoreline and only a 2 minute stroll to the new San Miguel Marina has given this development an unrivaled location within one of the most sought after areas in the south of the island.

Last remaining units at this Fantastic Price: **€190.698 approx. £164.394**

Ref: NEW0022



This magnificent deluxe villa is furnished to a high standard and featuring a private heated swimming pool and a Jacuzzi. Situated on a gently elevated position overlooking the Adeje Golf course and the ocean beyond.

The villa has 5 bedrooms and 6 bathrooms, built on two levels, with the ground floor comprising of a large open plan kitchen / dining room, a grand living area, two double bedrooms with en-suites and an additional TV lounge and office. The upper level of the property houses a spacious master bedroom with "his and her en-suites" along with two more double bedrooms with en-suites. All of the bedrooms on this floor lead onto the imposing terrace which in turn looks directly over the Golf Course and the

A truly unique property which on an evening come alive with the tasteful and subtle lighting which transforms the stunning garden and pool area into something magical!

REF: LA01749

Price: 3.200.000€ approx £2.782.608



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## Tenerife Island Rentals & Buy Tenerife

### SALES

#### Castle Harbour, Los Cristianos



AP0128

€129,000

1 bedroom apartment located in the very popular Castle Harbour complex in Los Cristianos. The property consists of a double bedroom with fitted wardrobes, open plan kitchen with dining area, living area leading onto the terrace with views of the swimming pool. The complex has many amenities including 24 hour reception, heated swimming pool, pool bar and restaurant.

#### Penthouse, Guargacho



ATC0197

€120,000

2 bedroom spacious penthouse apartment situated in the town of Guargacho. There are 2 bedrooms, separate fully fitted kitchen, bathroom & lounge area. This apartment boasts a 52m2 terrace with built in BBQ, shed/storage and a pergola with built in sauna and hot tub.

#### Island Village Heights, Torviscas Alto



AP0171

€93,000

Light and spacious Studio apartment located on Island Village Heights in San Eugenio Alto. This lovely studio consists of a lounge/sleeping area, American style kitchen, bathroom and a 10m2 terrace with stunning sea views. The complex has a swimming pool, pool bar, reception and is located close to all local amenities. This property is sold fully furnished.

#### Country House, Taicho



MAS0080

€185,000

This is a beautiful property situated in the Canarian village of Taicho just a few kilometres from the popular village of Adeje. The property has three bedrooms, two bathrooms, fully equipped kitchen and bright living area all tastefully decorated. The property has lots of land and is located in a rural area with mountain and stunning sea views.

#### Jardines del Sur, Los Cristianos



AP0175

€185,000

Spacious 3 bedroom ground level apartment situated on the frontline Jardines del Sur complex in Los Cristianos. This apartment is approximately 80m<sup>2</sup> of living space and consists of a large lounge/dining area, independent fully fitted kitchen, 3 double bedrooms and family bathroom. All furniture is included with the sale and it is an ideal apartment for wheelchair users.

#### Tamaide, Costa del Silencio



DUP0193

€185,000

This property is located in a quiet area of 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.

#### Chayofa Country Club



AP0010

€120,000

Beautiful property located in a quiet area of Chayofa. The apartment has a double bedroom, bathroom and fully equipped kitchen. Large swimming pool on site with children's pool. Nice restaurants and bars in the area and close to the small town of La Camella with schools, banks and supermarkets.

#### Villas Duque, Fañabe



LUX0022

€520,000

Luxury three bedroom, three bathroom villa situated in one of the most sought after areas of Tenerife. The property consists of a spacious living/dining area with patio doors to the terrace with views to the pool, fully equipped independent kitchen, downstairs double bedroom and bathroom. Upper level has master bedroom with hydro massage bathtub, further bedroom and family bathroom.

#### Large Villa, Chayofa



LUX0018

€600,000

Large detached family Villa in the quiet residential village of Chayofa. This spacious property has 5 bedrooms, 5 bathrooms, family living room, fully fitted luxury kitchen, additional living room with bar, small gym and garage. There is a large terrace from the upper lounge which boasts views to the coastline and surrounding villages, large heated swimming pool surrounded by mature gardens.

### RENTALS

#### Costa de Isora, Puerto Santiago



AP0182

€550 pmth

Ground floor 1 bed apartment ideally located on the sea front of Puerto Santiago, within walking distance to all shops and local amenities. The apartment has a double size bedroom, American style fitted kitchen and large terrace area with stunning sea views.

#### Island Village , San Eugenio Alto



BNG0201

€925 pmth

2 bed 2 bath bungalow with ramp access. The property has 2 double size bedrooms (master en suite bathroom with walk-in shower), lounge/dining area, fully fitted kitchen with utility area, good size terrace/garden area and there is a pool on this complex.

#### Malibu Park, San Eugenio Alto



AP0206

€650 pmth

1 bed ground floor apartment in a popular complex which has a fully fitted kitchen, double size bedroom with fitted wardrobes, large terrace area from the lounge with mountain views and there is a pool on this complex.

**URGENTLY REQUIRED! PROPERTIES FOR SALE AND RENT IN ALL AREAS.**



# TENERIFE PROPERTIES

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## San Eugenio Alto, Ocean View



Spacious 1 bedroom, 2 bathroom apartment located on 3rd floor of complex. This property has a large lounge, American-style kitchen, conservatory that doubles up as a second bedroom, 2 bathrooms and a very large terrace with fantastic sea views. The apartment has been fully refurbished and is to be sold fully furnished.

€139,000

Ref: N1152

## Taucha, Detached house



3 bedroom, 2 bathroom detached rural house. Set on plot of 800m2 with a large garden this property has a built size of 120m2. It enjoys lovely views out to sea and is in a very quiet, rural location, but only approximately 15 minutes' drive from Playa de Las Americas. Perfect for a family wanting a house instead of an apartment at a very good price.

€185,000

Ref: I655



**SPECIAL OFFER: ENERGY EFFICIENCY CERTIFICATES - PLEASE CALL US FOR MORE INFORMATION!**

<p><b>Golf del Sur, Parque Albatros</b></p> <p>Studio apartment located in upmarket, touristic complex with heated pool, reception and bar. Mountain views.</p> <p>€65,000 Ref: A327</p>	<p><b>Torviscas Bajo, Orlando</b></p> <p><b>NEW INSTRUCTION</b></p> <p>1 bedroom penthouse apartment with views to the pool and to the sea. Centrally located complex with 3 pools and pool bar.</p> <p>€136,500 Ref: N1147</p>	<p><b>Torviscas Alto, Balcon del Atlantico I</b></p> <p><b>REDUCED!</b></p> <p>1 bedroom, 1 bathroom ground floor apartment. Spacious 1 bed with very large terrace on quiet residential complex.</p> <p>€129,950 Ref: N1136</p>	<p><b>Callao Salvaje, Arcoiris Playa</b></p> <p><b>NEW INSTRUCTION</b></p> <p>2 bedroom, 1 bathroom duplex apartment located next to the swimming pool in well-kept, residential complex. Only a few minutes walk from the new beach.</p> <p>€130,000 Ref: T1030</p>	<p><b>San Eugenio Alto, Ocean View</b></p> <p><b>NEW INSTRUCTION</b></p> <p>2 bedroom, 2 bathroom duplex located on residential complex. Interior 84m2, terraces 46m2. Lovely sea views. Sold with closed garage.</p> <p>€189,000 Ref: T1032</p>	<p><b>San Eugenio Bajo, Club Atlantis</b></p> <p>Very spacious 1 bedroom, 1 bathroom apartment located on ground floor of complex. Double terrace. Front line complex with heated pool, pool bar, reception.</p> <p>£165,000 Sterling Ref: N1140</p>
<p><b>Torviscas Alto, Porta Nova</b></p> <p>2 bedroom, 1 bathroom ground floor apartment with 2 good-sized terraces. Sold fully furnished and with garage space and store room.</p> <p>€215,000 Ref: T1012</p>	<p><b>Callao Salvaje, Sueño Azul</b></p> <p>Lovely 2 bedroom, 2 bathroom detached bungalow on residential complex in quiet close to sea front. Sold furnished.</p> <p>€269,000 Ref: T836</p>	<p><b>Callao Salvaje, Edificio Esmeralda</b></p> <p><b>NEW INSTRUCTION</b></p> <p>3 bedroom, 2 bathroom penthouse apartment in residential complex. Very spacious apartment of 133m2. Views to the sea.</p> <p>€175,000 Ref: I1173</p>	<p><b>Las Americas, Las Viñas</b></p> <p>3 bedroom, 2 bathroom, refurbished apartment in centrally located complex with pool. Separate kitchen, utility room.</p> <p>€185,000 Ref: I1169</p>	<p><b>El Madroñal, Villas de Fañabe</b></p> <p><b>NEW INSTRUCTION</b></p> <p>Villa with 3 bedrooms, 2 bathrooms, separate kitchen, large garden, and view to the sea. Very close to the Gran Sur commercial centre.</p> <p>€490,000 Ref: I1175</p>	<p><b>La Tejita, Sotavento</b></p> <p><b>REDUCED!</b></p> <p>5 bedroom, 2 bathroom townhouse on lovely complex with gardens, tennis courts and 2 swimming pools. 2 terraces, one overlooking the pool. Sold furnished.</p> <p>€210,000 Ref: I1161</p>



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

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# PALM MAR SALES & RENTALS

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Tel: 0034 677 623 713 / 0034 671 129 558 • email: info@palmmarsalesandrentals.com • www.palmmarsalesandrentals.com

## Palm Mar, Villa

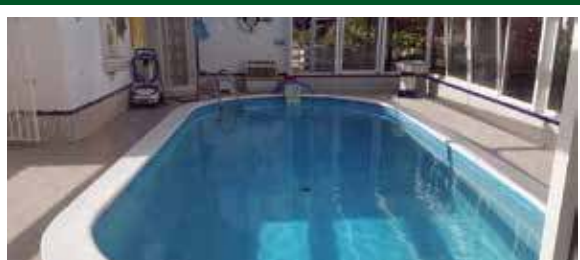


Spacious villa in the heart of Palm Mar. Three bedrooms and two bathrooms. Large roof terrace and ample outside space on the ground level. The property has a garage and benefits from a pool and Jacuzzi. Sold fully furnished.

**Price: €550,000**

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

### 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**

### Palm Mar, Paraiso del Palm Mar



A selection of 1 and 2 bedroom apartments on this attractive, well run complex with lovely pool and sunbathing areas.

**Prices starting from €114,000**

### Palm Mar, Laderas del Palm Mar



Spacious, well-furnished 2 bedroom, 2 bathroom duplex apartment on sought after complex with beautiful sunbathing terraces and pools. The property has a lounge/dining area, American-style kitchen, terrace, 2 parking spaces and storeroom.

**Price: €265,000**

### Palm Mar, Paraiso del Palm Mar



Immaculate 2 bedroom apartment with sea and nature reserve view. Fully furnished to a very high standard. Price includes secure underground parking.

**Price: €165,000**

### 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**

### 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**





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web@wadyproperties.com

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**OASIS GOLF RESORT,  
LAS AMERICAS**



1 bedroom  
Ref: RA1191 €157,000

**EL NARANJAL,  
MADRONAL DE FANABE**



2 bedrooms  
Ref: RB6766 €252,000

**COSTA ADEJE GARDEN,  
TORVISCAS ALTO**



2 bedrooms  
Ref: RB6763 €150,000

**LA ARENITA,  
PALM MAR**



2/3 bed penthouse  
Ref: RB6765 €375,000

**SAN EUGENIO BAJO,  
TINERFE GARDEN**



2 beds duplex bungalow  
Ref: RB6772 €250,000

**BENIMAR,  
BAHIA DEL DUQUE**



1 bedroom  
Ref: RA0452 €205,000

**TORVISCAS BAJO,  
TEGUESTE**



2 beds / 1 studio / townhouse  
Ref: RB6773 €330,000

**MADRONAL DE FANABE,  
MIRADOR DEL DUQUE**



3 beds duplex  
Ref: RC0885 €249,900

**VILLAS CALETA GOLF,  
LA CALETA**



4 bed villa  
Ref: V0680 €795,000

**ROQUE DEL CONDE,  
CASA BLANCA**



2 beds / sea views  
Ref: RB6775 €145,000

**BALCON DEL ATLANTICO,  
TORVISCAS ALTO**



2 bedrooms  
Ref: RB6754 €220,000

**LAS FLORES,  
SAN EUGENIO**



1 bedroom  
Ref: RA1190 €245,000

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

**KALIMA,  
MADRONAL DE FANABE**



3 bed penthouse  
Ref: RC0832 €410,000

**MALIBU PARK,  
SAN EUGENIO**



Studio  
Ref: R0620 €111,000

**THE HEIGHTS,  
LOS CRISTIANOS**



1 bedroom  
Ref: RA1178 €142,000

**ORLANDO,  
TORVISCAS BAJO**



1 bed apartment  
Ref: RA0716 €158,000

**ALTAMIRA,  
BAHIA DEL DUQUE**



1 bedroom  
Ref: RA1099 €230,000

**CLUB ATLANTIS,  
PUERTO COLON**



Studio  
Ref: R0595 €145,000

**TORVISCAS,  
ORLANDO**



2 beds  
Ref: RB6776 €195,000

**LOS GERANIOS,  
SAN EUGENIO**



1 bedroom  
Ref: RA1186 €168,000

**OCEAN VIEW,  
SAN EUGENIO ALTO**



Studio  
Ref: R0605 €76,000

**SAN EUGENIO,  
OASIS SAN EUGENIO**



1 bed / sea views  
Ref: RA1198 €114,000

**VILLAMAR,  
SAN EUGENIO BAJO**



2 bedrooms  
Ref: RB6752 €475,000

**WINDSOR PARK,  
SAN EUGENIO**



1 bedroom  
Ref: RA0368 €135,000





# Tenerife Royale Estate Agents S.L.



Professional ~ Quality ~ Service



The Industry body • The industry voice • The industry standard • Association of International Property Professionals

## VENTA DE INMOBILIARIAS • PROPERTY SALES • IMMOBILIENVERKAUF

Adeje, Jardin Botanico



Modern, fully furnished, 3 bed, 2 bath townhouse situated in an enviable corner position in this well-maintained gated residential community with lovely pool area. The property has a spacious living room, separate fully fitted dining kitchen, various terraces and a private, 2-car garage, and is conveniently situated for all amenities including easy access to all the major stores, and schools. The property would benefit from some redecoration which is reflected in the asking price.

Ref: 5188

€205,000

Roque del Conde, UD4, Calle Extramedura



A spacious, modern, beautifully-maintained 4 bed, 3 bath (master en suite) family home on three levels situated in a corner position with panoramic sea and mountain views. The property has a separate kitchen, utility room, spacious lounge, dining area and extensive terrace with excellent views. On the lower ground floor there is a double garage, large room ideal for storage/workshop etc. and a utility area, and outside there are various terraces and private garden.

Ref: 5224

€355,000

Aguilas del Teide, Las Lomas



Modern, spacious, 3 bed, 2 bath townhouse in a well maintained community with low Fees. The property has a lounge/dining area, sep. kitchen, utility room, part-covered terrace with BBQ, dining area and excellent views, a garden, and a large integral double garage and storeroom. High specification throughout including water filter, video entry system etc. The village has wide variety of amenities, incl. public transport, and is approx. 6 minutes from Los Cristianos.

Ref: 5223

€237,000

Los Cristianos, Playa Graciosa I



Luxury, fully furnished and equipped, 3 bed, 2 bath (master en suite) penthouse apartment built over two floors in this sought after community. The property has a bright and spacious lounge, large terrace overlooking the community pool and gardens, an independent breakfast kitchen/dining area with sea views, utility room, an extensive roof terrace ideal for outdoor living including sun-bathing, 'al fresco' dining and barbeque area, and a private secure garage space and storeroom.

Ref: 5222

€495,000

Los Cristianos, Vista Hermosa



A well presented, fully furnished, modern, 3 bedroom, 3 bathroom (master en suite) semi-detached villa with extensive terrace, own heated swimming pool and lovely sea and mountain views. The property has a spacious lounge/dining room, independent breakfast kitchen, utility terrace, basement-level double garage, laundry and storeroom. A spacious home within a tranquil residential area ideally situated for all the amenities of Los Cristianos.

Ref: 5220

€445,000

Guia de Isora, Playa de San Juan



Immaculate, spacious 2 bed, 2 bath (master en suite) bungalow on the sea front of this lovely Canarian village. The property has a lounge/dining area, quality open plan kitchen, extensive terraces, private heated pool and conservatory, with spectacular views over the ocean to the island of La Gomera. In addition, there is a 31sqm basement with a fully equipped office/study, utility area and pump room. Off road parking on the driveway. High specification throughout.

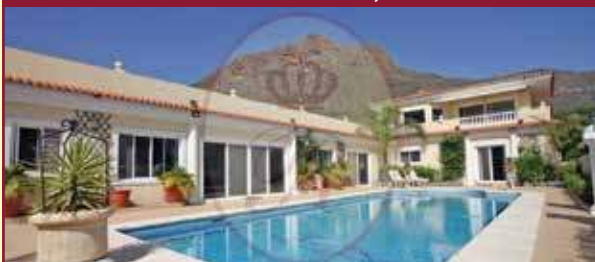
Ref: 5219

€749,000

## PROPERTIES WANTED FOR SALE AND RENT

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

Valle San Lorenzo, Villa



Fabulous, furnished, 5 bed, 6 bath (5 en suite) detached villa with sweeping drive and private pool on a 2,700sqm plot with wonderful views. The property has rooms for entertainment, fitness, music/library, a roof terrace, a modern breakfast room/dining terrace, formal dining room, lounge, double garage and an independent 1 bed apartment. Just 15 minutes' drive to Los Cristianos/Las Americas. Additional plot (4,000sqm) available by separate negotiation.

Ref: 5217

€1,475,000

Los Cristianos, Dinastia



Modern, fully furnished, stylish home in sought after resort with easy access to all amenities, including the beach and sea front. The property has a spacious lounge/dining area, quality kitchen, two double bedrooms with fitted wardrobes (master en suite with 'jacuzzi style' bath), and main bathroom. High specification throughout including marble flooring. Spacious private terrace. Ideal holiday or residential home.

Ref: 5213

€269,000

Callao Salvaje, Los Serenos



Immaculate, fully furnished, 2 bed, 2 bath (1 en suite) linked villa in this gated community. The property, on two floors, has an open plan lounge/dining room, modern kitchen, terrace with small garden overlooking the pool area, interior terrace converted into an office/3rd bedroom, and an attractive covered terrace. Extras include air con in the lounge and master bedroom and a secure parking space. Large, sunny roof terrace with excellent sea and mountain views.

Ref: 5210

€299,000



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Calle Tagara,  
 Jardin Botanico  
 Local 8  
 ADEJE

**TAUCHO – ADEJE**



Detached 5 bedroom, 4 bathroom house with pool, pool bar, gym, garden and terraces. Fantastic views. 900sqm plot.

Ref: 707 €498,000



**EL CHIRATAL/GUIA DE ISORA**



Fantastic 4 bedroom, 2 bathroom country house with finca in quiet area. Stunning views. 3,00sqm plot. Lots of potential.

Ref: 680 €450,000



**We have moved Office to:  
 C/ Tagara, Local No 8, Jardin Botanico,  
 ADEJE TOWN**



**PROPERTIES WANTED FOR RENT  
 CLIENTS WANTED!**

**Los Menores**

Fantastic 3 bedroom, 3 bathroom villa with pool and terraces on a 500sqm plot.

Ref: 622 €499,000

**Guia de Isora**

Detached 3 bed, 3 bath house with large terrace and roof terrace. Large garage. Lots of potential.

Ref: 716 €267,500

**San Miguel**

Finca with 3 country houses. Terraces, garden, caves and fantastic views. 8,000sqm plot. Lots of potential.

Ref: 694 €720,000

**Callao Salvaje**

Detached 3 bed, 3 bath house with terraces. Lots of potential. Adjacent plot also available for sale. Quiet area.

Ref: 709 €315,000

**Tijoco Bajo**

Fantastic, fully renovated 3 bedroom country house with garage, terraces, and fruit trees. Lots of potential. Stunning views. 900sqm plot.

Ref: 459 €550,000

**Chiratal/Guia de Isora**

Beautiful 3 bed, 2 bath villa with finca. Garage, terraces, pool and fantastic views. Lots of potential. 5,000sqm plot.

Ref: 286 €780,000

**Guia de Isora**

Finca with 2 small houses suitable for reform. Views. 12,000sqm plot.

Ref: 663 €148,000

**Chio**

Finca with Motorhome in quiet area. Fantastic views. 5,000sqm plot.

Ref: 695 €44,000

**Los Menores**

Detached 4 bed, 3 bath house on 2 floors with garden and BBQ area. 400sqm plot.

Ref: 713 €260,000

**Charco del Valle, Los Menores**

3 bedroom, 2 bathroom townhouse with terraces, garden, and 2 parking spaces.

Ref: 576 €190,000

**Guia de Isora**

Finca with a house in great area suitable for reform. Vineyard, fantastic views. 7,000sqm plot.

Ref: 710 €120,000

**Güimar**

Finca with 3 bed, 2 bath house on a 6,500sqm plot. Lots of potential. Fantastic views.

Ref: 701 €195,000





CLEAR BLUE SKIES GROUP SL  
INTERNATIONAL ESTATE AGENTS

E 3 2

Tijoco Alto

Ref: 5958



Situated in the quaint village of Tijoco Alto this property offers tranquillity, space and stunning views. The main house has 2 bedrooms with fitted wardrobes, bathroom, open plan fitted kitchen, lounge with feature wood ceiling and wood burning stove. Also benefitting from a separate guest apartment; with large bedroom, sitting room, kitchenette and bathroom. The garden is easily maintained and boasts an abundance of fruit trees automatic irrigation system, off road parking and a garage. Viewing highly recommended.

House

Price: €389,750

F 2 2

Los Cristianos

Ref: 6234



A spacious duplex apartment on a well established holiday complex. The property offers a living area spread over 2 floors and comprises of an open plan fitted and equipped kitchen, lounge/diner, double bedroom with fitted wardrobes and bathroom on the bottom floor plus a large second bedroom and newly refurbished shower room upstairs. Balcony overlooking the pool and with a lateral sea view. Many on-site facilities, including reception, heated pool, tennis court, pool bar and restaurant. Ideal rental investment as this is one of the few complexes with a touristic licence, and on-site rental management company. Viewing highly recommended.

Duplex apartment

Price: €155,000

G 3 2 Ref: 6243

Taicho



House

€185,000

G 3 2 Ref: 6244

Callao Salvaje



Bungalow

€269,000

Pending 3 2 1 Ref: 6230

Chayofa



Off plan - Detached villa with pool

€425,000

E 2 1 Ref: 6217

Callao Salvaje



Apartment

€225,000





CLEAR BLUE SKIES GROUP SL  
INTERNATIONAL ESTATE AGENTS

Costa del Silencio

A selection of one and two bedroom apartments (originally one bedroom, converted into two) from €131,000, sold fully refurbished and completely furnished, equipped and ready to use.

Presented in a fresh, modern style including laminate flooring, walk-in shower and built-in wardrobes, these apartments would make perfect holiday homes or investment prospects.

Excellent opportunity to invest in this well-established complex which is currently undergoing a major refurbishment.

**Show apartment available.  
Contact us today to arrange a viewing!**

 Ref: 6103



Another successful weekend for the Clear Blue Skies team at NEC Birmingham!



We are delighted to report that we had another hugely successful weekend at the 'A Place in the Sun Live' exhibition in Birmingham, from 23rd – 25th September. This is the official exhibition of the hit TV overseas property show, and, as the biggest overseas property showcase in Europe, it is the perfect place for people looking to find their dream home in the sun!

**This is just one of the ways that Clear Blue Skies promotes clients' properties for sale world-wide - if YOU are thinking about selling your property, why don't you contact us today!**



Clear Blue Skies are looking for property in the following areas:

Los Gigantes, Playa de San Juan, Alcala, Playa de la Arena, Puerto de Santiago, and Las Americas (Tenerife Royal Gardens).







# INFINITY

SEAFRONT LUXURY RESIDENCE



NEW PROMOTION - PALM MAR





REF. 1116 LA RASCA - PALM-MAR

- 2
  - 1
  - 76m<sup>2</sup>
  - 80m<sup>2</sup>
- Nice townhouse in small quiet complex. Roof terrace with sun all day long. Only 250 m from the sea. Garage and storage unit included in the price. Community pool
- PRICE: 210.000€**



**NEW!!!** REF. 1278 GOLF DE ADEJE - LA CALETA

- Beautiful villa in La Caleta over-seeing the Golf Costa de Adeje. 3 spacious levels, gardens, terraces and balconies. Garage + parking spot and fabulous community pool
- 4
  - 4
  - 273m<sup>2</sup>
  - 319m<sup>2</sup>
- PRICE: 840.000€**



REF. 1248 EL NARANJAL - EL MADROÑAL

- 3
  - 2
  - 89m<sup>2</sup>
  - 21m<sup>2</sup>
- Corner penthouse in a great location and prestigious development. Gardens and community pool. Amazing opportunity!
- PRICE: 295.000€**



**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
- 1,2 & 3
  - 2 & 3
  - with south orientation sun
  - 50 m from the sea
- PRICE: POA**



REF. 1233 BAHIA DE LOS MENCEYES - PALM-MAR

- 1
  - 2
  - 69m<sup>2</sup>
  - 1
- Seafront luxury apartment with spectacular views of the natural reserve and the coastline of Los Cristianos/Los Americas. Very spacious apartment in the calmest area of the south of Tenerife. The complex has two swimming pools, one childrenpool and is surrounded by nice gardens.
- PRICE: 310.000€**



REF. 1239 TERRAZAS DEL FARO - PALM-MAR

- Cozy 1 bedroom apartment with nice terrace. Community pool. 2 min walk from sea, restaurants and shops. Rare opportunity!
- 1
  - 1
  - 51m<sup>2</sup>
  - 21m<sup>2</sup>
- PRICE: 126.000€**





**Tenerife Belfin Property SL,**  
**CC VILLAFLO, Local 5 SAN EUGENIO BAJO**  
**Tel: 692 146 808**

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**Find us:**



### Charco del Pino, Country House

**NEW LISTING!**



Completely renovated 2 bed, 2 bath (1 en suite) country house with separate, 2 bed, guest apartment. The property, accessed via a lovely driveway, has a bright and spacious lounge, independent kitchen, dining room, various terraces, TV/sun room with views, and garage. Total plot size 3,900sqm of which 1,500sqm is laid out in gardens. If you are looking for a rural property but not too far out, this is the one!

€425,000

Ref: F105-BP

### Los Cristianos, Castle Harbour

**BARGAIN!**



Great 2 bedroom, 1 bathroom apartment in this popular holiday complex with lovely pool area and pool bar (the pool is heated in the winter months). The apartment is in its original state but tidy, and, with some refurbishment this will make a fabulous holiday home! Sunny terrace with nice views to the pool area and the sea!

€159,000

Ref: AP206-AG

### San Eugenio Bajo, Los Geranios



2 bedroom, 1 bathroom apartment with lovely sea views for sale in this sought after complex with great pool area only a couple of minutes from the sea front. Close to all services! Perfect holiday apartment or rental investment property!

€239,000

Ref: AP204-AG

### San Eugenio Bajo, Ocean Park II



Fully furnished, 1 bedroom, 1 bathroom ground floor apartment in sought after complex with pool. Views over the communal swimming pool. Parking. Excellent holiday apartment close to all services!

€135,000

Ref: AP151-AG

### San Eugenio Bajo, Los Geranios



Nice, refurbished and fully furnished, 2 bed (converted from 1 bed), 1 bath apartment in popular complex near Puerto Colon beach and harbour. Sea views from the terrace. An excellent complex with a nice communal pool area. Good rental potential.

€239,000

Ref: AP155-AG

### Palm Mar, San Remo



Spacious top floor apartment in sought after complex with pool, close to all amenities. The property enjoys modern decor with fully equipped kitchen, bedroom with built-in wardrobes and a spacious lounge with sofa bed. South facing terrace with pool and sea views. Also comes with 2 parking spaces.

€170,000

Ref: AP158-BP

### Las Americas, Parque Santiago I



Fantastic 1 bedroom penthouse apartment in sought after complex on the sea front with heated swimming pool and parking. The apartment has been fully renovated to a very high standard and is fully equipped, including air conditioning, dishwasher, large fridge, oven etc. From the terrace you have views to the pool area. A high quality holiday home!

€279,000

Ref: AP135-AG

### Guia de Isora, Luxury Finca



Enchanting finca of 9,242m<sup>2</sup>, on the sunny west coast. This spectacular property has well-maintained gardens, with the main property, a spacious (337.37m<sup>2</sup>) 3 bed, 4 bath (2 en suite) villa with private pool furnished to the highest standard. There are many additional features including several sunny terraces, jacuzzi room, double garage and covered parking area, a separate guest apartment, warehouse and a small house for holding events.

€1,800,000

Ref: F103-AG

### Palm Mar, Laderas del Palm Mar



Immaculate 1 bedroom, 1 bathroom apartment in lovely residential complex with pool and beautiful gardens. The property is bright and spacious and in excellent condition and has a good sized lounge, fully equipped kitchen, and a large terrace with nice views over the pool and gardens.

€142,000

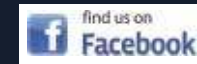
Ref: AP150-BP



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**Las Americas, Vina del Mar**

**MUST SELL - PRICE NEGOTIABLE!**

Part-refurbished – Large 1 bedroom apartment with all day sun. Great central location. Wheelchair access, high rental demand, community parking.

**120,000€** **287-A1**

**San Eugenio Bajo, Garden City**

**NEGOTIABLE!**

48sqm, fully furnished 1 bed, 1 bath apartment overlooking the heated pool. Close to all amenities. The property has a lounge/dining room, American-style kitchen and 13sqm sunny terrace.

**159,000€** **275-A1**

**Callao Salvaje, Un Poste al Sole**

**BARGAIN!**

52sqm, fully furnished, 1 bed, 1 bath apartment in exclusive complex with pool. Nice property with lounge/diner, open kitchen and 52sqm, sunny roof terrace. Great sea views.

**99,950€** **292-D1**

**Chayofa, La Finca**

**NEW LISTING!**

Spacious (51sqm), fully furnished, 1 bed, 1 bath apartment with lounge/diner, American-style kitchen and 20sqm, sunny terrace on residential complex with pool. Community parking.

**115,000€** **296-A1**

**Las Americas, Tajanastie I**

**NEW LISTING**

Stunning one bedroom corner apartment in this refurbished centrally-located community with swimming pool. Panoramic sea views, community parking.

**139,000€** **310-A1**

**Torviscas Bajo, Santa Maria**

**MUST SELL - PRICE NEGOTIABLE!**

Stunning two bedroom apartment, refurbished and offered furnished, outstanding rental potential. Full hotel facilities available. Next to the beach.

**199,000€** **220-A2**

**Las Americas, Las Floritas**

**NEW LISTING**

Part refurbished first floor, one bedroom apartment with American kitchen in this popular central community. Pool views. Great rental.

**137,000€** **309-A1**

**Los Cristianos, Vista Hermosa IV**

**MUST SELL - PRICE NEGOTIABLE!**

Quality studio apartment in top Los Cristianos resort. Comes fully furnished with secure private parking – stunning sea views – motivated sale!

**109,750€** **234-S**

**San Eugenio Bajo, Las Flores**

Well-presented, fully furnished, 1 bed, 1 bath apartment in complex with pool. Close to the beach. Lounge/dining room, open kitchen and a 70sqm, sunny roof terrace. Community parking.

**210,000€** **225-B1**

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**Las Americas, Paraiso Royal**

**NEW LISTING**

Stunning semi-detached four bedroom villa, in unbeatable central location with pool and sea views. Amazing potential, great community facilities

**399,000€** **307-A4**

**Playa Paraiso, Beautiful Villa**

**NEW LISTING**

Beautiful six bedroom family home with private pool. Viewing is highly recommended for this dream property with many special features.

**950,000€** **302-V6**

**Chayofa, Villa**

**MASSIVE REDUCTION!**

Lovely, fully furnished, 3 bed, 2 bath (1 en suite) villa in quiet area. Furnished to a high standard. Lounge/dining area, open plan kitchen, various terraces with sea views, private pool, and double garage.

**Now 425,000€** **289-V3**

**Chayofa, Villa**

**NEGOTIABLE!**

Well-presented, furnished, 4 bed, 3 bath (1 en suite) villa (312sqm on 1,172sqm plot) with pool. Central location. Lounge/dining area, ind. kitchen, sunny terraces, private drive and double garage. Sea views.

**995,000€** **288-V4**

**Aldea Blanca, Villa**

**STUNNING!**

Stunning, fully furnished, 5 bed, 4 bath (1 en suite), villa with own pool and private parking. 460sm built, 583sqm plot. Lounge, dining room, ind. kitchen, utility room, terraces, wine cellar, and workshop.

**775,000€** **274-V5**

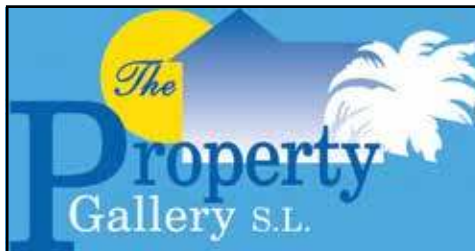
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#### PARQUE ALBATROS, GOLF DEL SUR



**REDUCED!**

Ground floor apartment on complex with communal pool. Gardens, reception, restaurant, etc.

Ref: B537

€110,000

#### SAN EUGENIO BAJO, TINERFE GARDEN



Selection of 3 x one bedroom apartments in central location. Communal swimming pool.

Ref: B1598

€179,500 each

#### FANABE, VILLA



Spacious 2 bedroom villa with large terrace with jacuzzi, modern kitchen and a garage. Downstairs separate apartment.

Ref: C1730

€472,500

#### REPOSSESSIONS:

**LAS GALLETAS**  
2 bed, 2 bath apt with terrace & parking space.  
€99,000  
Ref: 60214053

**PIEDRA HINCADA**  
105 m2 property of 3 bedrooms, 2 bathrooms.  
€164,500  
Ref: 73900587

**VILAFLOR**  
House on 2 floors, 4 beds, 1 bath, 2 patios, terrace, local-garage & store.  
€177,510  
Ref: 60204534

**VALLE SAN LORENZO,**  
Edif. Guadalupe  
Ground floor apt with terrace, store room & parking space.  
€61,000  
Ref: 60173682

**TEJINA**  
65m2 apt on the ground floor, sold with garage parking space  
€57,300  
Ref: 73203373

**SAN MIGUEL**  
Top floor property with 4 bedrooms, 2 bathrooms, terrace, covered patio and roof terrace.  
€87,000  
Ref: 60023136

**SAN ISIDRO**  
Spacious 2 bed, 2 bath apt of 113 m2. Sold with parking space & store room.  
€67,300  
Ref: 60100010

**SAN ISIDRO, C/ El Sauzal**  
3 bed, 2 bath apt of 101 m2, sold with parking space. The building has lift.  
€104,400  
Ref: 60010772

#### TORVISCAS, LOS ATAMANTES



Well-maintained 2 bed duplex apt. Large L-shaped terrace with views to the sea, pool & mountains. The property is in excellent condition & comes fully furnished.

Ref: C1727

€235,000

#### PARQUE DE LA REINA, APARTMENT



Spacious 3 bedroom, 2 bathroom apartment with mountain and pool views.

Ref: D1605

€131,250

#### AGUA GARCIA, CANARIAN HOUSE



Canarian House set in the lovely foothills of Agua Garcia, Esperanza. Built: 221m2. Plot: 1,600m2.

Ref: D1597

€350,000

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The property enjoys marble flooring throughout; the attractive lounge has high ceilings with beautiful décor; the dining area has a feature stained-glass dome ceiling; and there is a large, fully fitted and equipped open plan kitchen.

Additional extras include: air conditioning, music system to all rooms and electric shutters to all doors and windows.

Upstairs, patio doors open out on the top terrace with a staircase down to the beautiful heated pool and spacious sun terraces. Also on this level is the 4th en suite bedroom and the independent apartment with lounge, American-style kitchen, double bedroom and shower room, plus large laundry, utility room and bar/entertainment room!

**Price: €695,000**



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**Las Americas, El Cortijo**



One bedroom bungalow in the heart of Las Americas. The complex has its own swimming pool and is only 5 minutes to the beach and restaurants.

€160,000

Ref: vs3022

**Puerto Colon, Club Atlantis**



Large 76m2, one bedroom duplex apartment in this front line complex with 24m2 balcony and garden terrace.

€267,000

Ref: VS3068

**Callao Salvaje, Callao Park**



Spacious 90m2, 2 bedroom / 2 bathroom duplex with 2 terraces of 30m2 with wonderful views, garage included.

€199,000 Ref: vs2983

**Playa Paraiso, Ocean Gardens**



New two bedroom property in luxury complex of 151 apartments, due for completion end of 2017.

From €177,000 Ref: vs2768

**Las Americas, Pueblo Torviscas**



We are pleased to offer this tastefully refurbished 40m2 studio in this popular complex with a 10m2 balcony offering stunning views over the ocean.

€212,000 Ref: VS3034

**Fanabe, Yucca Park**



Lovely one bedroom apartment in the second row from the sea front complex. The apartment is sold fully furnished.

€210,000 Ref: VS3037

**El Madronal, Villa**



Spacious independent 113m2, 3 bed, 2 bath villa. Total plot of 350m2, private pool, parking for three cars, impressive views.

€442,000 Ref: vs2942

**La Tejita, Las Terrazas de Sotavento**



82 new modern 1, 2 and 3 bedroom apartments, all with large terraces. Communal pool and underground parking.

From €125,000 Ref: vs2721

**Palm Mar, Paraiso del Palm Mar**



1 and 2 bed apartments all with own parking spaces in Wonderful well-run, quiet complex.

From €98,000 Ref: vs2933

**Los Cristianos, Jardines del Sur**



Very large 3 bedroom apartment with wonderful views from the balcony and only minutes to the Sunday market and beach.

€225,000 Ref: vs2925

**Las Americas, Paraiso del Sol**



A very generous 105m2, 2 bedroom / 2 bathroom duplex with 2 terraces of 32m2, communal pool, short walk to the beach.

€295,000 Ref: vs2991

**Las Americas, ApartAmerica**



One bedroom apartment in the centre of Las Americas. 40m2 living area with a 7m2 balcony with views over the pool and to the sea. Communal pool and parking space.

€160,000 Ref: vs2995

**Los Cristianos, La Colina 2**



Very large refurbished one bedroom apartment with 55m2 living area and 15m2 balcony. Parking space. Sold fully furnished.

€145,000 Ref: vs2855

**Los Cristianos, Granada Park**



Very nice 2 bedroom apartment with 56m2 living area with balcony overlooking the pool and sea. It is being sold fully furnished.

€189,000 Ref: vs2784

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**Las Americas, Parque Las Americas**

**CORNER DUPLEX BUNGALOW**

An immaculate 3 bed, 2 bath property, renovated to the highest standards, with 2 kitchens, jacuzzi, an all wood terrace with shower, chill-out area, and sub woofer stereo system. The property enjoys all-day sun, has partial views to the Atlantic, and is just 5 minutes' walk to the sandy beach. The complex has been completely renovated.

**Price: €380,000,- Ref: 84-323**



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**Las Americas, Parque Santiago II**



Magnificent, totally reformed and furnished, 2 bedroom, 2 bathroom apartment with large terrace on this sought after, sea front complex with pool, close to all amenities. Wheelchair-friendly. Lifts throughout complex.

**Price: €395,000**

**Callao Salvaje, El Jable**



Superb, beautifully furnished, 2 bedroom, 2 bathroom townhouse on three floors with sea views! This air conditioned property has a lounge/dining room, lovely American-style kitchen, 20sqm terrace and parking.

**Price: €185,000**

**Palm Mar, Las Olas**



Luxury 2 bed, 2 bath apartment with beautiful kitchen on recently completed, top quality complex (recently awarded: 'best property development in the Canary Islands!') with lovely swimming pool and sunbathing terrace. Parking and storeroom included...and much, much more!

**Price: €245,000**

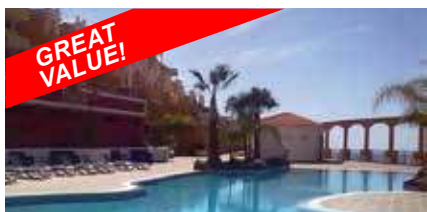
**El Duque, Res. San Miguel**



Beautiful 2 bed, 2 bath townhouse on small, exclusive complex with pool close to El Duque beach. The property, on three floors, has a large lounge/dining area, independent kitchen, spacious terraces overlooking the pool, and a garden. Also include is a 2-car garage and storeroom.

**Price: €450,000**

**Roque del Conde, Roque del Conde VI**



Luxury, beautifully furnished, 2 bedroom 2 bathroom apartment with large sunny terrace and terrific views. Parking space included. Well-run community with lovely pool area.

**Price: €189,500**

**Callao Salvaje, Mariben**



Luxuriously furnished 3 bedroom, 4 bathroom detached house in sought after, peaceful complex with heated pool, tennis courts and children's pool and play area. The property has a lounge/dining room, independent kitchen, terraces, 2-car garage and a storeroom.

**Price: €390,000**

**Callao Salvaje, Beautiful villa**



Stunning, beautifully furnished, 3 bedroom, 3 bathroom villa with private pool and fantastic views. The property has a large lounge/dining area, open plan kitchen, and terrace.

**Price: €125,000**

**Roque del Conde, Luxury villa**



Luxury villa with separate apartment and large, private, heated pool on a plot of 580sqm. Lovely, luxuriously furnished and appointed property with 3 double bedrooms on the upper level, and a one bedroom apartment on ground level.

**Price: € P.O.A.**



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Las Moraditas is the hidden gem of Costa Adeje giving the peace and quiet of the countryside while being only 2 minutes away from supermarkets and superstores and only 5 minutes from the main tourist centres.

For more information or to arrange a viewing, please call: (00 34) 626 347 529 or email: [julielourens@yahoo.co.uk](mailto:julielourens@yahoo.co.uk)

#### Costa del Silencio, Atlantic View



Spacious (60sqm) 1 bedroom, 1 bathroom (+WC) apartment with lounge, American-style kitchen and 12sqm terrace. In good condition, fully furnished. Swimming pool on complex.



Price: €89,000

Ref: 91-223 Atlantik View

#### Costa del Silencio, Tamaide



Large, comfortable, fully renovated, 4 bed, 4 bath villa (271sqm on 388sqm plot) with private pool in popular residential area. The property has a lounge, kitchen (unfurnished), 30sqm terrace, garden, garage and cellar and enjoys views to Mt Teide.



Price: €450,000

Ref: 209-304 Tamaide

#### Costa del Silencio, Apartment



Spacious (55sqm), fully furnished and completely renovated, 1 bed, 1 bath apartment located 200m from the ocean in a quiet complex with swimming pool. The property has a living room, open kitchen, and terrace with pool view. All furniture, TV and kitchen appliances are included in the price.



Price: €99,900

Ref: 244-324

#### Costa del Silencio, Villa



Spacious (200sqm on 350sqm plot), fully renovated and wonderful 4 bedroom, 4 bathroom villa with 150sqm garden. The property has a lounge, luxury kitchen, 50sqm terrace and garage. Community Fees: €35 per month.



Price: €450,000

Ref: 246-326

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**Los Cristianos, Castle Harbour**




Choice of 2 studios in this popular holiday complex with lovely heated pool and sunbathing terrace. Each property is 39sqm interior, fully furnished, with lounge, American-style kitchen, bathroom, 8sqm terrace overlooking the pool, and Community parking. Com Fees: €106 per month.  
**Price: €89,000 Ref: AP-579**

**Costa del Silencio, Garanana**



Lovely, spacious (85sqm), ground floor, fully furnished, 2 bed, 2 bath, wheelchair-friendly apartment with lounge/diner, independent kitchen, large 35sqm terrace and private garage/storeroom. Community Fees: €35 per month.  
**Price: €158,000 Ref: AP-070**

**Costa del Silencio, Rias Baixas**



Totally reformed, fully furnished, 2 bed, 1 bath apartment in complex with swimming pool. This spacious (62sqm) property has a lounge, separate dining room, American-style fitted kitchen, 6sqm terrace with views over the pool, a parking space and 2 storerooms. Community Fees are €55 per month.  
**Price: €135,000 Ref: AP-374**

**Ifonche (Arona), Finca**



Plot of 43,000 m2 with an old building of 119 m2 with licence to reform and renew. Possibility of tourist exploitation licence. 10,000m2 plot of land suitable for finca. Please contact us for more information.  
**Price: €175,000 Ref: AP-592**

**Los Cristianos, La Chunga**



Spacious (55sqm) 1 bedroom, 1 bathroom apartment with lounge/dining room, American-style fully fitted kitchen and partial sea views. Communal roof terrace and parking. Com Fees: €82 per month.  
**Price: €145,000 Ref: AP-588**

**Los Cristianos, Los Delfines**



Spacious (130sqm), totally reformed, fully furnished and equipped 2 bedroom, 2 bathroom, luxury penthouse apartment. The property has a lounge/dining room, American-style fitted kitchen, and terrace with sea views. Com Fees: €80 per month (approx).  
**Price: €595,000 Ref: AP-393**

**Los Cristianos, Los Diamantes I**



Very nice, 1 bedroom, 1 bathroom apartment (38sqm) in popular Touristic complex with pool. The property has a lounge/dining room, fully fitted American-style kitchen, and 8sqm terrace with partial sea views. Com Fees: €100 per month (water included).  
**Price: €125,000 Ref: AP-590**

**Los Cristianos, Manureva**



Centrally-located, fully furnished, 1 bedroom, 1 bathroom apartment in nice complex close to all amenities. The property has a lounge/dining area, fully fitted American-style kitchen, terrace and roof terrace. Com Fees: €37 per month.  
**Price: €151,000 Ref: AP-518**



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**Palm Mar, La Arenita**

**2 bedroom apartment for sale**



Palm-Mar, a triangle between ocean, mountain and nature reserve. If you love nature, the sea, the beach, salty sand... then this is a place where you can feel all of these!



This 2 bedroom apartment comes entirely furnished (classic meets eclectic deco), has a separate, fully fitted kitchen (washing machine, oven, etc.), a huge dining lounge area with TV, sofa bed, lots of spacious fitted cupboard and wardrobes everywhere, 2 luxury marble bathrooms (1 with shower, 1 with bath), a good-sized sunny terrace - where you can enjoy watching the Ocean while having a glass of wine - and a trastero and parking space in the garage. The complex has a large swimming pool and is only a short stroll to the sea front. Especially well suited for couples, or families.



Palm Mar is an up and coming area with new investment taking place in new infrastructure, complexes and businesses. A great time to invest!

**Price: €265,000**

**Torviscas Alto, Parque Cristina**

**1 bedroom apartment for sale**



Their love for design is apparent throughout these owners' apartment.

The materials, colour tones and light really create the perfect place for a getaway; the whole apartment works in harmony with a relaxed way of living.

A place where you can work, relax or just have fun making some dinner on the terrace with friends.

The amazing and bright light, the warm materials, and the sensation of being next to the Atlantic Ocean makes this property truly UNIQUE!

**Price: €225,000**






# Tenerife Prime Property

## Guargacho, El Monte Penthouse



Lovely 2 bedroom, 1 bathroom Penthouse apartment with a separate kitchen and a 52m2 terrace which has a built in sauna and hot tub. The property covers the whole top floor of a small block of apartments in this popular village with schools and amenities. Property being sold part furnished.

S-02 1269 €119,500

### Costa del Silencio, Sombrillo



Beautiful fully refurbished and furnished, 2 bed, 1 bath apartment with American-style kitchen in small complex with community pool. Extras include: alarm, double glazed reinforced glass doors and air conditioning. Community satellite TV and low Fees.

S-02 1263 €120,000

### El Medano, Lagos de Miramar II



Brand new 3 bedroom, 1 bathroom apartment (no kitchen installed) in complex close to the sea front. The property has a 10sqm terrace and parking space.

S-03 1270 €122,000

### Costa del Silencio, Parque Don Jose



Large, refurbished ground floor apartment converted into 2 - each having its own entrance, bedroom, bathroom, kitchen, lounge and terrace (one 9m2, the other 36m2). The property can easily be restored to its original configuration.

S-02 1253 €169,950

### Guargacho, Edf. Malagueñas



3 bed, 1 bath, part-furnished ground floor apartment in popular village with schools. The apartment has a new separate fully fitted kitchen and utility room and a good size lounge and patio. Underground parking space and 8sqm storeroom. Com Fees: €25/month.

1246 €94,500

### Las Galletas, Marie Celeste



Large, ground floor 3 bedroom, 2 bathroom apartment with American-style kitchen, good size lounge and interior patio. Apartment being sold furnished.

S-03 1267 €125,000

### Guargacho, El Monte



Lovely, top floor, 3 bedroom, 2 bathroom apartment being sold in new complex. This apartment has a separate kitchen, large lounge/dining room and mountain and sea views. There is also a large garage and storeroom included in the price.

S-03 1268 €132,00

### Costa del Silencio, Tenbel



Top floor studio with lounge, American kitchen and large terrace and community swimming pool.

S-00 923 €49,500

### Los Olivos, Jardine Botanico



Lovely, part-furnished, rustic-style, 3 bed, 2 bath townhouse on 3 floors in lovely complex with pool. The property has a lounge/dining area, separate fully fitted kitchen, private rooftop terrace with BBQ and a large garage with direct access to the house

S-03 1181 €250,000

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Las Americas, Parque Santiago III  
 1 bedroom apartment.  
 Price: €260,000 Ref: 1CDP0007



Costa del Silencio, El Drago  
 Studio apartment  
 Price: €56,000 Ref: ECDP0001



Playa Paraiso, Adeje Cielo  
 1 bedroom apartment  
 Price: €141,750 Ref: 1CDP0005



Near Marazul  
 3 bedroom house  
 Price: €305,000 Ref: 3CDP0015



Playa Paraiso, Villa  
 Villa  
 Price: €1,650,000 Ref: VCDP0001



El Madronal, Villa  
 3 Bed Villa  
 Price: €787,500 Ref: 3CDP0006



Fanabe, 4 bed House  
 4 bedroom house  
 Price: €330,000 Ref: 4CDP0007



Costa del Silencio, Balcon del Mar  
 1 bedroom apartment  
 Price: €105,000 Ref: 1CDP0001



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## San Eugenio Alto, Ocean View

- Fantastic studio
- Completely refurbished
- Good rental scheme
- Panoramic views

Price: €96,000 Ref: COAP115



## El Madronal, El Naranja

- Penthouse
- 3 bedrooms
- Corner apartment
- Sea views

Price: €295,000 Ref: C3AP122



## San Eugenio Bajo, Garajonay

- Top floor apartment
- 3 beds, 2 baths
- Completely refurbished
- Sea views
- Private garage

Price: €325,000 Ref: B3AP485



## San Eugenio Alto, Paradise Court

- Penthouse
- 2 beds, 2 baths
- Sea views
- Community pool

Price: €219,000 Ref: A2PH198



# TENERIFE SOUTH REAL ESTATE ASSOCIATION



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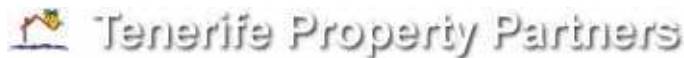
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**del Silencio, Atlantico I**

Nice 1 bed, 1 bath apartment located on the first floor, with living room, American-style kitchen (fully equipped), a north-west oriented balcony with panoramic views over the gardens Mt Teide, a swimming pool, children's playground, tennis court. Community fees are €61 a month.

609-0911 €85,000



**Los Cristianos, Sotavento**

Fully furnished 2 bed, 1 bath ground floor apartment on complex with 2 pools. The property has a lounge/dining room, fully equipped kitchen, 10sqm terrace at front and another at the side of 50sqm. Panoramic sea and city views. Extras: security grills, 2 storage spaces, air con in the lounge.

695-0312 €209,900



**Costa del Silencio, Los Geranios**

This 1.5 bedroom apartment is nicely furnished. Enjoy your breakfast in the sun on your 20sqm<sup>2</sup> terrace looking at your own little garden with a pond. A lovely, unique property! Very "Zen".

758-0612 €135,000



**Amarilla Golf, Pinehurst**

Excellent option for those who like golf and sailing! 1 bed, 1 bath apartment close to Amarilla Golf course and 5 min. walk from the Marina San Miguel. South-West orientated terrace with very nice views. American style kitchen, bedroom with fitted wardrobes. Communal parking and beautiful pool area.

801-1012 €99,900



**Costa del Silencio, Atlantic View**

1 bed, 1 bath duplex apartment with American-style kitchen on the top floor of this popular sea front complex with pool. Sunny, south-facing balcony (12sqm) with partial sea view.

1119-1115 €99,000



**Garanana, Los Dragos**

Spacious 1 bedroom, 1 bathroom apartment on the first floor of this small complex with swimming pool. It features a spacious, open kitchen and is in excellent condition!

1120-1115 €80,000



**Costa del Silencio, Bellavista**

2 bedroom, 2 bathroom townhouse with fantastic views in lovely, sea front location. The property has a lounge/dining area, open plan kitchen, and terrace off the living room. Close to amenities.

1125-1115 €190,000



**Costa del Silencio, Amarilla Bay**

2 bedroom, 2 bathroom first floor apartment in corner position with great sea and mountain views. The property has a lounge/dining area, American-style kitchen, and a spacious (16sqm) east-facing terrace to enjoy the morning sun.

1194-0916 €133,000



**Arona, Las Rosas**

Spacious 2 bedroom, 2 bathroom house with lovely garden with several seating areas and a beautiful barbecue plus outdoor kitchen. There is a lounge/dining area and a spacious and professional kitchen.

1195-0916 €158,500



**Adeje, El Galeon**

Beautiful 1 bedroom, 1 bathroom apartment close to the new shopping centre. The property has an open plan kitchen, large south west-facing terrace (41sqm) and is only a short drive from the beach. All shops, restaurants and the village of Adeje are within walking distance!

1196-0916 €145,000



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**Los Abrigos,  
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Lovely spacious and bright top floor apartment in residential building, in the centre of Los Abrigos village. The apartment has 2 bedrooms, living room with balcony, separate fitted kitchen and bathroom. The property also includes a private 50m<sup>2</sup> roof terrace, and parking space in underground secure garage. To be sold furnished. Simply a real bargain

Ref: AP2-119 €116,000



**NEW!**

**Amarilla Golf,  
Ocean Ridge**

SEA FRONT! Bright and spacious 2 bedroom, 2 bathroom bungalow with spectacular ocean views, on small and quiet complex with pool by the sea. The property comprises of lounge, American-style kitchen, and large, sea-facing, sunny terrace.

Ref: B2-121 €260,000



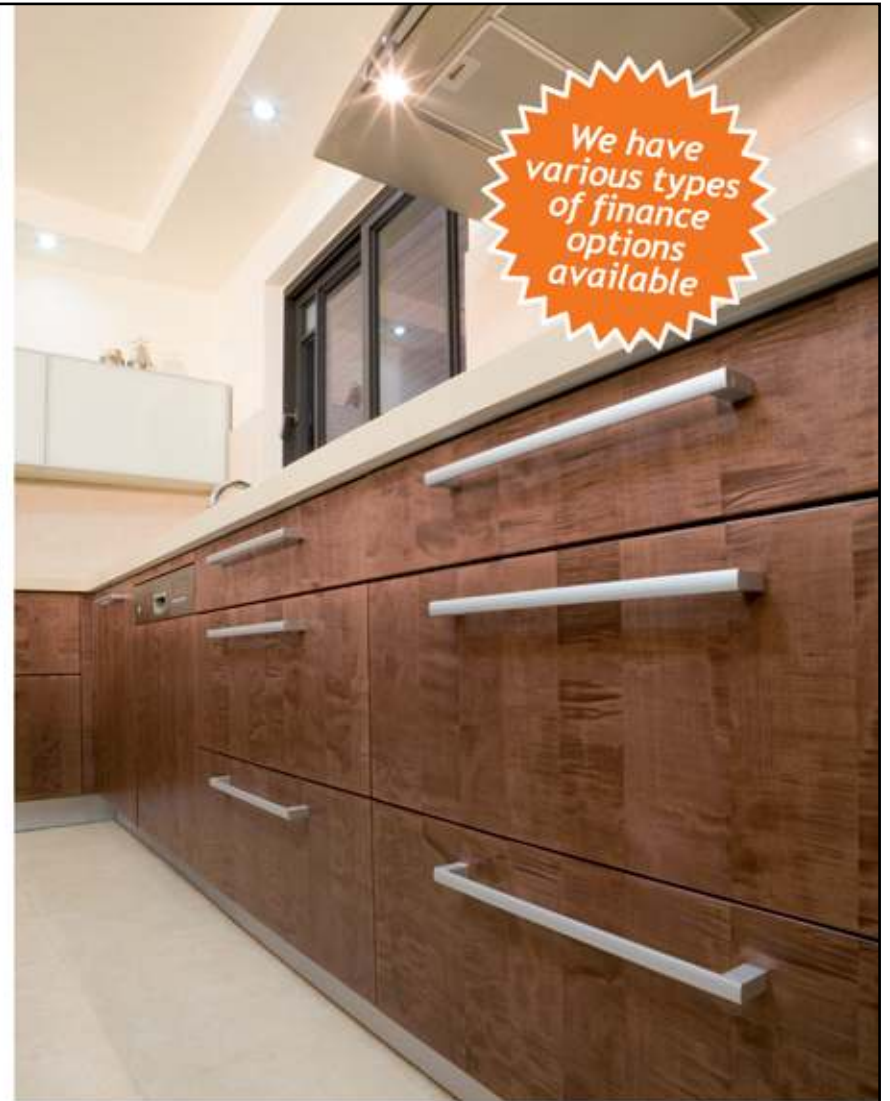
**Golf del Sur,  
Fairway Village**

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Fully refurbished, this property consists of 3 bedrooms, 2 bathrooms, living room, kitchen, roof terrace with utility room, and front and back gardens. It is situated on a very popular complex in the middle of the golf course with pools, restaurant, and pool bar. Great investment potential!

Ref: V3-080 €249,000





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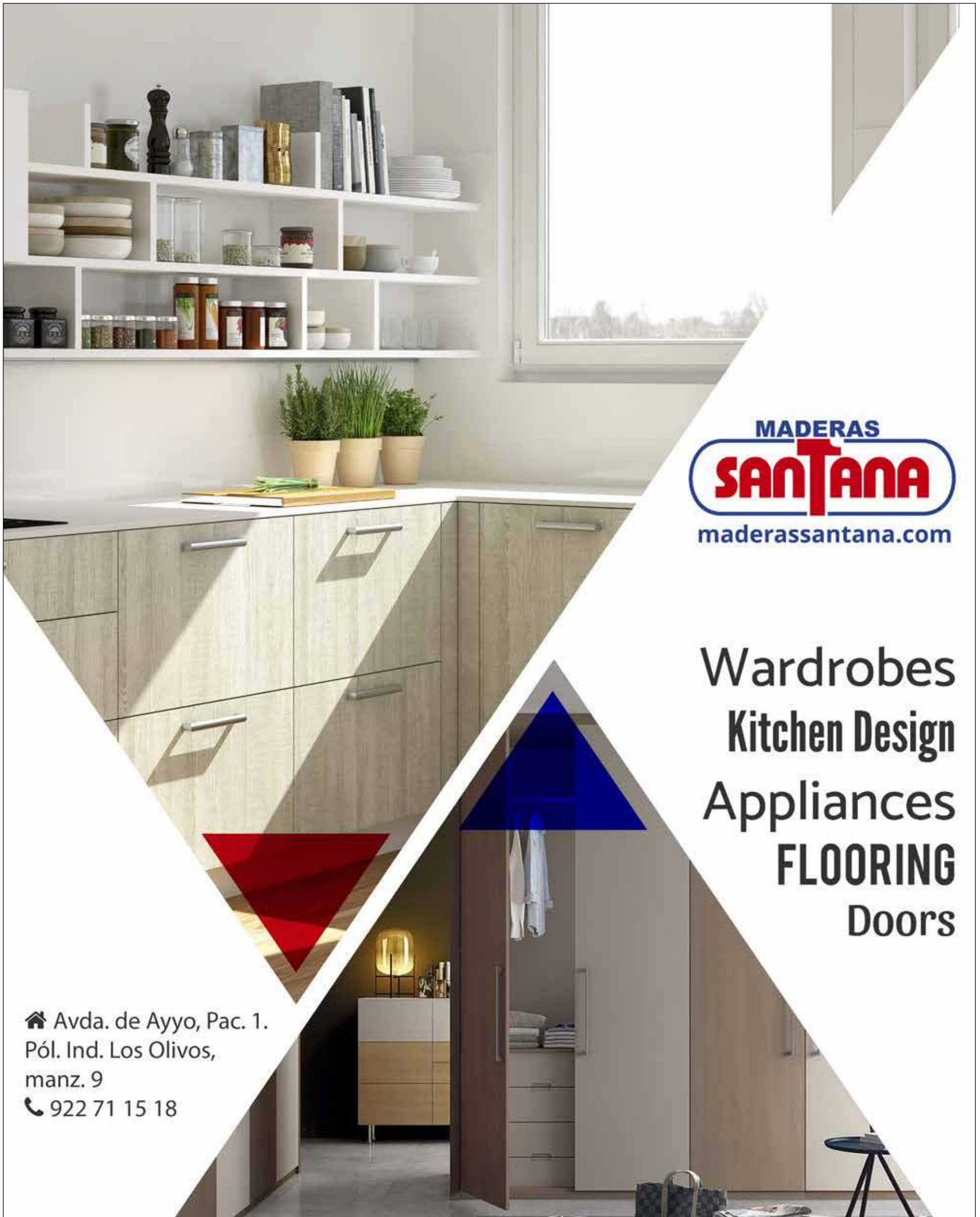
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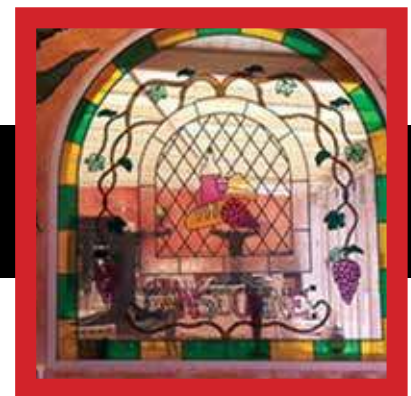


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# DIVORCE FOR EXPATS - How does it work?

According to UK government statistics, 35% of all marriages are predicted to end in divorce. Although no accurate statistics are available amongst UK expats, it is believed that the number may be even higher.



by John Hatrick, Tenerife Solicitors

Whilst many couples believe that living abroad will improve their lives, a number of factors, such as financial considerations, missing friends and family, the language barrier or just plain homesickness can put a strain on even the most committed relationships.

An increasingly common scenario among Brits in Tenerife is for one partner to move back to the U.K. whilst the other party remains in Spain. Assuming the marriage cannot then be salvaged, one partner will then typically seek to get the legal ball rolling. But where both partners are now living in different countries, which country should proceedings be commenced in?

Strictly speaking, to petition for legal separation or divorce in either England or Spain,

the only requirement is for one partner to be 'habitually resident' in the country where proceedings are commenced. Hence, the partner living in Spain could commence proceedings in the U.K, or indeed vice versa. The definition of 'habitual residence' typically requires one party to have been living back in the U.K. for 6 months prior to commencement of proceedings. However, proceedings are sometimes allowed sooner where one party has more recently relocated back to the U.K, depending on the circumstances. However, Domicile by itself is NOT sufficient to prove habitual residence.

Many Brits prefer to commence proceedings in their country of origin, perhaps due to there

being no language barrier, or perhaps due to the perception that legal proceedings in the U.K. are faster, less bureaucratic and come with less uncertainty than typical legal proceedings in Spain. However, there are also other factors affecting which country is more beneficial depending on personal circumstances.

One important point to consider is that whilst there may be a choice of issuing proceedings in either Spain or the U.K., once proceedings are issued in one country by one spouse, both spouses are then tied to the jurisdiction of that country and cannot change to the other country later. Hence, in order to secure one's first choice of jurisdiction,



there is sometimes a dash to issue proceedings in one country before the other spouse can issue in the other country. This is commonly referred to as 'forum shopping'.

Whilst it is possible to instruct a U.K. based solicitor remotely, most expats appreciate being able to instruct a local Tenerife based solicitor with a U.K. office who can handle the whole process from Tenerife, typically at rates substantially lower than those charged by the average U.K. solicitor.

As English Solicitors with an office in Tenerife, we can seamlessly handle the financial aspects of a divorce where the spouses have assets (e.g. property) located in Tenerife. Many U.K. solicitors would not wish to directly handle a financial settlement or enforcement against Tenerife-based assets, as they are not familiar with Spanish laws or procedures. Instead they typically choose to subcontract this to a firm based in Tenerife. Indeed, we often receive

instructions from U.K. firms for such work where the end clients did not realise they could have cut out the middle man and instructed us to handle the whole process directly.

For more information or to arrange a fixed fee consultation, please contact Tenerife Solicitors on 922 717845 (or 0871 218 0063 from the U.K.) or by email to info@tenerifesolicitors.com

## ENERGY PERFORMANCE CERTIFICATES IN SPAIN

### October 2016 UPDATE

Since June 2013 when the requirement to carry out Energy Performance Certificates was instigated a total of 134,315 have now been issued in the Canary Islands, with some 1,965 being registered over the month of September. This illustrates a slight reduction over the total for last month and those before, indicating that a gradual slow down in the number carried out has

commenced. Time will tell by reviewing totals on a monthly basis. The number of Certificates carried out relates to 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

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

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.*



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## Snapped up a bargain property? Now what?

This has been happening quite a lot recently – house prices have dropped to a more achievable level, and people are delighted to have snapped up a bargain as an affordable holiday home.

But now what? Their new holiday home is often not in the style they want, and in some cases, particularly Bank repossessions, may not be furnished at all. Most people make a brief visit to come and sign for the purchase, or often just pay a deposit and leave a lawyer to sign for them, meaning they are only on the island for a few days. So how is it possible to make sure that you get the necessary inventory and decorative effect that you want, and make the best of your new property, whether you have bought it for rental or for your own use?

In addition, it's quite complicated to start from scratch. If you move house in the UK, for example, you would take most of your things with you, but here in Tenerife, you can literally be starting from a blank canvas. This can be quite liberating from a design point of view, but also quite daunting when you have to start thinking about what you actually

need to live in a place - including every kitchen item, linen, lights, pictures etc. Add into the mix that you are in a foreign country and possibly don't speak the language, and things get more complicated still!

The answer is to employ a Tenerife-based interior designer who does speak your language, give them a brief as to what you want, and



come back when you

are ready, with the house completely furnished and ready for occupation. The only thing that could be off-putting about this scenario is that interior designers are only for the rich and famous, and are very expensive, aren't they?

Well, not necessarily. Some furniture shops will include the interior design and even the installation costs within the purchase price of the furniture. They will also have experience of

this situation, and have prepared lists of kitchen and linen inventory, as well as design ideas about what might work well for you. In addition, they can co-ordinate the deliveries from different suppliers and arrange an installation date for you, for which you can be present, or which they will undertake on your behalf.

Fortunately with technology nowadays, it is easy to communicate with e-mails and photos

wherever you are in the world, and keep up to date with progress.

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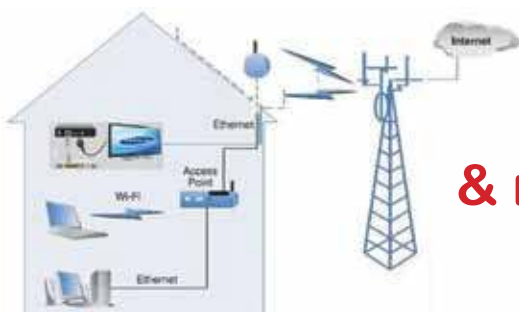


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## Money in the Bank or Money in a Bond, make an informed choice

The majority of us keep money in a bank account. Why? Because it is easy, relatively secure, and easily accessible. There is also a deposit protection scheme in place which covers the amount in your bank account up to €100,000 or £75,000. So far, so good?

The deposit protection amount has been reduced from €85,000 which was the previous compensation limit. This means that if a bank or building society cannot meet its obligations and subsequently fails, or becomes insolvent, the maximum compensation you will receive will be €75,000 or £150,000 for a joint account (husband and wife). What about growth on your savings? Returns are not good, interest rates are hardly inflation-beating and your hard earned cash is not really being put to work for you. In fact, the average savings account is paying less than 1% per year and some have reduced to 0.2 or 0.1%! So how does this look in reality? Consider this:

*£20,000 in an average savings account with a gross interest rate of 1%pa will pay you £200 per year before tax.*

### What is the alternative?

#### A Spanish Tax Compliant Bond

Setting up a Spanish tax compliant bond is no more difficult than setting up a bank account. Once you have invested you have easy access to your money: regular, or one-off, withdrawals to suit your needs.

The returns over the last few years have been:

2012	2013	2014	2015	2016 (To Date)
8.0%	7.6%	7.5%	10.3%	4.2%

The growth on a Spanish tax compliant bond is free of tax until a withdrawal is made. Even then only the growth is subject to tax.

Any tax due is paid directly to the Hacienda and no Modelo 720 declaration is required for holders of this kind of bond. The bond can also be held jointly so there should be no liability to succession tax on the first death. The bond is backed by an AA rated financial institution which is subject to a strict legal and regulatory environment, to European Law, and having to comply with all applicable European directives and regulations and to meet European solvency margins. Under EU law, assets are to be used to repay policyholders should the company be wound up.

Please remember that not all bonds are Spanish tax compliant. If you would like further information about the Spanish tax compliant bond please give us a call for a no obligation chat.

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# Through the Keyhole

## RENOVATED PROPERTY

### TIJOCO BAJO

This month we can offer a beautiful property located in the picturesque village of Tijoco Bajo in the South West of the island.

ПРОДАЖА НА РУССКОМ  
ЯЗЫКЕ 648 525 024

Fully restored and renovated to a very high standard this lovely property stands on its own on a plot of 740m<sup>2</sup>. There are electric gates and a driveway leading up to the house. At the end of the driveway is a carport with sufficient space for 2 cars or, if you prefer, you can leave your car in the large garage attached to the house.

The house itself has a built area of 190m<sup>2</sup>. It has been renovated in keeping with the rustic style of design, yet at the same time offering

leading out onto a beautiful conservatory / dining room, a storage room and the garage for 2 cars. The house has lovely sloping, wooden ceilings and is sold fully inclusive of all the furniture and fittings.

all the latest features that you would need in any modern property. The interior of the house comprises 3 double bedrooms, 2 bathrooms of which one is en suite, a lounge, a separate, fully-fitted kitchen

Outside the house is a spacious terrace / garden with pergola and seating area. The large brick barbecue and heated Jacuzzi make this a perfect area for outdoor dining and entertaining and from here you can enjoy uninterrupted views out over the coast to the island of La Gomera.

**The asking price for this beautiful property is €545,000 Ref: I1156**

Tenerife Properties have been trading on the island for over 30 years. Their offices are located in San Eugenio Bajo, between the Santander and BBVA banks, opposite the car park entrance to the San Eugenio shopping centre. Partners are Lynne Leadbetter and Mike Woodhouse along with Sales Director, Rachel Rogers.

**If you would like to make an appointment to view this house please contact Rachel or Lynne at Tenerife Properties on 922 724 110 or 608 573 443. [info@tenerifeproperties.net](mailto:info@tenerifeproperties.net)**



# LIVE ARICO P.A.W.S

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## October News

www.livearico.com • Facebook: Live Arico P.A.W.S. Tenerife

### They're back!! Gillian Banks ShowStoppers 2016

FOR ONE NIGHT ONLY! - this amazing Las Vegas-style show, performed by the talented students of the Gillian Banks Theatre School in South Yorkshire, is back in Tenerife.

Tickets are already on sale for the one off show on Monday 24th October, at the Auditorium Infanta Leonor in Los Cristianos, so you can get in early. Speak to anyone who has already seen these young people perform, and

they will tell you it is second to none, and all for just €10, with proceeds going to local charities Live Arico PAWS; Helping Hands, and The Friends of Gillian Banks Guaidyl Children's Day Centre Fund.

Get yours now from the Cultural Centre, Los Cristianos, weekdays from 9am to 2pm, or online at [www.arona.org](http://www.arona.org).

**Whatever you do, don't miss this one!**



Please "Like" our FaceBook page!! There are more than 7,000 followers now, and we find this a fantastic way to let everyone know of dogs for adoption, and general day-to-day news. ...thank you for reading our news. Until next time, have a great October and we will see you next month!!



**WE HAVE KITTENS!**



Yes, you read that right, we don't only do dogs!! These were found in San Eugenio, we think their mum was knocked down, and they now need a home. Get in touch with us for more information. Thank you for caring.

### Come and bag a bargain at:-

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.

Golf del Sur, Golf Park, just before the lottery kiosk, open Monday to Friday 10am to 6pm, Saturdays 10am to 4pm, Sunday 10:30am to 3:30pm.

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S-03 1155

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# Invest in your health

Some people are mainly focused on the price when they look for a health insurance and they decide to contract the cheapest one, but... **Watch Out!**

Inexpensive health insurances are available on the market at the time of contracting the policy, but as the person gets older the price of the policies drastically increases considering the change to a higher age bracket.

ASSSA does not increase the price due to age, which means that the premium will remain the same age bracket that you contracted at the beginning. In the end you will pay a lower amount

and your insurance will result cheaper.

A further point to consider is the written contractual guarantee of no cancellation. If there is no guarantee and the Insurance Company cancels the policy, it may occur that contracting another insurance becomes complicated due to age or the development of some diseases.

ASSSA guarantees under contract that your policy will not be cancelled, therefore you can have the peace of mind of being provided with a lifetime coverage.

Health is the best investment we can ever make and as such should be treated, not as the purchase of the cheapest

choice by the time of contracting. Other factors to consider are the solvency

and experience of the Company, the customer service, easy access to medical assistance, medical network and coverage offered.

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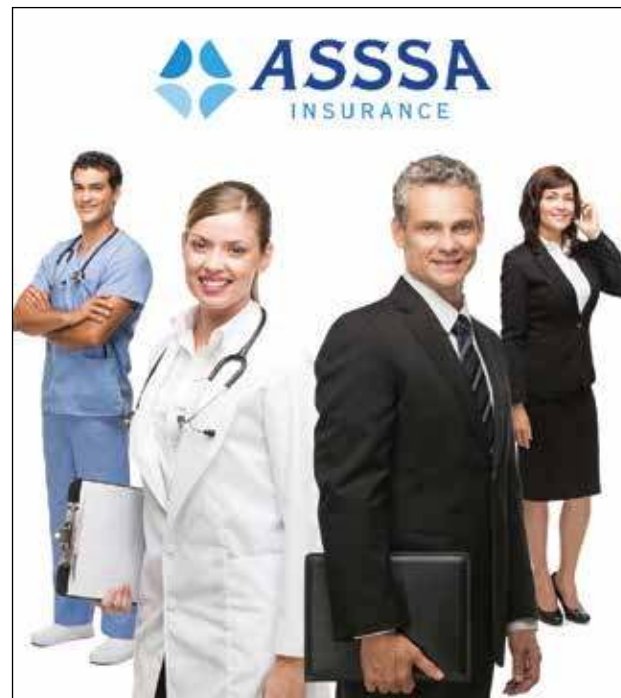
disposal its solvency and more than 80 years of experience to provide you with the best personalised attention in your own language and the best health care any time you need it.

Don't wait any longer. Invest in your health with ASSSA.

ASSSA INVITES YOU TO THEIR OPEN DAY

Visit ASSSA on their Open Day in Tenerife on the 28th October from 11:00 to 16:00 and take advantage of the special discounts they have to offer for this day only. ASSSA

invites you to come along and enjoy an international catering service in a friendly multicultural



TENERIFE - C.C Bahía de los Cristianos - Local 21 - Los Cristianos



Carola Jäger  
Tel: 922 752794  
tenerife@asssa.es  
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atmosphere. You can chat with Doctors, clients, other interested and ASSSA staff. Attending ASSSA's Open Day is the best way to enjoy the unique service ASSSA offers with their quality private insurance.

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## BREAKTHROUGH FOR COMMUNITY ADMINISTRATORS / PRESIDENTS / SECRETARIES from One Step Solutions

Some of the biggest frustrations for those living in communities involve the level of communication (or lack thereof), and, of course, the administration of the community.

Time and time again we hear about how 'certain individuals' are 'unavailable' or simply 'not there'. There's also the fact that a great many owners do not physically reside in Tenerife, but 'elsewhere' and are only in the community at certain times of the year.

This is a problem looking for a solution, as is the administration. We speak with community administrators who, through

no fault of their own, are simply buried in paperwork and administrative tasks. Given that we live on a sun-kissed sub tropical paradise we think it only fair that they spend more time in the sun and we think you'd agree.

### So what can be done...?

We developed the Community Administration Platform ([www.CommunityAdministration.net](http://www.CommunityAdministration.net)) to deal specifically with these issues and simultaneously reduce the amount of time it takes to administer any large community.

#### Access:

Access is critical we think you'll agree. Not everyone should be able to gain access to a system like this and, in addition, there should be "higher" access levels for Administrators and Committee Members. Our system deals with this issue easily.

#### Secure Archive Distribution

Let's say you have a tender in process for a new swimming pool, or are simply just putting fencing around the community or gardening services. Our platform allows the administrator(s) to upload documents to a specific area and provide access to those files to community members. No-one else can gain access, which ensures that private tenders remain that way and, in addition, allows community members, wherever they may be, access to documents.

#### Accounting

The platform also comes with an integrated billing system allowing you to create clients (these could be community members, buyers etc.) and issue one-off, or recurring invoices. Suppliers can be added, purchase orders raised and payments made can be registered. Each fiscal quarter a summary or



detailed tax breakdown can be provided with nominal ledger entries if needed.

#### Community Communication

All these, though, pale by comparison when you start using the communication features of the platform. As standard it comes with two key components that allow the community to communicate, the administration team to send notifications, and members feel engaged as they can see what's happening in their community.

#### Forum

The forum is completely customisable and comes with two standard levels of access: Admin team and Members. The Admin team have their own area of communication where ideas can be discussed, and Members have access to the remaining areas. Members can chat, discuss ideas and even make proposals. We have found that this, more than any other element, brings communities

together. Events can be organised, votes cast and communities grow.

#### Newsletter

The newsletter platform not only provides a means of communication but also allows the administrative team to see what was sent, who it was sent to, and (we think), more importantly, who opened the newsletter.

*So, in short, our system reduces administration time, improves communication and helps communities to grow. It's available to test in English, Spanish and Dutch so you can login, play around and see for yourself how easy the system is to use. Just visit: [www.communityadministration.net](http://www.communityadministration.net) and see for yourself. Or call Mike at One Step Solutions on 922-783618 / 602-155205.*



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## Tenerife Property Outlook

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



### Is the non-refundable 10% deposit law in Spain unfair?

Something happened to me this week... something that during the years I've been providing a service to buyers and sellers of property in Tenerife, I've often wondered what would actually happen if it ever came to it.

That "something" was that a buyer didn't complete on their proposed purchase... madness I know, but totally out of the buyer's hands unfortunately and a sad occurrence for both buyers and sellers.

This caused me to wonder if the 10% non-refundable deposit is fair or not.

For those of you that maybe haven't bought a property here, perhaps don't know about the law or haven't read our Tenerife Buyer's Guide, I'll clarify the point - if you intend to buy a property in Spain, not just Tenerife, you must show that you are serious by paying a deposit of 10% of the agreed purchase price.

In my opinion this 10% should be held by an independent party - I normally recommend the use of a lawyer or gestor. Now, the law here states that if the property sale doesn't complete due to the seller pulling out, double the deposit is paid back to the buyer, and on the other hand, if the buyer doesn't complete on the purchase, they lose their deposit.

In our contract we have one reason and one reason only that the buyer can have their deposit back and that's if they're trying to obtain a mortgage. We agree at the outset that if the buyers can't get their mortgage within a mutually agreeable time frame, then they can have their 10% back fair and square.

Last week, it happened... the unfortunate buyers had to pull out of their purchase.

They were nearly there, but sadly a few things went against them, the Sterling/Euro exchange rate went down at the wrong time and a very unscrupulous person back in the UK had been stringing them along for some months telling them that he was going to be buying a high value item from them...let's call it a painting... it wasn't a painting but let's just say for argument's sake it was.

This back and forth with the painting buyer had been going on for some time and admittedly - rightly so - the sellers were a little miffed, especially when the buyers wanted to change their plans and asked for an extension to the contract as they felt that they weren't going to be able to complete in line with the time frame in the contract.

Good on the sellers, they agreed to an extension - obviously they had serious buyers and they wanted to sell their property, and of course they also had proof that the 10% deposit had been paid and was secure with the buyer's lawyer.

The person supposedly buying the painting had, on a number of occasions, told the property buyers that the funds were on their way and that after a few more checks from the bank's money laundering department, and some further paperwork received, the funds would be on their way.

This went on for a good few weeks...the painting buyer telling the property buyers that the funds were on their way but by now the sellers were getting a bit agitated - and the buyers were at their wits' end with the painting buyer

knowing that if they didn't complete that they were going to lose their deposit... and this deposit was not an inconsiderable sum...it could buy a decent apartment in Costa del Silencio!

Out of the blue, and having waited weeks, the property buyers received a letter from a lawyer in the UK stating that the painting buyer didn't have any funds and in fact was considering filing for bankruptcy...this was the camel that broke the poor camel's back...no property sale for the vendors and no dream home for the buyers!

Now, please don't think that the sellers had it easy either, they weren't just living in their property until completion, oh no, they had to find other accommodation, they moved into the apartment below the property they were selling and took a whole load of furniture and stashed that down there too, lived out of suitcases for a couple of months and in fact arranged to buy another property here on the island which, thanks to them using a lawyer, they didn't end up buying because that property had an embargo on it - BIG problems.

The property sellers who were buying the new apartment had to buy a kitchen, some light fittings and some new furniture to kit out their brand new abode... OK, having been told that they weren't able to buy the apartment they were able to cancel some of their new things but they may still have to pay for the kitchen, which they hope to reclaim from

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offered them the apartment with the embargo on it...but nevertheless, a garage full of light fittings and possibly a kitchen to use or sell...not the end of the world but still...

Having extended the contract by a month or so, the buyers had to concede that their purchase wasn't going to happen and had to pull out - knowing that they had signed a legal Spanish contract with the vendors, paid their deposit to the vendors' lawyer, and knew now that it was to be forfeited and passed to the vendors.

Obviously as an agent we have individual contracts between buyers and sellers because they're working towards different end results. In our contract with the sellers there's a clause that says that if the transaction doesn't go ahead due to the fault of the buyer, then we as an agency will claim half of

we would have been paid had the sale gone through. It's not an unreasonable request, we've done everything that was required of us and more due to the back and forth between buyer and seller explaining the reasons for the delays and trying to keep the transaction 'live'...so, in essence, more work and half the commission...and it's coming out of the 10% deposit that was paid to the lawyer in the first place...so the sellers won't be paying it from their own funds.

The upshot is that the clients that were coming over here to semi-retire have lost the value of a small apartment in Costa del Silencio as they haven't completed their purchase, they signed a contract in this knowledge and although it was really out of their hands they have had to let it go.

The sellers had to put up with some stress about moving their furniture, buying and then not buying an apartment (luckily for them), buying and then returning some new furniture, they'll possibly have to store a kitchen that's being paid for by the developer of the apartment complex and us? ... Well, we end up with half the commission that we were initially going to charge for the work that we'd already completed and then some.

Everyone went into this transaction in the full knowledge of losing or gaining and everyone knowing the stresses of buying and selling

outset...I've never had this happen. The buyer pulling out...awful for all parties but to lose that money and have had no complaining about the outcome is pretty awful.

The sellers move back into their property, a bit stressed but quite a bit better off financially...I'm not complaining either although it would have been better for all concerned if the sale had completed and although I feel sorry for the buyers...those are the rules and they've complied with the law of the country they so much want to live in. The law is there for a reason and I must say, I find this system so much better than the system in the UK.

So, to the question - is the 10% deposit system unfair? ... I don't think so...it certainly stops a lot of potential buyers saying that they want to buy something knowing that they genuinely can't afford it, and as a sad but thought-provoking example, it shows it works and that the property sellers in this case, although still in their own home, haven't been left with bills and nothing to show for it as they would have been in the UK.

The only losers in this case are the potential property buyers. But, as I explained earlier, it was out of their hands - nobody would have put down the value of an apartment as a deposit if they knew that they were being messed about.

Let's hope that buyers and sellers can find what they're looking for in the future.



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# In The Spotlight

## OASIS LA CALETA, LA CALETA

Nestled at the far end of the prestigious municipality of Costa Adeje lies the town of La Caleta. What started as a quaint, sleepy, fishing village is now a magnet for the shrewd investor looking for capital growth in a fast developing upmarket area that still retains many of its original charms.

There are 2 idyllic coves that make up the promenade walk. The first is El Varadero, which instantly transports you back to the origins of La Caleta, its little bay with no more than a small offering of pebbles rolling onto the shoreline and then gently being carried away again on the waves, to the row upon row of fishing boats that are tied up and are used for both business and pleasure by the Canarian locals. As you meander around the coast you arrive at "El Cabezo" the main cove and it is here you will find many of the fine traditions of La Caleta bursting with Canarian culture, with some modern contemporary offerings thrown in to give you a real balance between past, present and future. With choices of eateries ranging from fresh fish "directly from the boat" seafood restaurants looking out to the Atlantic to tapas restaurants that are located in what was once upon a time a fisherman's cottage to present day sushi, Italian, high end restaurants set in vibrant surroundings, there really is something for everyone. As you leave this cove heading east you will find an ever improving beach that was once awash with golden sand but as always nature had the last laugh and quickly removed said grains and put them back into their rightful home on the seabed. It is possible that you can now walk all the way to Playa De Las Americas and beyond whilst passing the exclusive Del Duque area and the busier resort of Playa de Fanabe.

We are delighted to be able to offer you something which at this current moment in time is a bit of a rarity and it comes in the shape of a 3 bedroom, 2 bath (one en-suite) apartment situated in a secure, well maintained development. This first floor apartment offers a separate kitchen, which is fully equipped and has an additional utility room which accommodates the washing machine. The master bedroom is light, airy and spacious and has double patio doors leading out onto the sunny terrace. The terrace is perfect for al fresco dining and offers peaceful views over the communal pool and the tropical gardens. The complex is in a great location with bars, restaurants, shops and transport links all in within walking distance and areas both inside the development and outside are accessible for those who are not too steady on their feet. The property is to be sold with a parking space which is directly outside your front door, great for when you have done the "big shop", there is also a lock up garage, so you can pop the car away when you are not here and you also have the benefit of a separate lock up, which is perfect for golf clubs, push bikes or a nice home for those pesky suitcases, leaving your wardrobes free of clutter. These 3 extras are a real bonus and are worth their weight in gold. If you are a golfer or fancy taking the sport up, the Costa Adeje golf course is just five minutes drive away as is the Tenerife Top Training sport facility for the more active amongst us and if you are lucky you may bump into a professional sports team whilst you are pounding the treadmill. The property is sold partly furnished. This property will be gone in the blink of an eye so please book your viewing today to avoid disappointment!!

**Price: €350,000**

(approx. £301,724)

Ref: LA01752

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# In The Limelight

## LUXURY VILLA, EL PALM MAR



Immaculate large detached villa renovated to a very high standard just a minute's walk to the sea front. The property boasts a large family lounge with dining area and fully fitted kitchen and utility area. There are 4 bedrooms in total, on the entry level there are 2 double bedrooms, 1 single bedroom/office and family bathroom. On the lower level there is a large master bedroom with an en-suite bathroom. There is a private

heated pool and wrap-around terrace areas, Jacuzzi for six people, barbecue area and private roof terrace covering the whole of the property with panoramic views, enclosed garage.

Palm Mar benefits from its own micro-climate and has beautiful nature reserve walks and many local bars and restaurants. This is a fabulous property in a desirable location. Viewing is highly recommended.

Price: 550,000€

Ref No: LUX0192

For more information/to arrange a viewing, please contact Sue at Buy Tenerife, on 922 751 072, or 693 817 110.





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CONTENTS	BUILDINGS	Contents+Buildings
Cover - COST	Size m <sup>2</sup> - COST	Covers - COST
6,000€ - 76.18€	50 - 83.46€	12,500€ & 50 m <sup>2</sup> - 99€
10,000€ - 76.52€	75 - 84.88€	15,000 & 100 m <sup>2</sup> - 121€
12,500€ - 76.53€	100 - 86.30€	20,000 & 200 m <sup>2</sup> - 197€
15,000€ - 76.95€	125 - 90.50€	30,000 & 300 m <sup>2</sup> - 267€
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25,000€ - 86.01€	300 - 180.91€	
30,000€ - 100.40€		

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## CPA, Tierra Blanca - DOG OF THIS MONTH FOR ADOPTION

### Niebla



Niebla is one of the dogs that was adopted as a puppy and then returned to the Centre after one year. It breaks our hearts to see her behind bars again when she has grown up in a home. She is a beautifully natured dog, quite active, and all she wants is to be part of a home again.

If you are interested in adopting Niebla, 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.

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E: drstange@intercom.es  
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# Long Term Rentals

## € P.O.A

### La Caleta, Magnolia Golf Resort

#### € P.O.A

You will find this apartment with garden view and lots of sun in the tranquil yet attractive Magnolia Golf Resort in Costa Adeje. On the ground floor there is the kitchen connected with a living room and dining area, from here you have a direct access to the large and sunny terrace. Three bedrooms and two bathrooms. This apartment is very nicely furnished ... For full information see website or contact:

**2nd Home Tenerife Ref: VKT3MGR4D 922 715591**

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### Palm Mar, Apartment

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lounge, winter garden, terrace, sun roof terrace, private pool... For full information see website or contact:

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**€1,999 - €1,000 p/m**

### Costa del Silencio, Parque Albatros

€1,650

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

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Selection of luxury townhouses, fully furnished and equipped to high standards. Spacious garden, seaviews, and double underground secure garage lock up. The complex offers good facilities: pools and sun decks, tropical gardens and walkways. The houses all have air conditioning throughout, alarm, electric shutters, parquet floors. They comprise of separate... For full information see website or contact:

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€1,200

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### Costa del Silencio, Amarilla Bay

€1,100

Duplex con 83m2construidos, 2 dormitorios, 2 banos, 2 aseos, buen estado, 2 armarios, 3 terrazas, cocina americana, amueblado, vistas mar y montana Amarilla, zonas verdes, piscina, ultima planta, ...

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€1,050

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**€999 - €650 p/m**

### Costa del Silencio, Amarilla Bay

€995

Apartamento con 90m2construidos, 2 dormitorios, 1 banos, buen estado, 2 terrazas, 15m2 de terraza, cocina con electrodomesticos, amueblado, piscina, ...

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### Costa del Silencio, Apartment

€900

Apartamento con 55m2construidos, 1 dormitorio, 1 banos, reformado, 12m2 de terraza, amueblado, zonas verdes, piscina, ...

**GiGi Inmobiliaria Ref: 119-LOC012 PDJ 922731805 / 606857512**

### Costa del Silencio, Los Geranios

€900

Apartamento con 70m2construidos, 2 dormitorios, 1 banos, 1 aseos, buen estado, 1 armarios, 2 terrazas, 30m2 de terraza, cocina americana, amueblado, noreste, piscina, ultima planta, acepta animales, ...

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### Tenbel, Maravilla

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Apartamento con 50m2construidos, 1 dormitorio,

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### Costa del Silencio, Apartment

€800

Apartamento con 55m2construidos, 1 dormitorio, 1 banos, reformado, 1 terrazas, 12m2 de terraza, cocina americana, amueblado, portero, piscina, ...

**GiGi Inmobiliaria Ref: 114-LOC009 922731805 / 606857512**

### Costa del Silencio, Isis I

€660



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

Apartamento con 55m2construidos, 2 dormitorios, 1 banos, 1 aseos, reformado, planta 1, 1 terrazas, cocina equipada, con ascensor, amueblado, suroeste, vistas Piscina, piscina, acepta

animales, ...

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€660

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**Los Abrigos Properties Ref: LAPR914**



## Rentals in Tenerife

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It is anticipated that the monthly rental range will be in the region of €1,500 - €5,000, and that properties will be situated anywhere from Los Gigantes to El Medano.

If YOUR property has a unique (or WOW!) factor, lovely views, swimming pool, or additional land space, please call us now – we have clients waiting to move!

### Golf del Sur, Res San Blas



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Selection of luxurious, 3 bed, 3 bath (1 en suite) luxurious villas (furnished and unfurnished), with garden and garage, air-con throughout, pools on complex.

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[info@tenerifeislandrentals.com](mailto:info@tenerifeislandrentals.com)





922 170021 / 651 303029

**Las Americas, Playa Honda**

€660

Nice renovated 1- bedroom apartment on the 2nd floor. 37 m<sup>2</sup> + 6 m<sup>2</sup> terrace. Available for longterm rent from the end of June 2016

**Dr Stange International Ref: 75-20**

922 793271 / 649 957267

**Tenbel, Frontera**

€650

Apartamento con 50m<sup>2</sup>construidos, 1 dormitorio, 1 banos, buen estado, cocina con electrodomesticos, sur,piscina, ... TV VlaanderenLibre desde 21/03-->01/10

**GiGi Inmobiliaria Ref: 215-loc023 FRONTERA 922731805 / 606857512**

**San Eugenio Alto, Malibu Park**

€650

Ground floor 1 bed apartment which has a fully fitted American Style kitchen, large terrace from the lounge with mountain views, double size bedroom with fitted wardrobes and there is a pool on this complex.

**Tenerife Island Rentals and Buy Tenerife Ref: AP0206 Rentals: 922 797438**

€649 - €500 p/m

**Costa del Silencio, Balcon del Mar**

€580

Apartamento con 50m<sup>2</sup>construidos, 1 dormitorios, 1 banos, buen estado, cocina amueblada, piscina, ...

**GiGi Inmobiliaria Ref: 138-Loc015 Balcon del Mar 922731805 / 606857512**

**Golf del Sur, Parque Albatros**

€575

This top floor apartment will be available from early December 2016. The apartment is beautifully presented, and has the added extra of a mezzanine floor with 2 single beds. Situated to bars, restaurants, shops, and the sea/marina. Please note the price of

€550

Lovely, ground floor, fully furnished 1 bedroom, 1 bathroom apartment with lounge and American style fully fitted kitchen and large terrace. This apartment will not be available until February 2017.

**Tenerife Prime Property Ref: 01 1176 627-230360**

views

**Tenerife Island Rentals and Buy Tenerife Ref: AP0182 Rentals: 922 797438**

**La Jaca, Apartment**

€550

First line of sea, it also has an attic that can be used as a studio

**Tropical Country House Ref: R32**

**LOC013 LOS CRISTIANOS 922731805 / 606857512**

**Las Rosas, Coromoto**

€440

Large studio apartment in grounds of large house with its own entrance. Comprises of lounge, fitted kitchen, bathroom and plenty of outside space. Ideal for 1 or 2 people who are looking

1 banos, buen estado, cocina amueblada, portero, zonas verdes,piscina, ... Precio:Semana : 345Quincena : 575Mensual : 900Semestral : 800/mes

**GiGi Inmobiliaria Ref: 208-LOC 021 Alborada 922731805 / 606857512**

**Costa del Silencio, Santa Marta**

€250

Apartamento con 42m<sup>2</sup>construidos, 1 dormitorios, 1 banos, buen estado, 1 terrazas, 12m<sup>2</sup> de terraza, piscina, ... Alquiler de 1 semana: 250 Alquiler de 2 semanas: 450 Alquiler de 3 semanas: 600 , Alquiler de 1 mes: 700 Alquiler de 3 meses: 650/mes + 40 limpieza

**GiGi Inmobiliaria Ref: 214-LOC022 Santa Marta 922731805 / 606857512**

**La Caleta, Neptuno**

€75

Garage Parking space and Trastero available for long term rental.

**Tenerife Island Rentals and Buy Tenerife Ref: GAR0200 Rentals: 922 797438**

**Aguilas del Teide, Los Halcones**

€40

Garage Parking space available for long term rental.

**Tenerife Island Rentals and Buy Tenerife Ref: GAR0110 Rentals: 922 797438**

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**Los Gigantes, Apartment**

€550

Ground floor 1 bed apartment ideally located on the sea front to Puerto Santiago, within walking distance to all shops and local amenities. The apartment has a double size bedroom, American style fitted kitchen and large terrace area with stunning sea

575 per month is for an 11 MONTH CONTRACT. Should you wish it as a 'Winter let' ie 6 months contract... For full information see website or contact:

**Rentals in Tenerife Ref: 1097 606 284883**

**Costa del Silencio, Parque Don Jose**

607 933052

**UNDER €500 p/m**

**Los Cristianos, Apartment**

€480

Apartamento con 45m<sup>2</sup>construidos, 1 dormitorios, 1 banos, reformado, vistas montana y mar, ...

**GiGi Inmobiliaria Ref: 122-**

for complete peace and tranquility. Tenants pay water and electric.

**Tenerife Prime Property Ref: 00 1173 627-230360**

**Las Galletas, Alborada**

€345

Apartamento con 45m<sup>2</sup>construidos, 1 dormitorios,



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San Eugenio

elitetenerife@hotmail.com

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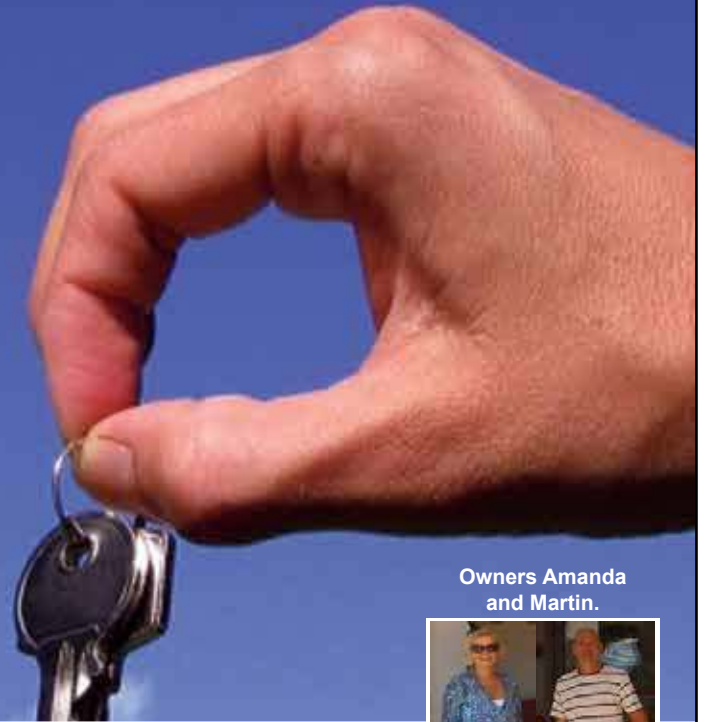
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- ✓ Private sales from purchase to completion



Owners Amanda and Martin.



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Email: [tsms4apartments@yahoo.co.uk](mailto:tsms4apartments@yahoo.co.uk)

Website: [www.tenerifesouthmanagementservices.net](http://www.tenerifesouthmanagementservices.net)

Address: Local 23 Calle Paris, Edificio Amarillo, Cristian Sur, LOS CRISTIANOS



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We are a small, newly-formed, company registered with the Tenerife Tourist Board and can cater for your every need when it comes to letting your apartment or villa LEGALLY here in Tenerife.

Our commitment to you is to care for your property and your guests in the same way that we care for our own. Your property will be featured on our website completely FREE OF CHARGE, and, if you wish to register with the Tourist Board, we will be happy to help.

### The services we offer include:

- Pool cleaning
- Home cleaning
- Laundry
- Linen change
- Repairs and maintenance

### Our minimal Management Fees INCLUDE the following:

- Meet and greet (if required)
- Any help and advice that your clients need whilst on holiday
- Dealing with any problems that may arise

Contact for more information: Tinali Rentals SL.  
Email: [rental@tenerifevillaforrent.com](mailto:rental@tenerifevillaforrent.com)





# Business Section

## RENTALS

### Palm Mar, Bar/Cafe

€18,200

Would you like to rent the most popular restaurant bar in Palm Mar now is your chance! This is a truly stylish and welcoming venue to manage. Situated in Palm Mar town the premises is very well known and is an extremely popular place to get together for residents and holiday makers alike. The venue has a small but efficient kitchen capable of producing... For full information see website or contact: **Business Finder Tenerife Ref: 4007T**

653 593231 / 922 739934

### Las Chafiras, Local

€9,000

Need lots of space? Look no further! Situated in Las Chafiras, this is 2400m2 of lower ground floor warehouse space offered either as a rental of 1,500 per month. Included in the price are 22 car parking spaces in the adjoining building. The total price includes a 3 month deposit and the first months rent.

**Business Finder Tenerife Ref: 1695T**

653 593231 / 922 739934

### Costa del Silencio, Empty Local

€5,000

This empty premises can be found inside a large aparthotel in the Costa del Silencio area. You are guaranteed a captive market as there are always residents and holidaymakers all year round. The premises measures approximately 40m2. It has been used in the past as an estate agents and travel

agents but it could suit any office based or non catering bus... For full information see website or contact: **Business Finder Tenerife Ref: 4034T**  
653 593231 / 922 739934



### Adeje Town, Local

€3,000

This locale with 3 entrances is approximately 300m2 and is available to rent. The premises would ideally be suitable for a retail outlet as a licence is already in place. The location is excellent and has numerous windows onto the pavement and therefore easily seen by passing traffic.

**Business Finder Tenerife Ref: 1847T**

653 593231 / 922 739934

### Torviscas Bajo, Other Business

€1,600

This is a large empty local in Playa Las Americas which could be used for numerous business possibilities and is located on a busy road with lots of passing trade. This local measures 160m2 internally has a large showroom area, separate office areas, a small kitchen and toilets. The premises has shutters to door and windows and benefits

from air condit... For full information see website or contact:

**Business Finder Tenerife Ref: 2087T**  
653 593231 / 922 739934

### Los Abrigos, Local

€1,500

Large (120m2 ground floor 60m2 basement with direct access), empty brand new local in prime position on main road through Los Abrigos. Entrance via 3 double glass doors. Not yet fitted out so owner willing to discuss requirements terms to suit. Also available for sale at 300,000.

**Los Abrigos Properties Ref: LAPR895**  
922 170021 / 651 303029

### Las Galletas, Local

€1,025

Local comercial con 75m2construidos, buen estado, ... Fianza de 6 meses.

**GiGi Inmobiliaria Ref: 133-LOC011 LAS GALLETAS**  
922731805 / 606857512

### Costa del Silencio, Local

€550

Local comercial con 94m2construidos, buen estado, vistas piscina, ... Antigua peluqueria. Muchas posibilidades!!  
**GiGi Inmobiliaria Ref: 232-loc026**  
Chaparral II 922731805 / 606857512

### Chayofa, Empty Local

€395

Unfurnished Local available for rent, approximately 42m2.

**Tenerife Island Rentals and Buy Tenerife Ref: LOC0094**  
Rentals: 922 797438

## SALES

OVER €350,000

### San Isidro, Stables with Land

€1,950,000

Equestrian Finca with 8 Apartments & Moringa Plantation This modern-style Equestrian Finca is located in the sunshiny south of Tenerife, just a short ride outside the busy town of San Isidro, not far from the International Airport of Tenerife-South. The main building complex hosts a luxurious 1-BR-apartment of approx. 98 sqm, fully furnished with Amer... For full information see website or contact:

**A1 Real Estate & Property Consultants Ref: 20140397**  
922 729395 / 655 012711

### La Victoria, Canarian Restaurant

€890,000

An ongoing business for sale: A restaurant situated in the North of the Island. Location: The restaurant has a very good location: district La Victoria, under the motorway, between Tacoronte and Puerto de la Cruz. It takes only 10 minutes to get to the north airport, 20 minutes to the capital of the Island Santa Cruz de Tenerife and 10 minutes ... For full information see website or contact:

**Los Menceyes Properties Ref: 1130**  
922-732173 / 667-513283

### Las Americas, Empty Local

€530,000

200m2 Local being sold freehold. Originally used as a Chinese restaurant but is now empty. There is a 80m2 basement with fridges and a top floor which could be used as offices. Also included in the price are 3 garages spaces and storerooms. GREATLY REDUCED FOR A QUICK SALE.

**Tenerife Prime Property Ref: B-110**  
627-230360

### Charco del Pino, Other Business

€490,000

The Business (with several income streams): Well-established Dog Hotel operating within a 10,000m2 fully walled and fenced working finca: the principal business has 10 individual, concrete-based, fenced 'runs', each part-covered and with its own electricity and water supply, and able to accommodate up to 4 dogs. There are two nicely prepared 1,000m2 play... For full information see website or contact:

**Tenerife Prime Property Ref: B-114**  
627-230360

### Llano del Camello, Local

€450,000

This is a good opportunity for a new business, in a commercial area with good potential, close to the South motorway and increasing number of residents. The premises are brand new and are prepared for any kind of business. There is a large private terrace at the front door. Inside there are two large offices on the top floor, overlooking the workshop, the... For full information see website or contact:

**Tenerife Alizes Properties Ref: COM-089**  
922 738653 / 626 274040

### San Eugenio Bajo, Other Business

€378,000

Location: Central, Close to amenities, Close to the beach, Touristic Area Close to: Restaurants / Bars / Cafes, Shops Views: Sea  
**Property Alliance SL Ref: 0C2876**  
922 777747

### 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**  
653 593231 / 922 739934

€249,999 - €150,000

### Los Cristianos, Other Business

€204,800

BANK REPOSSESSION: C/ Valle Menendez: It consists of 3 commercial properties, 380.17 m2. Local with 4 doors for access, 2 bathrooms, well situated in a central location with all kinds of services nearby. It is sold together with references n\_262697 and n\_260439.

**The Property Gallery Ref:**



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

n\_260439

922 719925 / 922 719889

### Las Galletas, Local

€155,000

Local comercial con 75m2construidos, 2 aseos, buen estado, cocina sin amueblar, ...

**GiGi Inmobiliaria Ref: 132-244**  
Las Galletas  
922731805 / 606857512

### San Eugenio Bajo, Bar/Cafe/Restaurant

€150,000

Location: Central, Close to amenities, Close to the beach, Close to the coast, Close to the Harbour Close to: Medical Facilities, Restaurants / Bars / Cafes, Shops, Town Quality: Cosmetic work needed, Unfurnished Features: Air conditioning Outside: Terrace Parking: Parking nearby, Underground parking Community facilities: 24 hour Security  
**Property Alliance SL Ref: C2540**  
922 777747

€149,999 - €100,000

### Adeje Town, Bar/Cafe/Restaurant

€140,000

Restaurant For Sale in Adeje, Tenerife  
**The Property Gallery Ref: COM504**  
922 719925 / 922 719889

### 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 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 593231 / 922 739934

### Playa Fanabe, Other Business

€122,400

BANK REPOSSESSION: Avda. de Bruselas: Commercial local located on the ground floor of C.C. FaAabe Playa; good central location within the tourist area. The local is on one level, in an exterior position, lift in the building and built in 2001.

**The Property Gallery Ref: 60091198**  
922 719925 / 922 719889

### 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 593231 / 922 739934

### Torviscas Alto, Other Business

€120,000

In Torviscas Bajo area on a street near the beach we have for sale a comprehensive supermarket of 270m2. It is located in the apartment complex known as Sunset Bay. It has electrical installation and refrigerators (with sanitary authorisation). The supermarket also has two cashiers. These commercial premises could also be used for other types of services.

**The Property Gallery Ref: COM480**  
922 719925 / 922 719889

### Los Cristianos, Bar/Cafe/Restaurant

€105,000

Restaurant/Pizzeria; Los Cristianos Leasehold, 200m2 interior and 80m2 exterior. Done up very elegant. Fully equipped kitchen.  
**The Property Gallery Ref: COM495**  
922 719925 / 922 719889

### Los Cristianos, Cerromar

€100,000

Freehold Local situated in central part of Los Cristianos close to all local amenities. Can be used as an office, hairdressers or shop.  
**Tenerife Prime Property Ref: Local 03**  
627-230360

### 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 593231 / 922 739934

## Business Finder

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### Restaurant/Cocktail Lounge



Located in busy area of Las Americas. Family managed business is the in place to have dinner or a cocktail or two in the chillout areas. Reformed and open for nearly one year now. Owner has to reluctantly has to sell. Modern, stylish and smart throughout with alfresco dining on the 80m2 terrace. The venue can accommodate 50 diners. The interior measures 140m2. Good sized stainless kitchen. All relevant paperwork and licences are in place. Reported earnings are good with invoices and receipts available. Comes highly recommended

90,000€

4066T

Contact us on 922 739 934 / 693 816 888



**Las Chafiras, Other Business**  
**€100,000**  
 Garage, Las Chafiras License for three activities; Car wash/car sales & mechanic. 500 m2 interior. Business is fully equipped. Been established for 4 years. Very clean premises, car sales can be separate in sale. Rent per month: 1.500 Euros

**The Property Gallery Ref: COM506**  
**922 719925 / 922 719889**

**€99,999 - €50,000**

**Los Abrigos, Local**  
**€95,000**  
 Good position in the centre of the village, close to the beach and the car park. Has all paperwork in order. 2 separate toilets. In good condition.

**Tenerife Alizes Properties Ref: LC-026**  
**922 738653 / 626 274040**

**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 593231 / 922 739934**

**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 593231 / 922 739934**

**Las Americas, Bar/Cafe/Restaurant**  
**€80,000**

Bar - Cafeteria; 89 m2 + 100 m2, fully equipped. Well established English football bar covering extensive area, in good location, just off the beach. Excellent residential and passing trade. LEASEHOLD: 80.000 EUROS + RENT 1.500 EUROS PM + RETENTION

**The Property Gallery Ref: COM520**  
**922 719925 / 922 719889**

**Las Galletas, Bar/Cafe**  
**€75,000**

Highly popular and profitable sea-front bar/cafe in the attractive and vibrant seaside fishing village of Las Galletas. This ready-to-walk-in-and-take-over business is fully legal and can accommodate up to 40 persons in its spacious inside space and outside terrace. The cafe operates excellent working hours (approx 9.00am - 5.00pm daily, 6 days per week) a... For full information see website or contact:  
**Tenerife Prime Property Ref: B-111**  
**627-230360**

**Las Galletas, Bar/Cafe/Restaurant**  
**€75,000**

Very attractive restaurant/bar located right on the harbour front with sea lapping the terrace. This is a very popular restaurant with regular clientele both residents and tourists. In addition there are daily customers from the divers club, sailing club and a Mustcata- the

whale and dolphin trip boat. This results in a substantial regular income. Must be ... For full information see website or contact:  
**The Property Gallery Ref: COM479**  
**922 719925 / 922 719889**

**Las Galletas, Other Business**  
**€75,000**

studio with sea view. The property measures: Int. 25sqm., Ext. 45sqm.  
**Property Alliance SL Ref: 0C2668**  
**922 777747**

**Torviscas Bajo, Other Business**  
**€75,000**

If you are looking for a successful

daily basis. Rent of 950.00 per month. Machinery includes: Rotating oven, fridge, 2 x freezers, laminator, 3 x display fridges, tables for working, mixer for pastry + other small machinery. Will al... For full information see website or contact:  
**Tenerife Prime Property Ref: B-154**  
**627-230360**

**Guargacho, Local**  
**€69,900**

LOCAL FOR SALE FROM THE BANK IN GUARGACHO; Built 1999. With 2 bathrooms. 90.16 m2.  
**The Property Gallery Ref: COM501**

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[www.businessfindertenerife.com](http://www.businessfindertenerife.com)

**922 719925 / 922 719889**

**Los Cristianos, Other Business**  
**€68,000**

70m2 Local with terrace of 40m2. Could be used as a language school, office, gym or dentist. The price has been considerably reduced for a quick sale.

**Tenerife Prime Property Ref: Local 02**  
**627-230360**

**Roque del Conde, Local**  
**€65,000**

Location: Outskirts of town, Quiet location, Residential Area Rooms: Independent Kitchen, Lounge and dining area, W.C. Quality: Built to a high standard, Charming property, Furnished, Modern, Newly built, Tastefully decorated, Well presented Features: Many Special features Parking: Parking nearby

**Property Alliance SL Ref: 0C2677**  
**922 777747**

**Los Cristianos, Bar/Cafe/Restaurant**  
**€65,000**

In the center of Los Cristianos we have for sale a very attractive commercial property. A few meters from the central square, for sale is a Restaurant-Bar with a laboratory for the manufacture of Italian pasta. Professional equipment are included in the price. It has great potential to work with the most reputable hotels in the south of Tenerife. The rest... For full information see website or contact:  
**The Property Gallery Ref: COM517**  
**922 719925 / 922 719889**

**Charco del Pino, Other Business**  
**€65,000**

Well-established Dog Hotel operating within a 10,000m2 fully walled and fenced working finca: the principal business has 10 individual, concrete-based, fenced runs, each part-covered and with its own electricity and water supply, and able to accommodate up to 4 dogs. There are two nicely prepared 1,000m2 play/exercise areas, each with its own shelter and ... For full information see website or contact:  
**Tenerife Prime Property Ref: B-112**  
**627-230360**

**San Eugenio Alto, Other Business**  
**€65,000**

BANK REPOSSESSION: EUGENIO DOMINGUEZ ALFONSO, C.C. PUEBLO CANARIO: Good-size local, well situated and with easy access. It has a WC and is in good condition.  
**The Property Gallery Ref: n\_794243**  
**922 719925 / 922 719889**

**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 593231 / 922 739934**

**Puerto Colon, Other Business**  
**€58,000**

BANK REPOSSESSION: Local in C.C. Puerto Colon, 27.50 m2, ground floor. Sold as maritime freehold until 19/12/2033.  
**The Property Gallery Ref: n\_144170**  
**922 719925 / 922 719889**

**San Eugenio Alto, Pool Bar**  
**€55,000**

New on the market is this busy pool bar located on a large apartment complex and is well supported by the community of residents and holiday makers. The owner reluctantly has to return to the UK and has to sell the business which is currently running very well. The pool bar is a decent size measuring 73m2 inside and consists of a bar, dining area, toil... For full information see website or contact:

**Business Finder Tenerife Ref: 4028T**  
**653 593231 / 922 739934**

**Los Cristianos, Bar/Cafe/Restaurant**  
**€55,000**

SantElmo area of Los Cristianos, it gives business to a local evening currently only open for the night. It has a very forefront equipamiento music, local has been completely reformed. Rent a 2,500 per month (first year a 2,000) Bank Guarantee

# Tenerife Prime Property

## Las Galletas, Sea front Bar/Cafe



Long-established Bar/Café on sea front walkway in popular Canarian village. Year-round trade from residents boosted significantly each year from winter visitors ('Swallows') from Northern Europe. Ready-to-walk-into business. Very good profits. 6 day working week. Monthly Rent €1,600 incl tax. Ideal business for a couple. Accounts available to serious buyers.

**B127**

**€65,000**

**Tel: 922 703 725 / 627 230 360**

Email: [info@tenerifeproperty.com](mailto:info@tenerifeproperty.com) • Web: [www.tenerifeproperty.com](http://www.tenerifeproperty.com)



for 6 months The business is leased without accessories. It has a total surface area of 200 m2 including the terr... For full information see website or contact:

**The Property Gallery Ref: COM518**  
922 719925 / 922 719889

**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 593231 / 922 739934

**San Eugenio Bajo, Other Business**

€55,000

Location: Close to amenities, Touristic Area Close to: Restaurants / Bars / Cafes, Medical Facilities, Shops, Transport

**Property Alliance SL Ref: 0C2888**  
922 777747

**San Eugenio Alto, Other Business**

€55,000

Excursion business for sale (SL Company); Inventory includes: 6 buggies + Renault Kangoo + Spare parts + Tools + fully equipped office.

**The Property Gallery Ref: COM519**

922 719925 / 922 719889

**Tenerife South, Cafe/Cake Shop**

€52,500

Description New on the market is this stunning cafe bar cake shop which is located in a busy area and benefits from plenty of passing trade and is well supported by local residents and holiday makers. This double local has been refurbished to a high standard and the furnishings are modern and bright

throughout. The local has toilets and air conditioning.T... For full information see website or contact:

**Business Finder Tenerife Ref: 3075T**

653 593231 / 922 739934

**UNDER €50,000**

**Cabo Blanco, Bar/Cafe/ Restaurant**

€46,900

**BANK REPOSESSION:** Calle Albariza: Commercial local situated in the corner of the building and consists of 1 floor level. The building where the local is located is close to the main street and various bus services. 78.20 m2. Number of floor levels: 1 Position: exterior Condition: good condition Number of access points: 2 Year of construction: 2005 Lift: ... For full information see website or contact:

**The Property Gallery Ref: 73072359**

922 719925 / 922 719889

**Costa del Silencio, Local**

€46,000

Commercial unit - Situated at the front of the complex know as Parque Don Jose. It has an area of 56.18 m2, with the right of use of a deep commercial terrace, which leads via parking spaces to the road called Calle Hercules. Access to the property is gained via communal foot-passage. The building is approximately 24 years old. Standard building materials.... For full information see website or contact:

**The Property Gallery Ref: COM464**

922 719925 / 922 719889

**Tenerife South, Freehold Property**

€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 593231 / 922 739934

**Las Americas, Local**

€39,700

**BANK REPOSESSION:** Commercial local in C.C. AmAricas Shopping, Playa de las Americas,

922 719925 / 922 719889

**Las Americas, Other Business**

€28,500

**BANK REPOSESSION:** Calle Mexico: Commercial local on the ground floor of the commercial centre; with access from the gallery. Located in a touristic area close to the centre of Playa de las Americas. M2: 46.93 Number of floor levels: 1 M2 at the back: 12.15 Number of access points: 1 Year of construction: 1975

**The Property Gallery Ref: 118647**

922 719925 / 922 719889

922 777747

**La Camella, Local**

€20,700

**BANK REPOSESSION:** Local/store on street level in La Camella. Rectangular in shape, height 3.22 meters, fachad of 4.10 meters and back 9.65 meters. It has a small toilet. 48.39 m2.

**The Property Gallery Ref: n\_069640**

922 719925 / 922 719889

**Las Americas, Other Business**

€18,000

Wady Properties offers for sale a rental company, baby items also strollers, cots, children etc.

**Wady Properties Ref: RCMC18**

922 712254

**Las Americas, Local**

€16,000

Centro Commercial, Terranova. Playa de las Americas. 48 m2 Local with 90 m2 Terrace all ready set up for a BAR, fully equipped and ready to open. Option of a FREEHOLD also for 240.000 a LEASEHOLD IS 16.000a 5 YEARS RENEWABLE. 1.200 a PER MONTH RENT.

**The Property Gallery Ref: COM483**

922 719925 / 922 719889

**San Eugenio Alto, Bar/Cafe/ Restaurant**

€15,000

Karaoke Bar, Puerto Colon. Sold fully equipped, total m2 104, 74 m2 interior and 30 m2 exterior. Currently closed. Sound proof glass. Has license for live music. Option to : FREEHOLD 130.000 a

**The Property Gallery Ref: COM503**

922 719925 / 922 719889

**Tenerife South, Babywear Shop**

€12,500

This is an opportunity to take over

an existing successful baby wear retail and rentals business. All that is required is a shop premises and potentially a large garage or storeroom. This business consists of retail sales of baby wear clothes, toys, gifts and the renting of prams, baby buggies and so much more. The business is being sold as the owner has... For full information see website or contact:

**Business Finder Tenerife Ref: 3092T**

653 593231 / 922 739934

**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 593231 / 922 739934

**Las Chafiras, Investment Property**

€1

Whole building for sale, well situated on busy road, with parking facilities just nearby. Set on 5 floors, it consists of a commercial part, including a restaurant, a large terrace on the front, a bar, 3 dining rooms with capacity for up to 100 customers, 2 patios on the back. It also comprises an office, large kitchen, and 2 basements (for offices, bathr... For full information see website or contact:

**Tenerife Alizes Properties Ref: COM-075**

922 738653 / 626 274040

**THE BOOK SHOP**  
Las Chafiras (just behind Pit Team Sur and the Golf Shop)  
OPENING HOURS:  
Mon – Fri: 1pm – 5.00pm  
ALL BOOKS - €3.00  
(Buy 2 get a 3rd FREE)  
www.laschafirasbookshop.knowfurther.com

Arona. Interior 40 m2. Built 1975.

**The Property Gallery Ref: 00809**

922 719925 / 922 719889

**Los Cristianos, Local**

€36,750

Location: Close to the Harbour, Touristic Area, Close to the coast, Close to amenities Close to: Transport, Town, Shops, Restaurants / Bars / Cafes, Medical Facilities, Port, Harbour, Coast Quality: Furnished Additional: Investment opportunity

**Property Alliance SL Ref: 0C2930**  
922 777747

**Los Cristianos, Other Business**

€28,800

**BANK REPOSESSION:** Small local on Paseo Maritimo in Los Cristianos, CC Josebas, 2nd floor.

**The Property Gallery Ref: n\_260980**

**Tenerife South, Property Management**

€25,000

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 21 properties at present but there is s... For full information see website or contact:

**Business Finder Tenerife Ref: 4021T**  
653 593231 / 922 739934

**Adeje Town, Other Business**

€22,000

Location: Rural Location, Quiet location Parking: Off street parking

**Property Alliance SL Ref: 0C2542**

## Tenerife Prime Property

TEL: 922 703 725 MOBILE: 627 230 360

### Puerto Colon Marina, Mooring for Sale



30sqm (9m x 3.35m) berth for sale in Puerto Colon Marina, Tenerife, Canary Islands. Lease 25 years (17 years remaining, renewable annually). Generates income of €4,650 per annum.

The Marina, with 364 moorings for boats with a maximum length of 24metres and a maximum draught of 6 metres, has a complete range of services available to its customers, which include water and electricity. In addition, the marina can also provide its customers nautical services which may be of use: restaurant, dressing rooms, weather, waste collection, sailing school, gas station etc. In the event that you have to do some kind of work on your boat, there is a travelift, crane and a ramp. If your boat has a trailer, this is an ideal marina for short excursions without having to moor, since it is equipped with a place to lower your boat into the water and space to leave it on land. The Marina also offers maintenance and repair of vessels. Well connected and not only accessible by sea, it is also close to the nearest airport, Reina Sofia (Tenerife South).

Ref: S-B-1001

Sale Price: €67,500

www.tenerifeproperty.com

Email: info@tenerifeproperty.com

## Business Finder

Finding businesses for people like you!

### Superb Bistro Bar



The owners have turned around the fortunes of this business by providing an award winning service and all home cooked food. This can be confirmed by customers on Tripadvisor and Certificates of Excellence for 2015 and 2016. Located on complex of 230 units. Double local offers dining pleasure inside or on the covered terrace. Bright and modern interior with a fully fitted kitchen. All legal paperwork and licences are in place. The reported earnings are excellent and accounts and receipts are available.

90,000€

4068T

Contact us on 922 739 934 / 693 816 888



# DOG HOTEL AND WORKING FINCA FOR SALE!

## San Miguel area.



Dog 'run'



Dog play/exercise area No 1



### The Business (with several income streams):

Well-established Dog Hotel operating within a 10,000sqm fully walled and fenced working finca: the principal business has 10 individual, concrete-based, fenced 'runs', each part-covered and with its own electricity and water supply, and able to accommodate up to 4 dogs.

There are two nicely prepared 1,000sqm play/exercise areas, each with its own shelter and water.

The Hotel charges €10 per night, per dog (with various discounts for multiple 'guests' or for longer stays), with a current maximum of 40 animals. There is huge potential to increase the number of dog 'runs'. Full figures available.

### Large organic garden with automatic water supply

Almost every vegetable you can imagine can be grown in this excellently-prepared organic garden, which supplies a number of local businesses with seasonal produce.

### The Orchard

Fruit trees, including: apple, mango, avocado, lemon, orange, figs and grapefruit supply local businesses in season. Potential to extend significantly.

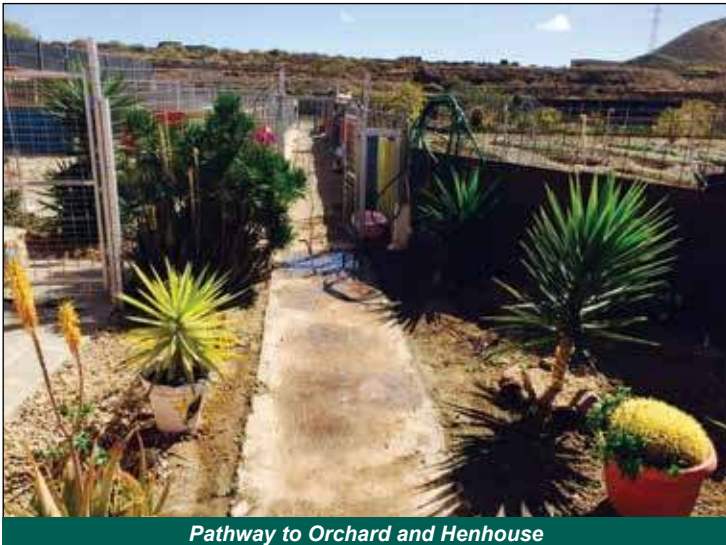
### The Henhouse

Modern, purpose-built henhouse with electric and water supply, with 36 laying hens and 2 cockerels. Production: 36 eggs per day (income approx €200 pmth).

### The House:

Spacious 2 bedroom (each with fitted wardrobes), 1 bathroom house with lounge/dining area and American-style kitchen and a large, covered patio, plus roof terrace with panoramic views. A log-burning stove heats the property throughout the year. The full-size basement could easily be converted into an apartment, garage, and storeroom.

Rent (house and land): €1,000 per month plus bills  
(water approx €80 per quarter, electricity: approx €120 p/mth)  
**Option to buy house and land.**



Pathway to Orchard and Henhouse



Dog play/exercise area No 2



Organic garden



Henhouse and free-range chicken run

<b>Sale Price for Business:</b>	<b>€75,000</b>
<b>Sale Price for House, land and business:</b>	<b>€490,000</b>

**For more information or to arrange a viewing,  
Call: 922 703 725 / 627 230 360**



# Business Finder

Successfully selling Businesses and Properties for more than 20 years!

## • Businesses •



**Puerto Colon - Charter Business** Charter boat operating prime tourist excursions. The business operates 3 trips a day. All legal paperwork in place. Reported takings good.

75,000€ 4062T



**Adeje Town, Freehold Café/Cake Shop** Wonderful, modern and smart café in great position with pavement terrace. Popular for its Italian coffee and homemade cakes and pastries. Sold complete with all fixtures and fittings.

245,000€ 4063T



**Bakery/Café/Cake Shop** Busy café with own bakery next door. Trading 4 years and the café for 1 year. Both locals measure 125m2. All paperwork and licences in place. Sold incl. all fixtures and fittings.

150,000€ 4064T



**Bakery and 2 Cafes/cake shops** Ready made business. Can be bought complete or split. Businesses listed individually on the website www.businessfindertenerife.com. Refs. 4063T/4064T.

395,000€ 4065T



**Fishing Charter** All fishing and tourism/transport licences in place. Fully equipped boat. Suit new owner with experience. Boating licences in place. Price includes boat, equipment, website and transition period.

195,000€ 4058T



**Freehold Local** Great price! Local on an apartment complex in Los Cristianos with 3 rooms, approx 32m2, ideally suited for business or professional use. There is no terrace or outside space.

45,000 4061T



**Drinks Business** Globally recognized branded business. Exclusive rights for sale and distribution. Price incl. freehold office, stock and 190 machines of which there are 50 are sited.

150,000€ 3037T



**Freehold Pool Bar** A good sized interior with bar showing UKTV and live sports, kitchen and toilets. The terrace is spacious and overlooks the pool area. Complete with sitting tenant. be used as a bar or café.

195,000€ 1993T



**Sports Bar** Built from new 4 years ago with all legal paperwork in place. Loyal client base. Accounts available and are very healthy. Profitable business and comes highly recommended!

110,000€ 2039T



**Retail Business** Los Cristianos based business supplying uniforms, work clothing and shoes. Large showroom/storeroom/changing rooms. Spanish essential. Price incl. fixtures, fittings and all stock.

59,000€ 3045T



**Wholesale Pearls** One off opportunity of readymade jewellery! Wholesaler client about to retire after many years in the industry has a stock of freshwater and cultured pearls for sale at an incredible price!

9,000€ 1976T



**Impressive Cafe Bar** on 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



**Local To Rent** Double local in complex in Los Cristianos. 68m2, ideally suited for a professional business, retail or office based business. Large reception area with 2 toilets and 2 further offices. Cannot be used as a bar or café.

4,000€ 4056T



**Entertainment Bar** Well equipped entertainment bar in Silencio offering customers a wide range of entertainment. Can comfortably hold 100 people. Well worth a view!

25,000€ 4032T



**Estate Agency** but could be used for any office-based business/retail business. 25m2. The business has low overheads and would make a great starter business.

25,000€ 4033T



**Bike Hire Business** Professional business on south coast with no competition. Plenty of passing trade. Purchase price incl. SL name, investment capital, stock and fixtures and fittings.

55,000€ 4051T



**Cocktail Bar** Located in Playa Fanabe. Built from new. On three levels. Current owners provide drinks only. Open evenings only. Plenty of opportunity for developing.

49,000€ 3085T



**Jewelry Shop** Est. 2008 selling handmade pearl and semi precious stone jewellery. Great location. Training offered. All fixtures, fittings and all stock, sufficient to last two years.

59,000€ 4013T



**Large Local To Rent** Las Americas. 160m2 internally with large showroom, separate offices, small kitchen and toilets. Minimum contract of one year. Price incl. returnable deposit and 1st first month's rent.

800€ 2087T



**Adult Entertainment Shop** in Las Americas. First floor location and good visibility from the street. Steady stream of customers providing a good living.

39,000€ 1441T



**Stunning Restaurant** Golf del Sur. Turning heads with great reviews on Tripadvisor. Totally reformed throughout. All fixtures and fittings are brand new and included in the sale price.

70,000€ 4008T



**Electric Vehicles** Exclusive rights to Tenerife. All necessary licences and permissions are in place. This business is road legal. Electric eco-friendly. Organized tours. Unique opportunity.

69,000€ 4059T



**Busy Cafe Bar** Successful business in great position. Well known for live music and good food. Bar, kitchen, stage and disabled toilet with good sized terrace. Incl fixtures, fittings and stock.

22,500€ 4020T



**Newsagents For Sale** Extremely profitable business in busy tourist area with low overheads and daytime hours only. The owner is now looking to retire.

60,000€ 1320T

## • Residential Sales •



**Duplex Apartment** In large Aparthotel, perfect to live in, use as a holiday home or for letting out both short and long term. 2 beds, open plan lounge/diner, kitchen. Get in quick!

99,000€ 4031T



**Guia de Isora** Detached bungalow with mountain and La Gomera views. Plot 7400m2. Planning permission to build on the large 134m2 terrace. Private residence or used in conjunction as a business.

350,000€ 4025T



**Magnificent Villa** Just 50m from the sea. Las Americas. Kitchen, laundry, lounge, 7 beds, 3 baths (1 en-suite) and WC. A/C and solar panels. Large garage, gardens, terraces. Heated pool.

3,000,000€ 4048T



**Investment Potential Apartment** in Los Cristianos centre with 90m2 of living area which includes 3 bedrooms and 2 bathrooms. Garages and large storeroom.

315,000€ 3030T



**Lovely Villa** Own this 3 bed villa with private pool in popular seaside town. Rented at least 40 weeks a year for past six years. Great investment potential!

350,000€ 1917T



**Land For Sale** Freehold plot next to a main coastal road in the south of Tenerife. Tiered plot. 11,000m2 ready for development for residential or commercial projects.

370,000€ 1983T

Contact us on: 922 739 934 or 693 816 888  
or Email: info@businessfindertenerife.com • www.businessfindertenerife.com