

# The Tenerife Property & Business Guide



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Issue 148

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# Happy Birthday to Island Estates – who celebrate their 1st Birthday in their new office in Las Americas this month!

Island Estates has been assisting clients with their property purchases and sales, rentals and all other aspects of real estate since 1984. In early 2016, previous owner, Jeremy Artingstall, retired and sold his business to Malcolm Lonsdale (ex Property Alliance), who, ably assisted by Office Manager, Miriam (Jeremy's daughter), are carrying on the fine traditions of the 30+ years old firm.

The business continues to operate under the same established principles, and is going from strength to strength under Malcolm's tutelage, with a nicely refurbished office, and a brand new website – www.islandestates.es, designed to showcase their high quality, and growing portfolio of properties, many on an 'exclusive' basis. They also offer repossessed bank properties, and can help you purchase auctioned properties from the courts.

If you are looking for a company which listens to its clients and works hard to meet their needs, then Island Estates should definitely be at the top of your list of people to visit! And, if you have a property that you wish to sell, then Island Estates can assure you of unbeatable coverage. There is no charge to list your property and, as well as promoting

it from the new office, it will also be on their website along with further listings in The Tenerife Property Guide (paper and website), and other top-listed websites: Rightmove, Zoopla and Kyero.

Last year Malcolm was approached by popular TV series 'A Place in the Sun' (Ben Hillman and Laura Hamilton, both pictured), and appeared in the show twice. This year they have again been approached by Ben Hillman and showed two of their properties to the 'prospective purchasers'. The show will be screened on Channel 4 during the next few weeks.

**Malcolm and Miriam look forward to seeing all clients, new and old, and would like to let them to know that they will always be welcome to their office in Las Floritas, on the main road across from the athletics stadium..**



Office in Las Floritas, Las Americas



Laura Hamilton – presenter A Place in the Sun



Malcolm (Owner) and Miriam Artingstall (Office Manager)



Malcolm with Ben Hillman, presenter A Place in The Sun

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**Paradise Court, San Eugenio Alto**

**NEW LISTING!**



Large, bright, fully furnished, 1 bed, 1 bath apartment, well located in this popular community. Sun terrace with sea views. Nice community with swimming pools, reception and ample parking.

**125.000€** Ref: 261-A1

**Malibu Park, San Eugenio Alto**

**BARGAIN - PRICED TO SELL!**



Opportunity! Priced to sell fast – large one bedroom property on this popular community with great communal swimming pool. Lateral sea views and sunny terrace. This property has an unusual layout and would benefit from mild refurbishment. Viewing is highly recommended.

**99.950€** Ref: 324-A1

**Pebble Beach, Amarilla Golf**

**BARGAIN!**



Fantastic, furnished ground floor apartment, opens out to the golf course. American kitchen, double bedroom, bathroom and lounge.

**89.000€** Ref: 322-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€** Ref: 220-A2

**Mareverde, Torviscas Bajo**

**PRICED TO SELL!**



Large, bright and spacious two bedroom, two bathroom – this is a gem. Great location, large private terrace, overlooking the community pool – a genuine bargain.

**165.000€** Ref: 229-A2

**Parque don Luis, Costa Del Silencio**

**BARGAIN!**



Top floor corner two bedroom apartment in small private gated community. Would benefit from basic refurbishment hence the price. Large Terrace.

**105.000€** Ref: 299-A2

**Parque Santiago II, Las Americas**

**BARGAIN!**



Front line duplex, just 50 meter to the coast. Duplex apartment with direct access to the coastal path. Sold furnished, viewing recommended.

**329.000€** Ref: 237-D2

**Ocean View, San Eugenio Alto**

**NEW LISTING!**



Well presented, very large studio apartment offered furnished. Large terrace with sea views. This property has option to purchase large closed garage.

**85.000€** Ref: 342-S

**Olympia, Las Americas**

**NEW LISTING!**




Well presented, one bedroom apartment with lateral sea views, located in a central community with pool. Offered fully furnished this property is priced to sell!

**141,750€** Ref: 328-A1

**Rustic Property, Aldea Blanca**

**NEW LISTING!**



A blank canvas. Small building for development on a plot of 140m<sup>2</sup> with 60m<sup>2</sup> constructed. Many possibilities. Very nice, rural location on the edge of a small village.

**78,500€** Ref: 339-CH2

**Villamar, San Eugenio Bajo**

**NEW LISTING!**



Stunning large one bedroom apartment, with beautiful garden and sea views. Inside, this property is 48m and with a double terrace, from the lounge and from the bedroom. Offered fully furnished. Highly desirable first line community with parking. Viewing essential.

**262.500€** Ref: 336-A1

**La Finca, Chayofa**

**PRICED TO SELL!**



Large, bright and modern, one bedroom apartment. Offered furnish on a quiet quality community. Large bedroom and covered private terrace. Viewing recommended.

**115.000€** Ref: 296-A1

**Castle Harbour, Los Cristianos**

**NEW LISTING!**



Opportunity! Priced to sell fast – large one bedroom penthouse property, with possibility to convert to two bedrooms, available on this popular community with great communal swimming pool. Sunny terrace.

**130.000€** Ref: 337-D1

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**Torviscas Alto, Las Bouganvillas**



- 1 bedroom
- 1 bathroom
- Close to amenities
- Popular complex
- Touristic Area
- View over pool
- Furnished
- Good condition
- Satellite system
- Sunny Terrace
- Community pool

🏠 50 🛏 6

**Price: 137,000€** Ref: 1A3104

**San Eugenio Alto, Holiday Valley**



- 2 bedrooms
- 1 bathrooms
- Close to amenities
- Gated community
- Sea views
- Touristic Area
- Furnished
- Immaculate
- Sunny Terrace
- Pool on complex
- Satellite TV

🏠 49 🛏 12

**Price: €210,000** Ref: 2A3059

**Torviscas Alto, Parque del Conde**



- 2 bedrooms
- 1 bathroom
- Residential Area
- Close to: Restaurants, bars and cafes
- Sea & La Gomera views
- Cosmetic work needed
- Part furnished
- Sunny Terrace
- Security shutters
- Underground parking
- Community pool

🏠 85 🛏 17

**Price: 149,000€** Ref: 2A3099

**Torviscas Alto, Andalucia**



- 2 bedrooms
- 1 bathroom
- Residential Area
- Close to: Shops, Schools, etc
- Sea & La Gomera views
- Renovation needed
- Part furnished
- Sunny Terrace
- Satellite television
- Children's pool
- Heated pool

🏠 70 🛏 15

**Price: 178,500€** Ref: 1A3096

**Costa del Silencio, Balcon del Mar**



- 1 bedroom
- 1 bathroom
- Residential area
- Second line to the beach
- Close to restaurants, bars/cafes
- Sea views
- Furnished
- Spacious
- Sunny Terrace
- Swimming pool
- Satellite television

🏠 46 🛏 6

**Price: 105,000€** Ref: 1A3092

**Torviscas Alto, The Sunset**



- 2 bedrooms
- 2 bathrooms
- Residential Area
- Sea, mountain & La Gomera views
- Spacious
- Good condition
- Part furnished
- Large, sunny terrace
- Underground parking
- Community pool
- Satellite TV

🏠 70 🛏 36

**Price: 247,000€** Ref: 2A3091

**Costa del Silencio, Eureka**



- Studio
- 1 bathroom
- Close to amenities
- Touristic Area
- Close to airport, and all amenities
- Views over gardens
- Parking nearby
- Community pool
- Investment opportunity
- Urgent sale!

🏠 38 🛏 10

**Price: 64,000€** Ref: 0S3098

**Costa del Silencio, 1 bed apt**



- 1 bedroom
- 1 bathroom
- Touristic area
- Close to the coast
- Close to amenities
- Pool views
- Furnished
- Sunny terrace
- Satellite television
- Community pool
- Children's play area

🏠 54 🛏 8

**Price: 85,000€** Ref: 1A2995

**San Eugenio Alto, Island Village Heights**



- Studio
- 1 bathroom
- Popular urbanisation
- Touristic Area
- Close to: beach & amenities
- Sea & La Gomera views
- Bright, renovated
- Part furnished
- Gym on complex
- Large terrace
- Community pool

🏠 40 🛏 25

**Price: 115,000€** Ref: 0S3051

**Adeje, Villas la Capitana**



- 5 bedrooms
- 3 bathrooms
- Close to amenities
- Sea, mountain & pool views
- Immaculate condition
- Furnished to a high standard
- Satellite system
- Guest suite
- Large terrace
- Private garage
- Community pool

🏠 299 🛏 182

**Price: 530,000€** Ref: 5V3095

**Playa Paraiso, Park Paraiso**



- 3 bedrooms
- 2 bathrooms
- Close to the beach
- Close to all amenities
- Sea & Mount Teide views
- Immaculate condition
- Furnished
- Satellite system
- Private pool & garage
- Large sunny terrace
- Community pool

🏠 104 🛏 129

**Price: 425,000€** Ref: 3TH3093

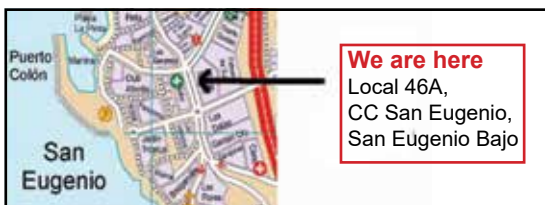
**Playa Paraiso, Brisas del Mar**



- 3 bedrooms
- 2 bathrooms
- Residential area,
- Close to amenities & beach. Sea views
- Immaculate condition
- Furnished to a high standard
- Satellite system
- Large garden & sunny terraces
- Community pool

🏠 180 🛏 160

**Price: €404,250** Ref: 2V3086



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**TORVISCAS ALTO, WINDSOR PARK**

**U**nfurnished 1 bed, 1 bath apartment on popular, tourist complex with heated pool and close to all amenities. The property enjoys views out to sea and the island of La Gomera, and has a lounge/diner, American-style kitchen and a large, sunny terrace. Viewing recommended!



**Price: 139,000€**

Ref: 1A3101

45sqm built

16sqm terrace

**SAN EUGENIO ALTO, PARADISE COURT**



**F**ully furnished 1 bed, 1 bath apartment with lovely views over the sea to La Gomera, in this popular, tourist complex with heated pool and satellite TV, and close to amenities. The property, in immaculate condition, has a lounge/diner, American-style kitchen, sunny terrace and underground parking.



**Price: 132,000€**

Ref: 1A3102

44sqm built

8sqm terrace



- Bank Repossessions
- Luxury Villas
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Ref: ROA4107

**Wonderful villa**

Detached House - Villa, Callao Salvaje

Price: 685.000 € 524 m<sup>2</sup> EEC/CEE **F**

Bedrooms: 4



Ref: RD1091

**Benimar**

Apartment, El Duque

Price: 199.500 € 68 m<sup>2</sup> EEC/CEE **G**

Bedrooms: 1



Ref: RD2103

**Terrazas del Duque**

Apartment, El Duque

Price: 450.000 € 152 m<sup>2</sup> EEC/CEE **G**

Bedrooms: 2



Ref: RD3029

**Anayet**

Apartment, El Duque

Price: 469.000 € 302 m<sup>2</sup> EEC/CEE **G**

Bedrooms: 3



Ref: RD2106

**Baobab Domains**

Apartment, El Duque

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

Bedrooms: 2



Ref: RD2087

**Baobab Domains**

Apartment, El Duque

Price: 650.000 € 180 m<sup>2</sup> EEC/CEE **C**

Bedrooms: 2



Ref: RD1057

**Baobab Domains**

Apartment, El Duque

Price: 420.000 € 104 m<sup>2</sup> EEC/CEE **C**

Bedroom: 1



Ref: VKT1ROYALE

**Parque Royale**

Apartment, Fañabé

Price: 400 € 56 m<sup>2</sup> EEC/CEE **G**

Bedroom: 1



Ref: ROA6010

**Jaral El Pozo**

Farmhouse - Finca, Guia de Isora

Price: 1.400.000 € 10.000 m<sup>2</sup> EEC/CEE **G**

Bedrooms: 6



Ref: RD1078

**Bellamar**

Apartment, El Duque

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

Bedroom: 1



Ref: RC2013

**El Varadero**

Apartment, La Caleta

Price: 285.000 € 79 m<sup>2</sup> EEC/CEE **G**

Bedrooms: 2



Ref: RD0004

**Baobab Domains**

Studio, El Duque

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

Price: 275.000 €



Ref: RP1115

**Los Balandros**

Apartment Penthouse, Palm-Mar

Price: 180.000 € 129 m<sup>2</sup> EEC/CEE **G**

Bedrooms: 1+1



Ref: RP185

**San Remo**

Apartment Penthouse, Palm-Mar

Price: 162.500 € 80 m<sup>2</sup> EEC/CEE **G**

Bedroom: 1



Ref: RP2011

**Laderas del Palm-Mar**

Apartment, Palm-Mar

Price: 230.000 € 199 m<sup>2</sup> EEC/CEE **G**

Bedrooms: 2



Ref: RP2107

**Playa de Los Menceyes**

Apartment Penthouse, Palm-Mar

Price: 450.000 € 137 m<sup>2</sup> EEC/CEE **G**

Bedrooms: 2

**Terrazas del Duque**  
Av. Bruselas, 18  
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# TENERIFE PROPERTY SHOP S.L.



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## PARQUE ALBATROS, GOLF DEL SUR

Fully refurbished and furnished studio apt, cleverly converted to create a separate bedroom. Good position on complex with beautiful views over the communal gardens and out to the terrace. The complex has many facilities including restaurant, bar, children's play-area, giant chess board, table tennis, and heated swimming pool, perfect for all year swimming.

Ref: GOLF01399

Price: £75,000 (approx. €86,250)



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## SAND CLUB, GOLF DEL SUR

Excellent located 1 bedroom apartment on complex with pleasant pool area to enjoy the view to the coast and close to San Blas Commercial Centre. The property has a spacious lounge area with newly fitted kitchen, good size double bedroom and bathroom. The terrace has views to the communal pool and sea.

Ref: GOLF01410

Price: €105,000 (approx. £91,304)



## MALIBU PARK, SAN EUGENIO

Completely refurbished, south-facing, spacious studio with lovely views to the coast & across to La Gomera on popular holiday complex with pool, 2 bars, restaurants, 24 hour reception, children's play area - and close to the Water Park. Las Americas is on your doorstep.

Ref: LA01776

Price: €125,000 (approx. £108,695)



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## PEBBLE BEACH, AMARILLA GOLF

Just a short putt from the edge of the fairway, this 1 bed duplex apartment has two sunny terraces with outstanding views towards the marina and mountains. Set in the heart of Amarilla golf with restaurants and shops just a short stroll away and pool on site. A must view property!

Ref: AMG00414

Price: €129,000 (approx. £112,173)

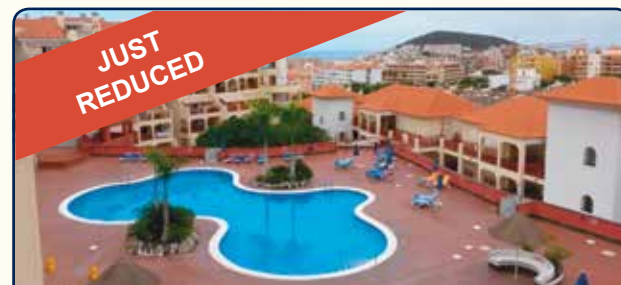


## THE SUNSET, TORVISCAS ALTO

Fully furnished, 2 bed (both double), 1 bath apartment with breathtaking panoramic views to the Atlantic Ocean! Fully fitted modern kitchen, spacious and bright lounge with dining area leading to the fantastic 30m2 terrace! The master bedroom has fully fitted wardrobes. A full lock up private garage is also included.

Ref: LA01774

Price: €210,000 (approx. £185,840)



JUST  
REDUCED

## DINASTIA, LOS CRISTIANOS

Spacious 2 bed, 2 bath bathroom apartment on one of the most sought after complexes in Los Cristianos. All day sun with fantastic views over the communal pool. Fully fitted kitchen, large lounge/dining area leading to a balcony terrace. Parking space underground is included.

Ref: LC00560

Price: €250,000 (approx. £217,391)



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## OCEAN GOLF & COUNTRY CLUB PHASE II, GOLF DEL SUR

Stunning, spacious (117sqm interior, 80sqm terrace), 2 bed, 2 bath penthouse apartment. The kitchen is fully equipped and big enough to entertain, comfortable and ample lounge. The master bedroom has its own terrace and an en-suite bathroom. The large main terrace has opening glass windows all. Underground parking included.

Ref: GOLF01321

Price: €275,000 (approx. £239,130)



## DETACHED VILLA, PLAYA PARAISO

An immaculate luxury independent villa with pool, sunny patio and sea views located in a quiet residential area with beautiful open views to the coast and beyond. Corner plot of 1,038m2, 3 bed villa of 225m2. Large patio and gardens areas encircle the property enhancing the feeling of space.

Ref: OUT01083

Price: €880,000 (approx. £765,217)



## DETACHED VILLA, GOLF DEL SUR

Spectacular four bedroom, four bathroom detached villa. The luxurious quality of this imposing villa 347m<sup>2</sup> of designer living space, an impressionable entrance, spaciousness and exceptional quality can say only one thing; Success! This brand new mansion type villa has been reduced from €980,000 for a quick sale.

Ref: GOLF01008

Price: €975,000 (approx. £847,826)



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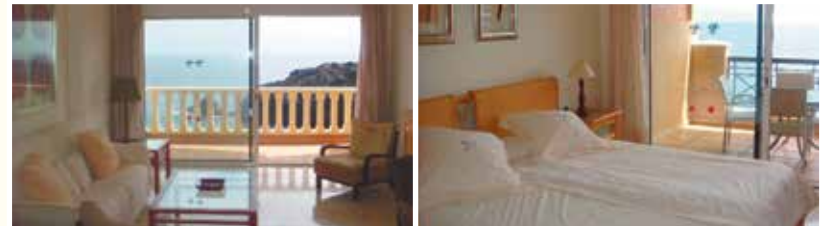
### EL NAUTICO, GOLF DEL SUR



Luxury 2 bedroom apartment, AC throughout, fully equipped kitchen, a bedroom with an opulent en-suite bathroom, separate shower room for your guests and stunning views of the Ocean. With gym, sauna and steam room, heated pools and a 24 hour reception, this is an apartment for those who deserve the finer things in life. The South West facing position means sun all day. A secure underground parking space and a lock up storeroom also included.

**JUST REDUCED**

Price: €349,500 (approx. £303,913)  
Ref: GOLF01309

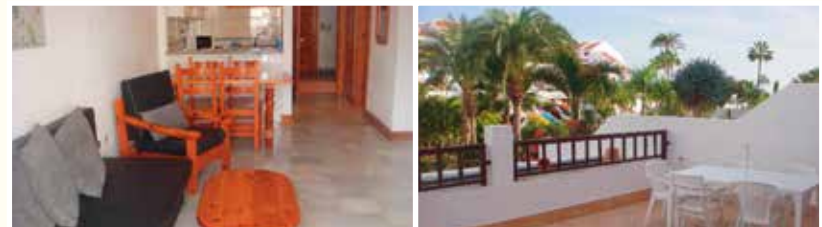


### PARQUE SANTIAGO III, LAS AMERICAS



This 2 bedroom apartment with spacious terrace is located on one of the most sought after complexes. Soak up the sun by day around the fantastic pool area or on the beautiful Las Vistas beach. By night enjoy some of the finest restaurants, entertainment and shopping to be found in the South of Tenerife. With reception, pool bar, garden areas and communal pools. Do not miss out on this one!

Price: €450,000 (approx. £391,304)  
Ref: LA01762



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# Tenerife Island Rentals & Buy Tenerife

## URGENTLY REQUIRED - PROPERTIES FOR LONG TERM RENTAL!

### Sales

#### Mariben, Callao Salvaje



**REDUCED!**

Fully furnished family townhouse situated on this popular residential complex. The upper level has 3 bedrooms (master with en suite, and terrace with beautiful views), a double and a single bedroom, plus a family bathroom. On the ground level there is a W.C., separate fully fitted kitchen with dining area, spacious lounge with doors leading to the spacious wrap-around terrace with stunning views to the sea and La Gomera. Secure 2+ car garage accessible from the house included. Mariben is a well maintained complex with a heated pool, children's pool, play area and tennis court. Callao Salvaje has a lovely beach area with ample restaurants, bars, supermarket and school.

PUE0225

295,000€

#### Jardines del Sur, Los Cristianos



**REDUCED!**

Spacious 3 bedroom ground level apartment with approximately 80m<sup>2</sup> of living space consisting 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. Communal swimming pool and a minute walk to the promenade.

AP0175

€178,000

#### Tamaide, Costa del Silencio



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.

DUP0193

€185,000

#### Castle Harbour, 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.

AP0128

€129,000

#### Villas del Duque, Fañabe



Luxury three bedroom, three bathroom villa situated in one of the most sought after areas of Tenerife. 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. Possibility to convert garage.

LUX0022

€520,000

#### Olympia, Playa de Las Americas



This studio is situated on the sixth floor and has a fully fitted kitchen, bathroom, spacious living/sleeping area and terrace. This property is sold fully furnished and is ideal second home or rental property and has many bars, restaurants and shops within walking distance.

EST0210

€95,000

#### Luxury Villa, El Palm Mar



Immaculate large detached villa renovated to a very high standard just a minute 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. Many added extras.

LUX0192

€495,000

#### Bungalow, Aldea Blanca



Two bed two bathroom bungalow situated in a private, gated complex of 15 properties in this popular area. The property has an open plan kitchen and living area, sun room and outdoor seating area leading to the pool area. The master bedroom, with ample storage space has an en suite bathroom.

BNG0106

€150,000

#### Port Royale, Los Cristianos



This spacious studio apartment on the popular complex has a newly refurbished bathroom, fitted kitchen, bedroom and sitting area leading to the terrace. The complex is well maintained and has 2 pools (one heated), reception and satellite television. The apartment is close to local bars, restaurants and shops and is a 15 minute walk to the Los Cristianos beach promenade. This is an excellent investment property or a new home in the sun. Viewing is highly recommended.

EST0230

€90,000

#### Villa, Las Rosas



Large 4 bedroom villa with a separate 2 bedroom apartment situated in the quiet residential area in Las Rosas, close to the quaint fishing village of Las Galletas. On entry there is a large family living area with doors to the wrap around terraces which has been divided into different areas to enjoy the beautiful climate. The apartment is accessed separately from the villa and has 2 bedrooms, bathroom, American style kitchen, living area and small terrace.

LUX0220

€320,000

#### San Marino, Los Cristianos



This spacious apartment has been upgraded and consists of 1 bedroom, bathroom, new fully fitted kitchen, large lounge/dining area with doors leading to the terrace with views over the swimming pool. The apartment is sold fully furnished and also comes with a parking space. This property is an ideal for a second home or rental investment.

AP0217

€155,000

# TENERIFE PROPERTIES

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## San Eugenio Bajo, Villamar



1 bedroom, 1 bathroom apartment with spectacular sea views. Front line complex with heated pool and sun deck. Secure parking on site. Sold fully furnished.

€260,000

Ref: N1168

## San Eugenio, Garden City



1 bed duplex penthouse apartment with 1 ½ bathrooms, American-style kitchen, utility room, lounge and 2 terraces. Lovely sea views from both terraces. Complex with heated pool, pool bar and restaurant.

£185,000 Sterling

Ref: N1165



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

<p><b>San Eugenio, Panorama</b></p> <p>Studio apartment located on front line complex with heated pool, reception and pool bar. Sea views.</p> <p>£120,750 Sterling Ref: A264</p>	<p><b>Torviscas Bajo, Santa Maria</b></p> <p><b>NEW INSTRUCTION</b></p> <p>Studio apartment with fantastic sea views on a touristic complex with reception, heated pool, bar and restaurant.</p> <p>€126,000 Ref: A361</p>	<p><b>Torviscas Bajo, Mareverde</b></p> <p>Various 1 bed, 1 bath apartments. In need of some refurbishment. Some with views to the pool, others with views to the road.</p> <p>from €129,500 Ref: N1161</p>	<p><b>Amarilla Golf, Pebble Beach, Scorpio</b></p> <p>1 bedroom, 1 bathroom golf course apartment with views to golf and mountains. Complex with pool and pool bar.</p> <p>€79,000 Ref: N1121</p>	<p><b>San Eugenio Alto, Ocean View</b></p> <p><b>NEW INSTRUCTION</b></p> <p>1 bed, 1 bath penthouse apartment with fantastic sea views. Lovely light apartment in quiet position on a residential complex.</p> <p>€125,000 Ref: N1170</p>	<p><b>Roque del Conde, Torviscas Alto</b></p> <p><b>NEW INSTRUCTION</b></p> <p>2 bedroom, 2 bathroom penthouse corner apartment in residential complex. Complex has lift and communal pool. Sold with garage space.</p> <p>€210,000 Ref: T1044</p>
<p><b>San Eugenio Alto, Las Brisas</b></p> <p>2 bedroom, 2 bathroom apartment located in popular complex with heated pool. Fully refurbished to very high standard.</p> <p>£140,000 Sterling Ref: T1037</p>	<p><b>San Eugenio Alto, Ocean Park Phase II</b></p> <p>1 bed, 1 bath apartment located on quiet, residential complex. Large, sunny terrace. Pool and pool bar on-site.</p> <p>€152,000 Ref: N1150</p>	<p><b>Las Americas, Las Floritas</b></p> <p>2 bedroom, 1 bathroom penthouse apartment with good sized terrace and views to the communal swimming pool.</p> <p>€165,000 Ref: T982</p>	<p><b>Arona, Detached villa</b></p> <p><b>NEW INSTRUCTION</b></p> <p>Lovely detached villa on plot of 17.740m2 with 4 bedrooms plus office, 4 bathrooms, vineyard, outbuildings and wine cellar.</p> <p>€1,450,000 Ref: I1184</p>	<p><b>Barranco del Ingles, Detached villa</b></p> <p><b>NEW INSTRUCTION</b></p> <p>Luxury detached villa on plot of 2,645m2 with a built size of 430m2. 5 bedrooms, 6 bathrooms, private heated pool, and double garage.</p> <p>€3,200,000 Ref: I1186</p>	<p><b>Villa Tagora, San Eugenio Alto</b></p> <p><b>NEW INSTRUCTION</b></p> <p>Semi detached villa with 5 bedrooms, 3 bathrooms, private pool, 2 garage spaces. Very modern. Built to a high spec. Sold Furnished.</p> <p>€695,000 Ref: I1189</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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## Palm Mar, Villa



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

**Price: €495,000**

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

### Palm Mar, Bahia de Los Menceyes



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

**Price: €295,000**

### Los Cristianos, Dinastia



Two bedroom, two bathroom apartment with spacious terrace, a short walk from the sea front and resort amenities. The complex has a communal pool and café onsite. The apartment is sold fully furnished.

**Price: €225,000**

### 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 II



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

**Price: €145,000**

### San Blas, Beautiful House



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

**Price: €385,000**

### Golf del Sur, Alamos Park



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

**Price: €595,000**



C.C. Aguamarina 54, Puerto Colón - Playa de Las Américas  
web@wadyproperties.com

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**SALES AND RENTALS**



**SALES, RENTALS AND PROPERTY MANAGEMENT IN TENERIFE SOUTH**

<p><b>OASIS GOLF RESORT, LAS AMERICAS</b></p> <p>1 bedroom Ref: RA1191 €147,000</p>	<p><b>EL NARANJAL, MADRONAL DE FANABE</b></p> <p>2 bedrooms Ref: RB6766 €252,000</p>	<p><b>COSTA ADEJE GARDEN, TORVISCAS ALTO</b></p> <p>2 bedrooms Ref: RB6763 €150,000</p>	<p><b>LA ARENITA, PALM MAR</b></p> <p>2/3 bed penthouse Ref: RB6765 €375,000</p>	<p><b>BELLAMAR, BAHIA DEL DUQUE</b></p> <p>1 bed, 2 balconies Ref: RA1197 €190,000</p>	<p><b>BENIMAR, BAHIA DEL DUQUE</b></p> <p>1 bedroom Ref: RA0452 €205,000</p>
<p><b>TORVISCAS BAJO, TEGUESTE</b></p> <p>2 beds / 1 studio / townhouse Ref: RB6773 €330,000</p>	<p><b>PALM MAR, LOS BALANDROS</b></p> <p>1 bedroom Ref: RA1211 €150,000</p>	<p><b>VILLAS CALETA GOLF, LA CALETA</b></p> <p>4 bed villa Ref: V0680 €750,000</p>	<p><b>SAN EUGENIO ALTO, PARADISE COURT</b></p> <p>Studio Ref: R0623 €95,000</p>	<p><b>BALCON DEL ATLANTICO, TORVISCAS ALTO</b></p> <p>2 bedrooms Ref: RB6754 €220,000</p>	<p><b>LAS FLORES, SAN EUGENIO</b></p> <p>1 bedroom Ref: RA1190 €245,000</p>

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

<p><b>KALIMA, MADRONAL DE FANABE</b></p> <p>3 bed penthouse Ref: RC0832 €410,000</p>	<p><b>MALIBU PARK, SAN EUGENIO</b></p> <p>Studio Ref: R0620 €111,000</p>	<p><b>THE HEIGHTS, LOS CRISTIANOS</b></p> <p>1 bedroom Ref: RA1178 €142,000</p>	<p><b>MADRONAL DE FANABE, LOS CASTANOS</b></p> <p>2 bedrooms Ref: RB0562 €300,000</p>	<p><b>ALTAMIRA, BAHIA DEL DUQUE</b></p> <p>1 bedroom Ref: RA1099 €230,000</p>	<p><b>CLUB ATLANTIS, PUERTO COLON</b></p> <p>Studio Ref: R0595 €145,000</p>
<p><b>TORVISCAS, ORLANDO</b></p> <p>2 beds Ref: RB6776 €195,000</p>	<p><b>LOS GERANIOS, SAN EUGENIO</b></p> <p>1 bedroom Ref: RA1186 €168,000</p>	<p><b>PALM MAR, LAS OLAS</b></p> <p>2 beds, large terrace Ref: office €399,000</p>	<p><b>L MADRONAL, VILLAS MIRADOR DEL ROQUE</b></p> <p>3 bedrooms Ref: RC0901 €341,000</p>	<p><b>SAN EUGENIO ALTO, PARADISE COURT</b></p> <p>2 bedrooms Ref: RB6777 €175,000</p>	<p><b>WINDSOR PARK, SAN EUGENIO</b></p> <p>1 bedroom Ref: RA0368 €135,000</p>



# Tenerife Royale Estate Agents S.L.



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## VENTA DE INMOBILIARIAS · PROPERTY SALES · IMMOBILIENVERKAUF

### Playa de Las Americas, Golden Mile



Ideally located, fully furnished, 2 bed apartment only a few minutes' walk to Las Vistas beach. Complete with fully equipped open plan kitchen and comfortable lounge area with access to private terrace. Heated communal pools and sub-tropical landscaped gardens.

Ref: 4344

€420,000

### Los Cristianos, Torres del Sol



Fully furnished, 1 bed, 1 bath apartment with sunny balcony overlooking the communal pool. Well-equipped throughout. Conveniently located a few minutes' walk away from Las Vistas beach and Tenerife's golden mile. Viewing highly recommended.

Ref: 5198

€189,500

### San Eugenio Bajo



Fully furnished, 1 bed, 1 bath apartment close to beach and marina of Puerto Colon. Terrace off the lounge with sea views. Well appointed community with restaurant, heated communal pool with pool bar and games room. Excellent holiday rental investment.

Ref: 5117

€195,000

### Los Gigantes, Santiago del Teide



Detached 3 bed, 2 bath villa with ocean views, private swimming pool and garden/BBQ area. Fully fitted modern kitchen with dining room and two lounge areas. Beautifully maintained terrace with views to the ocean and La Gomera. Short walk to village centres. Must be viewed.

Ref: 5357

£795,000 Sterling

### Las Americas Golf, Gran Oasis



Luxurious, fully furnished, two bed, one bath penthouse with roof terrace and magnificent views over the golf course. Open plan kitchen, spacious lounge and dining area, complete with air con. Communal pool, gardens, bars and restaurants. Ideal holiday letting investment on licensed touristic community.

Ref: 5359

€249,950

### Callao Salvaje, Los Serenos



Fully furnished to a high standard, 2 bed, 2 bath townhouse on gated community with magnificent communal pool. Spacious lounge with dining area leading to private terrace with sea views. Fully fitted kitchen with integrated appliances. Private garage space.

Ref: 5360

€327,500

## PROPERTIES WANTED FOR SALE AND RENT

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

### Los Cristianos, Playa Graciosa I



Luxury, fully furnished 3 bed penthouse on two floors. Large entrance hall, spacious lounge, well-equipped kitchen, dining area with sea views and access to terrace. Extensive roof terrace with BBQ area. Well-maintained community with heated pool. Private parking space. Quality fixtures included. 5 mins walk to Los Cristianos.

Ref: 5362

€475,000

### Playa Fanabe, Frontline Villa



Rare and unique opportunity to own a luxurious front line 3 bed villa on one of Tenerife's most prestigious beach resorts. Unrivalled views of the ocean, high quality fittings, spiral marble staircase and spacious (75sqm) terrace and heated community pool. Viewing highly recommended.

Ref: 5363

€950,000

### Los Gigantes, Bella Vista I



Spacious (50sqm) fully furnished and equipped 1 bed, 1 bath apartment with huge (30sqm) sunny terrace in popular complex with pool. The property has a lounge/dining room, American-style kitchen, air con throughout, nice sea and mountain views and is close to the beach and all amenities.

Ref: 5353

€160,000



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Calle Tagara,  
 Jardin Botanico  
 Local 8  
 ADEJE



**ALCALA**



Fantastic finca with house.  
 Avocado trees, beautiful views.  
 Lots of potential. 11,000sqm plot.

Ref: 746 €425,000



**LOS MENORES**



Fantastic finca with 4 houses, 2  
 apartments, BBQ area and pool,  
 Lots of potential. 12,600sqm plot.  
 Fantastic views.

Ref: 687 €1,600,000



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



**PROPERTIES WANTED FOR RENT  
 CLIENTS WAITING!**

**San Miguel**



Finca with 3 country houses.  
 Terraces, gardens, caves,  
 vineyards, water tanks,  
 bodega, many extras.  
 Fantastic views. 90,000sqm  
 plot. Lots of potential.

Ref: 727 €1,050,000

**Tijoco Bajo**



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

Ref: 459 €540,000

**Cruz de Tea**



Finca with 3 bed, 2 bath  
 house with fruit trees and  
 fantastic views. Lots of  
 potential. 7,135sqm plot.

Ref: 471 €289,000

**Chiratal – Guia de Isora**



Fantastic 4 bed, 2 bath  
 country house with finca  
 in a quiet area. Stunning  
 views. 3,000sqm plot. Lots of  
 potential.

Ref: 680 €450,000

**Los Gigantes**



Fantastic finca with house.  
 Avocado trees. Fantastic  
 views. Lots of potential.  
 10,000sqm plot.

Ref: 723 €345,000

**Playa La Arena**



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

Ref: 728 €850,000

**Valle San Lorenzo**



Finca with 2 houses – one  
 fully renovated - a 1 bed, 1  
 bath with lounge, kitchen etc,  
 the other (300sqm) suitable  
 for reform. Fantastic views.  
 2,300sqm plot.

Ref: 669 €210,000

**Tejina de Guia**



3 bed, 2 bath house with  
 garden and garage in a quiet  
 area. 250sqm plot.

Ref: 618 €168,000

**Guia de Isora**



Country houses with views to  
 reform. 1,000sqm plot.

Ref: 664 €112,000

**Tejina de Guia**



2 bedroom, 2 bathroom  
 duplex with terraces and  
 fantastic views. Parking  
 space.

Ref: 744 €142,000

**Guia de Isora**



Detached 2 bedroom house  
 with terraces and views in a  
 very quiet area. 114sqm plot  
 of land.

Ref: 734 €95,000

**Taucho**



Fantastic finca with 2  
 bedroom house. Terraces.  
 Fantastic views. Lots of  
 potential. 2,000sqm plot.

Ref: 741 €168,000



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INTERNATIONAL ESTATE AGENTS



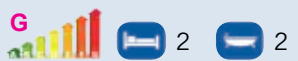
Ref: 6122

SAN MIGUEL DE ABONA, Rustic house



Very attractive rustic-style house close to the municipal town of San Miguel. The house has some lovely features including a feature stone wall in the living room and wooden beams in the hallway. With a farmhouse-style dining kitchen, three double bedrooms on the lower floor plus an open plan studio-style room on the upper level along with a garage for two cars, office/workshop space and good size terrace and garden this would make the perfect rural family home.

**Price: €320,000**



Ref: 6375

Llano del Camello



Apartment

€165,000



Ref: 6359

Icod de Los Vinos



House

€580,000



Ref: 6371

Puerto de la Cruz



House

€220,000



Ref: 6368

Llano del Camello



Apartment

€142,000





CLEAR BLUE SKIES GROUP SL  
INTERNATIONAL ESTATE AGENTS



Ref: 6378

LA CALETA, Ground floor apartment



Spacious apartment on a well maintained holiday complex. This property offers an American style fitted kitchen, lounge, double bedroom, bathroom with walk-in shower and large sunny terrace boasting sea and pool views. Leading out from the lounge is a conservatory/sitting room which can also be used as an occasional bedroom for visiting guests. Great on-site facilities including large communal pool, children's pool, jacuzzi, mini-golf, pool bar, mini-market and restaurant. Also included is a private parking space in the communal garage with easy access to the apartment. Viewing highly recommended.

**Price: €239,000**



Los Gigantes



Apartment **€230,000**



Piedra Hincada



Garden apartment **€215,000**



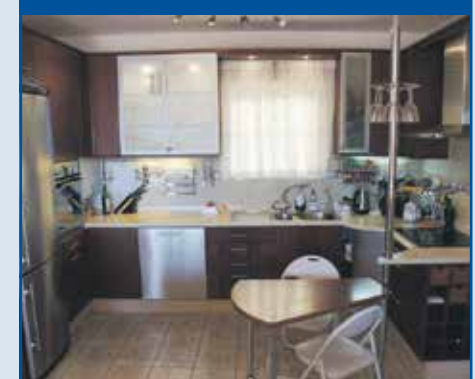
Callao Salvaje



Townhouse **€230,000**



San Eugenio Alto



Luxury apartment **€430,000**





**Tenerife Belfin Property SL,**  
**CC VILLAFLO, Local 5 SAN EUGENIO BAJO**  
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**Find us:**



**San Eugenio Bajo,  
 Ocean Park**

Spacious (50sqm + 10sqm terrace), fully furnished and refurbished, 1 bedroom, 1 bathroom apartment on excellent complex with pool and close to all amenities. The property has a lounge/diner, American-style kitchen, large, sunny terrace and UKTV. Community parking. Good rental potential.



**€155,000      Ref: AP125-BP**

**Los Cristianos, Castle Harbour**



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**

**Las Americas, Parque Santiago III**



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

**€250,000      Ref: ST105-BP**

**Los Cristianos, Azahara Playa**



Excellent 1 bed, 1 bath apartment in this sought after complex with pool, just 100metres from the shops of the 'Golden Mile' and Las Vistas beach. The property has a new open plan kitchen, lounge/diner, and a south-facing terrace with views over the swimming pool area. Air conditioning has been installed in the main living area.

**€196,000      Ref: AP114-BP**

**San Eugenio Bajo, Garden City**



1 bed, 1 bath apartment with lovely, large, sunny terrace in popular complex. Great holiday apartment in a centrally-located complex with heated swimming pool/pool bar, and close to all amenities. The interior is tidy, but could do with some modernisation.

**€145,000      Ref: AP153-AG**

**Las Americas, Parque Santiago I**



Fantastic 1 bed penthouse apartment in sought after complex on the sea front with heated swimming pool and parking. Fully renovated to a very high with air conditioning, dishwasher, large fridge, oven etc. Nice pool views from the terrace. A high quality holiday home!

**€279,000      Ref: AP135-AG**

**San Eugenio Alto, Malibu Park**



Recently renovated, fully furnished and equipped 1 bed, 1 bath apartment on popular complex with lovely pool area, pool bar and children's play area. The property has a lounge/diner, American-style kitchen and lovely sunny terrace on the top floor with sea views. Close to all amenities.

**€119,000      Ref: AP156-AG**



REF. 1145 - DUPLEX - MEDANO

	2	Beautiful property with incredible sea and mountain views. It includes a large garage. Situated in a volcanic area with a natural beach.
	2	
	80m <sup>2</sup>	
	40m <sup>2</sup>	
	1	
<b>PRICE: 229.000€</b>		

1267 - BIANCO - PLAYA SAN JUAN

Very nice property in a recent complex with a communal pool and solar panels. A garage spot is included in the price. Close to restaurants and shops in the pretty village.		2	
		2	
		68m <sup>2</sup>	
		18m <sup>2</sup>	
		1	
<b>PRICE: 210.000€</b>			



REF. 1290 - LAS OLAS - PALM MAR

	2	Luxury apartment in a modern complex with exotic gardens, pool and solariums. Includes a parking and storage unit.
	2	
	80m <sup>2</sup>	
	24m <sup>2</sup>	
	1	
<b>PRICE: 310.000€</b>		



LOS MENCEYES PROPERTIES SALES & RENTALS

INFINITY SEAFRONT LUXURY RESIDENCE - PALM-MAR

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

COLINAS DE LOS MENCEYES - PALM MAR

	1	NEW DEVELOPMENT IN PALM-MAR!!! Great opportunity to acquire a large apartment in an affordable luxury project. All apartments include a parking and storage unit.
	2	
	76m <sup>2</sup>	
	23m <sup>2</sup>	
<b>PRICE: starting at 198.450€</b>		

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 pool surrounded by lush gardens. The apartments have views over the ocean, the natural park La Rosca or Los Cristianos		1,2 & 3	
		2 & 3	
		with south orientation sun	
		50 m from the sea	
<b>PRICE: POA</b>			





NEW PROMOTIONS

## INFINITY

SEAFRONT LUXURY RESIDENCE

[WWW.INFINITYTENERIFE.ES](http://WWW.INFINITYTENERIFE.ES)

## SETTLE FOR MORE

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

# IN SUNNY PALM-MAR



COLINAS  
DE LOS MENCEYES

WWW.COLINASDELOSMENCEYES.COM



## AFFORDABLE LUXURY

Colinas de los Menceyes is a collection of 128 affordable luxury 1,2 bedroom apartments and duplex penthouses with private jacuzzi, situated contiguous to the natural park with breathtaking views of the volcanic landscape.

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

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**SAN ISIDRO**  
Urbanización Yaco, Plots for Villas

**PRICE: FROM 47.500€** Ref: B307

Land: from 500 m2 to 900 m2

**ADEJE**  
Apartment

**PRICE: 97.000€** Ref: 00326

Bedrooms: 2 | Living area: 60 m2

**LAS AMERICAS**  
Olympia, Studio

**PRICE: 110.000€** Ref: 00388

Studio Living Area: 32 m2

**LAS AMERICAS**  
Apartment

**PRICE: 112.000€** Ref: 00174

Bedrooms: 1 | Total area: 48 m2  
Living area: 40 m2

**LAS AMERICAS**  
Compostela Beach, Apartment

**PRICE: 235.000€** Ref: 1A947

Bedrooms: 1 | Total area: 45 m2  
Living area: 40 m2

**ADEJE, EL MADRONAL**  
Mirador del Duque, Townhouse

**PRICE: 249.900€** Ref: 00303

Bedrooms: 3 | Total area: 187 m2  
Living area: 138 m2

**LAS AMERICAS**  
Parque Santiago III, Apartment

**PRICE: 250.000€** Ref: 1A786

Bedrooms: 1 | Total area: 56 m2  
Living area: 50 m2

**CALLAO SALVAJE**  
Res. Sonia, Townhouse

**PRICE: 255.000€** Ref: 00357

Bedrooms: 3 | Total area: 175 m2  
Living area: 110 m2

**ADEJE, EL GALEON**  
La Capitana, Townhouse

**PRICE: 435.000€** Ref: 00334

Bedrooms: 4 | Total area: 370 m2  
Living area: 157 m2

**BUSINESS / INVESTMENT**  
Renewable Energy Investment

**PRICE: 500.000€** Ref: B043

Photovoltaic Plant 100 KW

**PLAYA DE LA ARENA**  
Villa

**PRICE: 640.000€** Ref: 00319

Bedrooms: 5 | Land: 420 m2  
Living area: 320 m2

**PALM MAR**  
Arenita, Penthouse

**PRICE: 740.000€** Ref: 00313

Bedrooms: 3 | Total area: 373 m2  
Living area: 198 m2

**ADEJE, LOS MENORES**  
Villa

**PRICE: 800.000€** Ref: 00167

Bedrooms: 6 | Total area: 759 m2  
Land: 6.000 m2 | Living area: 479 m2

**LAS AMERICAS**  
Parque Santiago III, Sea front Villa

**PRICE: 1.500.000€** Ref: 00371

Bedrooms: 4 | Total area: 180 m2  
Land: 300 m2 | Living area: 150 m2

**COSTA ADEJE**  
Habitats del Duque, Villa

**PRICE: 1.550.000€** Ref: 00376

Bedrooms: 5 | Total Area: 450 m2  
Land: 450 m2 | Living area: 240 m2

**PARQUE DE LA DUQUESA**  
Bahía del Duque, Villa

**PRICE: 1.700.000€** Ref: 00107

Bedrooms: 3 | Total area: 300 m2  
Land: 300 m2 | Living area: 200 m2



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Our Broker, Anton Sorokko, is a true

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

Tel: (+34) 922 789 196 /  
(+34) 922 789 420  
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**PLAYA PARAISO**  
 1 Bed penthouse  
 Price: €136,000 Ref: 1CDP0019



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



**ADEJE, EL GALEON, LOS ABALOS**  
 4 bed townhouse  
 Price: €490,000 Ref: 4CDP0006



**CHAYOFA, LAS LOMAS**  
 3 Bed, semi-detached house  
 Price: €310,000 Ref: 3CDP0020



**PLAYA PARAISO, ADEJE CIELO**  
 1 bed apartment  
 Price: €141,750 Ref: 1CDP0005



**PARQUE DE LA REINA, LA PERLA**  
 3 Bed house  
 Price: €360,000 Ref: 3CDP0021



**COSTA DEL SILENCIO, PARQUE DON JOSE**  
 2 Bed apartment  
 Price: €131,000 Ref: 2CDP0022



**LA CALETA, VILLA MARION**  
 4 bed villa  
 Price: €2,700,000 Ref: VCDP0003

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A spacious, high quality, 4 bedroom, 4 bathroom (3 en suite) villa on two levels with self-contained 1 bed apartment, located in a residential area of Callao Salvaje.

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

Extras include: air conditioning throughout, a music system to all rooms and electric shutters on 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, large laundry, utility room and bar/entertainment room!

**Price: €595,000**



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REF: 82-769 APARTMENT PARQUE CRISTINA  
SAN EUGENIO

1 72 m<sup>2</sup>  
1 18 m<sup>2</sup> €165,000,=



REF: 82-739 APARTMENT PARQUE SANTIAGO III  
PLAYA DE LAS AMERICAS

1 49 m<sup>2</sup>  
1 60 m<sup>2</sup> €329,000,=



REF: 82-766 APARTMENT PARQUE SANTIAGO III  
PLAYA DE LAS AMERICAS

1 49 m<sup>2</sup>  
1 9 m<sup>2</sup> €298,000,=



REF: 82-770 APARTMENT LAS TERRAZAS  
PALM MAR

1 45 m<sup>2</sup>  
1 21 m<sup>2</sup> €135,000,=



REF: 83-597 PENTHOUSE EDIFICIO KANAL  
LOS CRISTIANOS

2 89 m<sup>2</sup>  
3 19 m<sup>2</sup> €189,000,=



REF: 83-617 APARTMENT PARQUE SANTIAGO I  
PLAYA DE LAS AMERICAS

2 63 m<sup>2</sup>  
1 15 m<sup>2</sup> €255,000,=



REF: 84-309 TERRACED HOUSE  
PARQUE SANTIAGO I, PLAYA DE LAS AMERICAS

2 93 m<sup>2</sup>  
3 53 m<sup>2</sup> €425,000,=



REF: 85-249 DETACHED HOUSE  
CALLAO SALVAJE, ADEJE

3 160 m<sup>2</sup>  
3 PLOT 410 m<sup>2</sup> £498,000 Sterling



REF: 86-370 FINCA EL PINO  
ARONA

3 376 m<sup>2</sup>  
2 PLOT 7700 m<sup>2</sup> €895,000,=

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# FRINA Tenerife

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### Los Cristianos Penthouse



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

Ref.: 722 Price: 262,500€

### Apartment in Golf del Sur



**Reduced**

Spacious and modern apartment with a large 53 m2 terrace close to the sea in Golf del Sur. The apartment measures around 80 m2 and has a big living room, 1 bedroom and 2 bathrooms. It is sold semi-furnished.

Ref.: 719 Price: 150,000€

### Beautiful Finca with Winery



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

Ref.: 729 Price: 950,000€

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See you!

Regards Jeffrey & Stine

### 1 Bedroom in Gran Oasis



Apartment with 1 bedroom in Gran Oasis Resort in Los Cristianos. The apartment has open kitchen, 2 terraces and 2 floors which make it very spacious. Furthermore, it is close to golf course and shopping center.

Ref.: 724 Price: 147,000€

### Luxurious villa in Golf del Sur



In Golf del Sur is this amazing one level villa with 2 large lounges, 3 bedrooms, 3 bathrooms, sauna, Jacuzzi, indoor pool with solar heating and lounge area. Outside is a beautiful garden, several terraces, garages and carport.

Ref.: 679 Price: 595,000€

### Charming Finca in Fasnia



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

Ref.: 728 Price: 139,000€

### Big Finca with Restaurant



The view is stunning from this finca in Vilaflor, with 7 rooms, 5 bathrooms, restaurant and a big kitchen. The plot size is 3,000 m2 with a beautiful garden and several terraces. The new owners can evolve the business to a bed & breakfast.

Ref.: 730 Price: 1,600,000€

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Tel: 922 751 693 / Mob: 630 994 991 - Email: marykilmartin333@gmail.com



### Las Americas, Parque Santiago I



Superb, refurbished and furnished, 1 bedroom, 1 bathroom, duplex penthouse apartment in sea front, Touristic complex with heated pools etc.

Price: €200,000

### Playa del Duque, Townhouse



Magnificent townhouse close TO El Duque beach. The property has 2 bedrooms, 2 bathrooms, separate kitchen, large, bright lounge, spacious terrace with nice views and a double garage.

Price: €330,000

### Callao Salvaje, Res Sonia



Superb, beautifully furnished, 3 double bedroom, 2 bathroom (+WC) townhouse with 3 double bedrooms 2 bathrooms (+WC) with air con throughout and solar panels.

Price: €230,000

### Callao Salvaje, Mariben



Beautifully furnished, 2 bedroom, 2 bathroom semi detached townhouse on the sought after complex with swimming pools and tennis courts.

Price: €185,000

### San Eugenio, Paradise Court



Beautiful, full furnished and equipped studio on this very popular complex with pool

Price: €89,000

### Golf del Sur, Alamos Park



Fantastic 3 bedroom, 3 bathroom villa with private heated pool and beautiful gardens on a plot of more than 1,050sqm. The property has 2 large lounges, dining area and parking for 4 cars.

Price: Great value at €595,000!

### Tijoco Bajo, Villa



Beautiful, fully furnished villa on a plot of 800 m2 with living space of more than 190sqm. This lovely property has its own parking, garden and a Jacuzzi.

Price: €545,000

### Roque del Conde, Roque del Conde VI



Super 2 bedroom, 2 bathroom penthouse apartment with large terrace and fantastic views on well-run complex with pool. Private parking.

Price: ONLY €185,000!



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Email: info@tenerifecenter.com · Web: www.tenerifecenter.com

**Callao Salvaje, Sueño Azul**



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

**€1,299,000**

**Ref: VS2300**

**Playa Paraiso, Ocean Garden**



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

**From €194,000**

**Ref: VS2768**

**San Eugenio Alto, Villa**



Luxury villa with panoramic views. Living room, 2 lounges, kitchen, 4 bedrooms, 3 bathrooms, 2 terraces, sauna, wine cellar, garage, Jacuzzi, pool. Surface of 172m2, total 484m2.

**€1,300,000 Ref: VS3187**

**Roque del Conde, Villa**



Villa with panoramic views. Living room, kitchen, 3 bedrooms, 3 bathrooms, garage, huge terrace, sauna, solarium, pool. Will be sold unfurnished.

**€899,000 Ref: VS3063**

**Golf Costa Adeje, Villa**



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

**€3,000,000 Ref: VS3127**

**Los Cristianos, Portonovo**



New project - 30 townhouses and community swimming pool. 3 bedrooms, 2 bathrooms, guest toilet, separate kitchen, solarium. The total area is from 240m2.

**From €360,000 Ref: VS2235**

**Playa Paraiso, El Horno**



Living room, kitchen, 2 bedrooms, bathroom, terrace overlooking the pool. Surface of 60m2, total 76m2. For sale fully furnished. The price includes a parking space.

**€215,000 Ref: VS3217**

**Playa Paraiso, Club Paraiso**



Living room, kitchen, bedroom, terrace overlooking the ocean. Living area is 50m2, total 54m2. For sale is fully furnished. The complex has a swimming pool.

**€142,000 Ref: VS3205**

**Los Cristianos, Los Corales**



4 bedrooms, 2 bathrooms, 1 guest toilet, terrace, a fully equipped kitchen, living room, garden, barbecue area, private garage. For sale fully furnished.

**€460,000 Ref: VS2685**

**Valle San Lorenzo, Apartment**



Apartment with separate kitchen, two bedrooms, bathroom, terrace, storage room, two parking spaces. Living area 65m2, 72m2 total. Sold without furniture.

**€95,000 Ref: VS3226**

**Las Americas, Parque Cattleya**



Apartment with living room, kitchen, two bedrooms, bathroom, terrace overlooking the pool. Living plot of 50m2, 67m2 total. For sale fully furnished.

**€229,000 Ref: VS3157**

**Las Americas, City Centre**



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

**€90,000 Ref: VS2254**

**Las Americas, City Centre**



Commercial premises. The total area is 33m. The office is located on the first floor of a commercial centre City Centre.

**€50,000 Ref: VS2531**

**Las Americas, City Centre**



Commercial premises in a residential complex. Surface 112m2. 3 toilets, pantry, 4 exit to the street. There is license application for bar-restaurant. Needs renovation.

**€95,000 Ref: VS3161**

**Playa Paraiso:**  
Edificio Sol Paraiso  
C/ El Aljibe, 11, Local 5,  
PLAYA PARAISO, 38678, Adeje  
Tel: 687 698 204  
Email: vym.info@gmail.com  
Web: www.tenerifecenter.com

**El Beril (El Duque):**  
Apartamentos El Beril  
C/ El Beril, Phase V30, Esc. L, Puerta 5,  
EL BERIL, 38660, Adeje  
Tel: 607 733 052  
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Web: www.tenerifecenter.com

**Callao Salvaje:**  
C/ El Jable 45,  
C.C. Apolo, local 9  
CALLAO SALVAJE, 38678  
Tel: 922 717 663  
Email: vym.sale@gmail.com  
Web: www.tenerifecenter.com



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 (+0034) 692 044 451 - 922 787 823  
 dmpropertiesouth@gmail.com  
 www.tenerifedmproperties.com

**Aguillas del Teide,  
 2 bed duplex**

**NEW LISTING!**



Very nice 2 bed, 2 bath duplex apartment with sea and La Gomera views on popular complex with pool in a quiet area. The property has a lounge/diner, an independent kitchen, 2 terraces with views, and a 25sqm private, enclosed garage.

**Price: €179,000**

**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**

**Los Cristianos,  
 Edif Cristimar**


**NEW LISTING!**



Spacious (88sqm), fully furnished and refurbished, 3 bed, 2 bath apartment on popular complex with pool just 20 metres from the sea front. The property has a garage and storeroom. Community Fees €90 per month.

**Price: €215,000**

**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: €55 per month.

**Price: €145,000 Ref: AP-588**

**Vera de Erques,  
 Finca**



Lovely finca (3,000sqm) and fully furnished, 2 bedroom, 2 bathroom house with lounge, separate dining room, fully fitted American-style kitchen, wine cellar (bodega), BBQ, Jacuzzi, and enclosed garage. Permission to build another property of 180sqm.

**Price: €495,000 Ref: AP-426**

**San Eugenio,  
 Laguna Park II**

**NEW LISTING!**




Recently reformed, fully furnished studio apartment (28sqm plus 9sqm terrace) with bedroom, bathroom and terrace with sea views. The complex has a nice pool area, 24 hour Reception, Buffet restaurant, children's play park and tennis courts.

**Price: €129,000**

**Los Cristianos,  
 Los Arcos**

**NEW LISTING!**



Very nice, spacious (95sqm), 3 bedroom, 2 bathroom (+WC) terraced house on plot of 120sqm. The property has a large terrace and garden and enjoys sea views.

**Price: €245,000**



**Enquiries are welcome in Spanish, English, French, German, Dutch and Italian.**

Tenerife Property EU  
 Urb. Club Atlantis, Local 1  
 Calle Colon  
 SAN EUGENIO  
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**SAN EUGENIO ALTO - 4 BEDROOM VILLA**



Magnificent 4 bed villa on a 600sqm plot with guest apartment, private pool, and panoramic views. The materials, colour tones and light create the perfect place for a getaway; the whole home works in harmony with a relaxed way of living. This anything-but-ordinary villa has all that you may want: a place where you can work, relax or just have fun in the pool or having dinner on the terrace with friends.

**Price: € 675,000**

**PUERTO SANTIAGO**



A lovely, sunny, 3 bed, 2 bath, soulful, nicely decorated apartment with lots of light, located in this popular Canarian village - where you can hear the church bells ring and waves breaking on the seashore. The apartment has 2 terraces with beautiful, breathtaking, panoramic sea views. Enjoy the sea, swimming, space and silence – the Canarian way of life!

**Price: € 180,000**



# Homes & Away

## Property Sales, Mortgage Service



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**Golf del Sur:** Three bed, two bath detached villa on large secluded double. Scope for further expansion.

€450,000



**Amarilla Golf:** Three bed, two bath detached villa in elevated position within walking distance of the golf club.

£399,000 Sterling



**Amarilla Golf:** Location, location! Excellent private detached villa with heated pool and stunning views. Front and back gardens. A must to view.

€425,000



**Atogo:** Private villa with swimming pool, jacuzzi, garden and large double garage which could be converted to an apartment. Stunning views. Excellent family home or good investment opportunity with rental income. Part exchange considered. A must to view.

€450,000



**Amarilla Golf:** Executive style detached four bed, three bath villa in show house condition. Driveway and separate secure garage.

£375,000 Sterling



**Amarilla Golf:** Spacious two bed, two bath ground floor apartment backing the golf course, with large front and rear gardens. Jacuzzi and secure garage included. Situated in quiet residential area.

€235,000



**Golf del Sur:** Two bed, two bath linked bungalow with large front and rear gardens. Ideal family home.

€250,000



**Golf del Sur:** Converted, three bed, two bath bungalow with private garden in stunning location. Situated on popular holiday complex.

£180,000 Sterling



**Amarilla Golf:** Fabulous three bed, two bath penthouse apartment with two balconies and a roof terrace giving superb panoramic golf, sea and mountain views.

€275,000

C.C. El Trebol, Local 37,  
Avda. J. A. Tavio,  
COSTA DEL SILENCIO,  
38630, Tenerife.



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**Costa del Silencio, Garanana**  
Spacious (110sqm), 2 bed, 2 bath, wheelchair-friendly house on 503sqm plot in this quiet location. The property has a huge lounge (60sqm), conservatory, fantastic garden, and garage.  
394-1009 €265,000



**Amarilla Golf, Apartment**  
1 bed, 1 bath apt with nice views near Amarilla Golf Course and San Miguel Marina. South-west facing terrace, lounge/diner, American style kitchen and terrace. Community pool and parking.  
801-1012 €99,900



**Costa del Silencio, Los Geranios**  
1st floor, 2 bed apt with pool views on residential complex with communal swimming pool. Lounge, American style kitchen and 2 balconies and a large roof terrace with views to Mt Teide.  
1112-1015 €145,000



**Costa del Silencio, Azahares**  
Nice 2 bed, 1 bath townhouse in corner location on popular complex with pool. The property has an upstairs balcony with gorgeous sea views, large garden and garage.  
1117-1115 €220,000



**Garanana, Apartment**  
Centrally-located 1 bedroom, 1 bathroom apartment with spacious kitchen, welcoming living room and a 20sqm terrace! Worth a visit!  
1143-0116 €125,000



**Costa del Silencio, Costa Sol**  
Fully furnished, 1 bed, 1 bath ground floor apt on sea front complex with pool near all amenities. The property has a lounge/diner, American-style kitchen, garden and a huge sunny terrace.  
1149-0116 €120,000



**Golf del Sur, Luxury Villa**  
Fantastic 5 bed villa with living room and kitchen under construction, private pool, lovely garden with BBQ and bar. Parking for 4 cars. +/- €70,000 will complete (reducing as work progresses) by March 2017.  
1220-1216 €550,000



**Costa del Silencio, Amarilla Bay**  
Nice 2 bed, 1 bath ground floor apt in sea front complex with pool. Lounge/diner, new American-style kitchen and enclosed terrace (32sqm – easily reversed). Beautiful sea views.  
1217-1216 €130,000



**Costa del Silencio, Atlantico II**  
Spacious, very well-presented, 2 bed, 1 bath apt in popular complex with pool, children's play area and tennis court. Lounge/diner, American kitchen, and large terrace. Parking space included.  
1218-1216 €147,500



**Costa del Silencio, Tagoro Park**  
Spacious 1 bed, 1 bath apartment in popular complex with pool, close to amenities and fishing village of Las Galletas. The property has a lounge/dining area, American-style kitchen and a 25sqm sunny terrace.  
969-0214 €95,000



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**Golf del Sur,  
Winter Gardens**

**SPECIAL OFFER!**

Lovely, fully furnished, south-facing 1 bed, 2 bath (1 en suite), penthouse apartment on this ever-popular complex with pool and bowling green, lifts throughout and underground garage and is only a short walk to the Marina, golf courses and bars/restaurants. The property enjoys fantastic sea and golf course views and has a living room with American-style kitchen, balcony, guest bathroom and a private roof terrace directly connected to the apartment with an interior staircase. Also included is Ref: AP1-115ground garage space.

Ref: AP1-115 €135,000



**BARGAIN OF THE MONTH!**

**Golf del Sur, Alamos Park**

Amazing, part-furnished, 3 bed (one currently used as a study), 2 bathroom villa with own covered pool in one of the most exclusive residential areas of Golf del Sur. The property has lush gardens, various terrace, garage facilities (2 lock-up and a 2-car porch), and the living area has a separate fitted kitchen, lounge, sitting room and sauna. The indoor pool is surrounded by a large solarium and comes with a shower cabin. There is also a access to a small roof terrace. The location is very convenient, close to San Blas commercial centre, golf courses and the coast.

Ref: V3-100

€595,000



**Los Abrigos,  
4 bedroom house**

**NEW!**

Rare opportunity to buy a sea front house in this popular fishing village! Currently divided into 2 self-contained apartments: the main apartment has 2 double bedrooms, 1 bathroom, large living room, large separate kitchen, and sunny terraces, plus a massive ground floor garage and storeroom with built-in kitchen. The top floor apartment has its own private entrance, 2 double bedrooms, living room, separate kitchen, and a very large, sunny terrace with sea views.

Ref: H4-001

€350,000

# Tenerife Prime Property

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## Candelaria, Malpais



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

S-03 1155

€365,000

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Studio apartment for sale with 32 m2 interior + 9 m2 terrace. Totally refurbished.

Ref: A374

€95,000

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Totally reformed studio in Malibu Park, with sea view. Is sold fully furnished and is an excellent investment.

Ref: A375

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#### PARQUE CRISTINA, SAN EUGENIO ALTO



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

Ref: B1603

€187,000

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1 bed, 1 bath apt of 52m<sup>2</sup> well oriented & distributed with terrace, storeroom and parking space.  
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Ref: 73057626

##### COSTA DEL SILENCIO

Townhouse in Coralys Residential - large 4 bed, 3 bath house with magnificent terrace.  
€207,300  
Ref: 60225072

##### BUZANADA

2 bed, 1 bath with living room, kitchen, terrace, parking space and laundry.  
€85,700  
Ref: 81014765

##### GOLF DELSUR, SAN BLAS

2 bed, 1 bath terraced house on two floors. 3 covered terraces + balcony.  
€236,300  
Ref: 73046143

#### TERRAZAS DEL CONDE, TORVISCAS ALTO



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

Ref: C1659

€180,000

#### EDIF. VERODES, FANABE



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

Ref: D1625

€185,000

#### MIRADOR DEL SUR, SAN EUGENIO ALTO



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

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##### GUIA DE ISORA

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

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##### TORVISCAS ALTO

1 bed, 1 bath apt with parking space in complex with pool.  
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# Tenerife Prime Property

## Costa del Silencio, Parque Don José



Lovely, fully furnished and totally refurbished apartment on a popular complex in the heart of Costa del Silencio with recently reopened community pools. This apartment was originally a 1 bed but has been tastefully converted into a 2 bed with American-style kitchen, good-sized lounge and terrace.

S-02 1272

€126.000

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### 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

### Guargacho, Guargacho I



Lovely, fully furnished, 2 bed, 1 bath penthouse with lounge, sep kitchen, large (52sqm) terrace with BBQ, shed/storage, and pergola with built-in sauna/hot tub. Ideally located for the local school and TF1 /airport. Com Fees: €15/month.

S-02 1269

€117.500

### Los Cristianos, San Marino



Large 1 bed, 1 bath, fully furnished ground floor apartment on a popular tourist complex. The property has been upgraded and consists of a large lounge/dining area, new fitted kitchen and good-sized terrace overlooking the pool. Parking space included.

S-01 1271

€155.000

### 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

### Costa del Silencio, El Trebol



Good size, fully furnished 2 bed, 1 bath apartment with good-size lounge, sep fitted kitchen and large (16sqm) terrace.

S-02 731

€95.000

### Costa del Silencio, Tamaide



Detached 3 bed, 2 bath (1 en suite) villa with private pool and sea/mountain views from the roof terrace. Large lounge, new fully fitted kitchen, various terraces, mature gardens, patio with seating area and BBQ, and garage/workshop.

S-03 1262

€325.000

### Guargacho, El Monte



Lovely, top floor, 3 bed, 2 bath apartment in new complex. The property has a large lounge/dining room, separate kitchen, sea and mountain views and a large garage and storeroom.

S-03 1268

€132.000

### Los Olivos, Jardín Botánico



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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# UNFAIR SPANISH MORTGAGE CLAUSES

## - CAN YOU MAKE A CLAIM?

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

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

### Mortgage Interest Payments

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

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

However, the case was then referred to the European Court of Justice, who announced on 21st



by John Hatrick,  
Tenerife Solicitors

December 2016 that the restrictions imposed in the 2013 Judgment were contrary to European law and that Spanish banks must refund all money collected under the abusive 'floor clauses'.

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

### Mortgage Administration/Arrangement Fees

On taking out a mortgage in Spain, many consumers have been hit with different fees and charges e.g. administration fees, bank notary and land registry fees etc.

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

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

arrangement fees may also be potentially recoverable, depending on the circumstances, but such additional claims will have to be tested in the courts.

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

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

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

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

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

*To arrange a consultation, please call Tenerife Solicitors now on 922 717845 (0871 218 0063 from the UK) or email us at info@tenerifesolicitors.com.*

## Turn-key furnishing service

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



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

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

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

making it cost efficient as well.

You can pay an initial deposit, and the balance once you have seen the results, so the whole thing is risk-free as well!

Of course, there are multi-national companies here now who supply a range of adequate furniture, but who really wants a property that has the same mass-produced appearance as everyone else's? After all, interior design is about putting your own stamp on it, and expressing your personality through

colours and designs.

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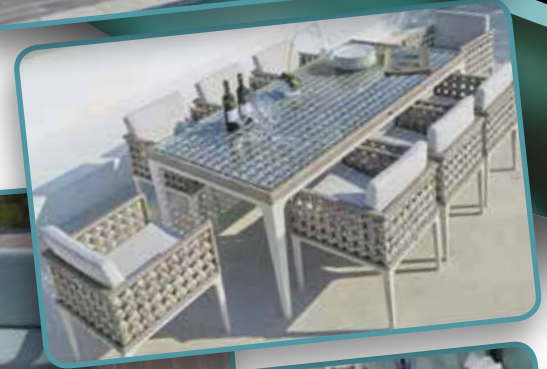
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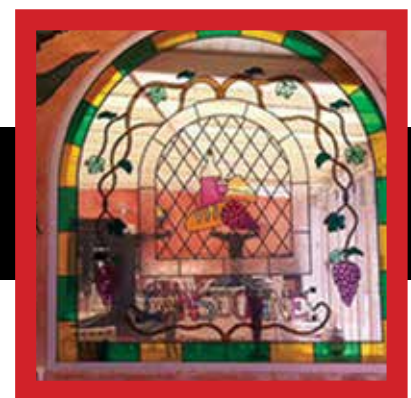
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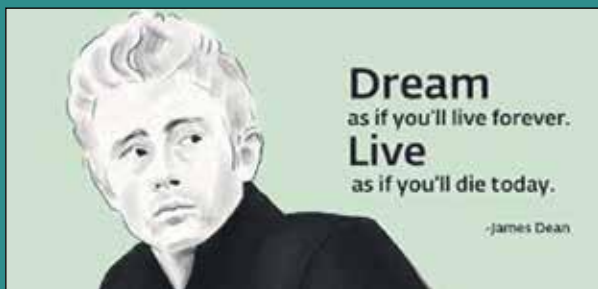
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2. Police were called to a day care centre, where a three-year-old was resisting a rest.
3. Did you hear about the guy whose whole left side was cut off? He's all right now.
4. The roundest knight at King Arthur's round table was Sir Cumference.
5. To write with a broken pencil is pointless.
6. When fish are in schools they sometimes take debate.
7. The short fortune teller who escaped from prison was a small medium at large.
8. A thief who stole a calendar... got twelve

- months.
9. A thief fell and broke his leg in wet cement. He became a hardened criminal.
10. Thieves who steal corn from a garden could be charged with stalking.
11. When the smog lifts in Los Angeles , U. C. L. A.
12. The maths professor



- went crazy with the blackboard. He did a
- and nail.
17. A bicycle can't stand

- number on it.
13. The professor discovered that his theory of earthquakes was on shaky ground.
14. The dead batteries were given out free of charge.
15. If you take a laptop computer for a run you could jog your memory.
16. A dentist and a manicurist fought tooth

- alone; it is two tired.
18. A will is a dead giveaway.
19. Time flies like an arrow; fruit flies like a banana.
20. A backward poet writes inverse.
21. In a democracy it's your vote that counts; in feudalism, it's your Count that votes.
22. A chicken crossing the road: poultry in motion.
23. If you don't pay your exorcist you can get repossessed.
24. With her marriage she got a new name and a dress.
25. Show me a piano falling down a mine shaft and I'll show you A-flat miner.
26. When a clock is

- hungry it goes back four seconds.
27. The guy who fell onto an upholstery machine was fully recovered.
28. A grenade fell onto a kitchen floor in France and resulted in Linoleum Blownapart.



29. You are stuck with your debt if you can't budge it.
30. Local Area Network in Australia : The LAN down under.
31. He broke into song because he couldn't find the key.
32. A calendar's days are numbered.
33. A boiled egg is hard to beat.

34. He had a photographic memory which was never developed.
35. A plateau is a high form of flattery.
36. Those who get too big for their britches will be exposed in the end.
37. When you've seen one shopping centre you've seen a mall.
38. If you jump off a Paris bridge, you are in Seine.
39. Bakers trade bread recipes on a knead to know basis.
40. Santa's helpers are subordinate clauses.
41. Acupuncture: a job well done. That's the point of it!
42. A lot of money is tainted: 'Taint yours, and 'taint mine.
43. When she saw her first strands of grey hair she thought she'd dye.

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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 even reduced to 0.2% or even 0.1%!

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which is subject to a strict legal and regulatory environment, to European Law, 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.

The returns over the last few years have been:

2012	2013	2014	2015	2016
8.0%	7.6%	7.5%	10.3%	5.8%

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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.

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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

The Bond is backed by an AA-rated financial institution which is subject to a strict legal and regulatory environment, to European Law, 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.

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# Through the Keyhole

## APARTMENT

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This property is in an excellent location close to all the amenities that the resorts of Las Americas and Costa Adeje have to offer. It is a PENTHOUSE apartment and enjoys spectacular views over the coastline of Costa Adeje and out to the island of La Gomera. A top floor apartment like this one does not come up for sale very often and this is a fantastic opportunity for someone who would like a luxury apartment on a very well kept and popular complex in

a quiet and accessible location. The apartment has direct access from the road at the top of the complex so there is no need to negotiate lifts or many flights of stairs to get to it. Once inside there is a large, fully equipped kitchen, good-sized lounge, bedroom and bathroom. Off the lounge is a conservatory room that can be used as an extra lounge or a sleeping room if required. By far one of the best features of this apartment is the huge

terrace – this is a wonderful outside space enjoying beautiful views and really makes this penthouse stand out from any other apartment.

The complex itself has a wide range of facilities including parking, reception, heated swimming pool, pool bar and restaurant, supermarket and various games facilities.

The asking price for this wonderful property is just: €199,000

Please contact Lynne or Rachel at Tenerife Properties if you would like to arrange a viewing. 922 724 110 or 608 573 443.

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.



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We rescued 4 puppies recently, out wandering on their own in Los Cristianos. They are now 10 weeks old and it looks like they will be small to medium sized. One is already adopted and we still have two females and one male looking for their forever families. Could this be you? We ask only an adoption fee of €140 for the girls, €110 for the boy, and for that, your baby is vaccinated, chipped and will be sterilized when old enough. We would like to thank their foster mum Sharon Edens for caring for them so well!! For more information call Sue on 629 388102.



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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.

**DON'T THROW THINGS AWAY!**

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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 February and we will see you next month!

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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

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Carola Jäger

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## Reality Check: Will Supreme Court ruling delay Brexit?

The Supreme Court has ruled that the government must consult Parliament before triggering Article 50 - the clause in the EU Treaty that will formally start the Brexit process.

Furthermore, it has ruled that nothing less than an act of Parliament will do.

That means that MPs and members of the House of Lords will get to vote on whether it happens. They will also get the chance to try to amend the bill as it passes through the various legislative stages. In principle, this could delay the process. However, in practice it is thought

unlikely that Theresa May's end of March deadline will be missed.

### How long will it take?

The government wanted to trigger Article 50 using the Royal Prerogative, which is a set of powers that used to be held by the monarch but now reside with government ministers. That would have

meant it could have done so at a time of its choosing and without consulting Parliament at all.

The decision that it must specifically pass a bill is significant. Some other procedures would have meant fewer stages in Parliament and no chance to make amendments. A full bill means that both houses of Parliament must agree and amendments are possible.

To become an act of Parliament a bill must pass several stages in both the Commons and the Lords. That often takes months

of debate, but it doesn't necessarily have to. Emergency legislation can be passed within a single day if everyone agrees it is urgent. The bill to trigger Article 50 won't be that quick, but it needn't take too long. For one thing, it is likely to be a very short bill with only one or two clauses.

### How much opposition?

Labour leader Jeremy Corbyn has said that his MPs should not seek to block Article 50. Ken Clarke is expected to be the only Conservative who will vote against it. So the numbers look to be in place to

ensure a smooth passage for the bill in the House of Commons.

But more MPs may back attempts to amend the bill, for example, by adding conditions about the sort



of Brexit the government should negotiate.

In principle, the House of Lords could be different. The government does not

have a majority and many peers remain strongly opposed to Brexit.

However, there is recognition that Parliament voted overwhelmingly to hold a referendum and that the referendum delivered a clear, albeit close, result. Members of

the House of Lords, who are not elected, realise that any attempt to frustrate Brexit could be regarded as undemocratic.

## BRITAIN COULD STRIKE A 'UKRAINE PLUS' STYLE DEAL ON BREXIT

LONDON — Since Brits voted to leave the European Union last June, all manner of different Brexit models — Swiss, Norwegian, Canadian, Hard, Soft, red, white and blue — have been mentioned, but a whole new type of deal has now been suggested by think-tank, the Centre for European Policy.

In a new research paper, the organisation suggests that the UK could follow a so-called "Ukraine Plus" model and establish a relationship with the EU similar to that of the Eastern European state.

"A "Ukraine Plus" model, which goes further on free trade and on collaboration regarding security and defence policy, would however be in the interests of both the United Kingdom and the EU," the paper's authors write. As it stands, the most likely model for Brexit that the UK will follow is that of Canada. At its most basic level, the so-called "Canada-plus" Brexit would likely

include many of the characteristics of CETA — Canada and the EU's trade agreement — such as the removal of the majority of tariffs on goods, excluding certain parts of the UK's services sector and some food items like eggs and chicken.

It would provide extensive access to the single market, but not include the immigration demands and budget contributions required of non-EU members in the European Economic Area like Switzerland and Norway. When Prime Minister Theresa May delivered her key Brexit speech earlier in January, she effectively ruled

out EEA membership, confirming that Britain plans to leave the European Single Market in return for controls over immigration.

That is why the Centre for European Politics sees a deal similar to Ukraine's as a viable option for the UK.

### Here is the key extract from the report:

"A model for this special type of partnership could be provided by the Association and Free Trade Agreement which the EU has concluded with the Ukraine. This has been in effect since 1 January 2016, although some of it only provisionally because ratification by the Netherlands is still outstanding.

"Firstly, the "Ukraine Model" corresponds to the British objectives in that it contains substantial market access but does

not require the application of EU law or compliance with the case law of the ECJ, nor does it provide for free movement but it does allow free trade agreements with third

countries. Thus the United Kingdom's four key requirements are met."

currently have the right to "passport" their financial licences in one EU market to another, preventing them having to go through the costly and complicated process of being regulated

the Ukraine is unlikely to satisfy the United Kingdom as regards the scope of trade liberalisation because it contains numerous restrictions on market access, particularly

Here is the CEP's table, illustrating the benefits of a Ukraine-style deal:

United Kingdom's Objectives	Norway	Switzerland	Canada	Ukraine
No application of EU Law (Objective 2)	-	(✓)	✓	✓
No free movement (Objective 5)	✓	-	✓	✓
Access to the internal market (Objective 8)	(✓)	(✓)	(✓)	(✓)
Own trade agreements with third countries (Objective 9)	✓	✓	✓	✓
Collaboration on security and defence policy (Objective 11)	-	-	-	(✓)

in each market where they operate, but that passport could be lost after the Brexit process has been completed, causing chaos for Britain's financial services industry. Roughly 13,500 companies use financial passporting in relation to the UK with all types of businesses from newspapers to removals companies, all the way to a body that represents acupunctureists holding passports.

### Centre for European Policy

"The agreement with

The think-tank does acknowledge that issues could arise with a Ukraine-style deal for the UK, particularly when it comes to the financial services sector — which has been one of the most contentious issues since the Brexit vote. Banks

for cross-border services. The United Kingdom will probably require better access to the EU internal market, primarily in the interests of the British finance industry," the report notes.

That's where the "Plus" comes in, with the UK creating a bespoke deal that includes many of the features of the Ukrainian agreement, but also includes concessions to the banking and finance sectors.

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## Tenerife Property Outlook

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



### 5%...!? - That's what you charge for your sales commission? Can't you do any better than that?

I've heard it all before and, luckily, I'm not ashamed of answering the question because I'm easily able to show what we have in place for marketing a vendor's property for sale in Tenerife.

Although the seller pays the commission for an agent to sell their property for them, it could be argued that the buyer pays it.

If the seller gets back the amount that they actually want for the property, you could say that the buyer is paying the commission - it's almost as if the buyer has paid the commission on top of the price that the seller wanted for their property, so it begs the question, is it sensible that a seller should sell privately if the ideal selling price is set and the commission is added on top of that number?

#### Is using a professional estate agency to sell your property in Tenerife worth the money?

Professionally-taken and edited photos, maybe a video, some social media advertising, good positioning in Google for the appropriate search terms so that potential buyers can find the agent that's marketing your property, and accompanied viewings to your property with potential buyers - these are all things that you're paying for when you choose to sell with an agency.

In our office, we can demonstrate how we...no, I'm not here to bleat on about how we do it...how will you do it? That's the question.

#### What are the positives?

#### The negatives?

#### What about pitfalls?

#### And the risks? are they high risks?

The obvious positive of selling privately, and I can really only think of one actual positive, is that you'll be saving on your estate agent's commission - that's 5% of your sale price...in fact, some agents are charging 6% now but whatever it is, it's a good saving...let's be honest, the least expensive property that generally get sold here is around €100,000 so at the very least, you'll be saving €5,000 plus IGIC.

#### That's the positive and so now what about the risks and pitfalls?

To be honest, the risks and pitfalls of selling your property privately are not that many and probably you can boil it down to the biggest two which are the deposit and a contract.

You see, part of the buying and selling process in Spain, as you will already know if you are a property owner, is paying a 10% deposit. If the sale doesn't complete, this deposit is either refundable to the buyer or can be retained and the same amount claimed again to the seller

by the buyer. It all depends upon who's to blame for the non-completion of the transaction.

Whether you think it's fair or not, it's the law, so it needs to be in writing that both parties understand and agree to this.

So, you need to have that information written into a contract, along with details of the buyer and seller and property involved and all the other terms and conditions.

You can always go to see a lawyer or maybe even a gestor/bookkeeper would be able to do a contract for you...but then...who holds the deposit? Does the buyer hold it?...what happens if they decide not to buy after the contract runs out of date and you've organised to buy something else? Will the buyer be happy if you, the seller, hold the deposit? - unlikely... What happens if you decide to pull out and also keep their deposit? That's what they'll be thinking - let's hope you've got a watertight contract sorted for either of those possibilities...

If you're thinking about selling your own property privately, one of the first things you need to think about is how you're going to get eyes on your property... how are you going to get people walking in the door? How are you going to price the property? How about photos? - it's all marketing.

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thing is, are you ready for the barrage of people that are going to call you?

They're not going to be buyers...well, one or two might be, but most of the calls are going to be estate agents looking to sell properties and miraculously they have a client for it ... and also, believe it or not, there'll be people calling to see if you'll rent the property rather than sell it. I know, it says "Se Vende" on the sign...but they still call - honestly, so let's hope that your Spanish, Italian and Russian are all up to scratch.

#### Completion at the notary might also be a bit of a stumbling block if you're doing it all yourself.

Who's going to get the tax figures from the town hall for the plus valia? What about the fact that you've paid a couple of months in advance for your community

fees, are you going to just leave it or are you going to ask for some extra money from your buyer to refund you? What about the electric and water bills - are you paid up to date? Have you used the property for a couple of weeks and the bill isn't due for another couple of weeks - who's going to pay for the electric you've used and how are you going to find out how much it is?

As you can see, there are quite a few things that need to be considered and sorted ahead of time to make sure that there are no complications at the notary as well.

Selling your property privately in Tenerife can be done and with reasonable preparation ahead of time, it can be done quite safely too.

To help those of you that want to sell privately here, I've written a short reference guide. If you want a copy emailed to you, go to the website "private sale in Tenerife .com" ([www.privatesaleintenerife.com](http://www.privatesaleintenerife.com)) and it'll direct you to the page you need.

On the other hand, if you think about it...and as I mentioned earlier, maybe you as the seller aren't paying the commission. Of course, it comes out of the sales price, so you are really paying it, but take a look at the positives that it brings you.

Hopefully an agent can show the way that they market your property to potential buyers...and no, it shouldn't be just whack it on a website and hope for the best.

There's loads more that goes into it than that, such as being able to track who opens emails therefore providing information about who's really interested in what property, who comes to the agent's website and also what properties they look at while they're there, once again showing what attracts certain potential buyers and if, when they make contact, are they serious or just looking?

Does the agent expect you, the seller, to show any prospective buyer around or will they be providing the very basic service of accompanying the buyers on the visits?

There's so much more, but, there are still sellers here in Tenerife that want to sell their own property and save on the agent's commission...each to their own...but there are plenty of professional agents out there too that will do a good job for you and, generally speaking, should make your life a whole lot easier in more ways than one... all I would ask is that if you choose to use an agent for their services, please don't go behind their back and try to sell it to the buyer that they've introduced...you might not like it but we're human too!

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# In The Spotlight

## DETACHED VILLA – SAN ISIDRO

This spacious and bright 5 bedroom detached villa is ideal as a permanent home here in Tenerife.

Located in a quiet residential area yet just two minutes from the local shops and amenities of the bustling Canarian town of San Isidro.

The property consists of a pleasant living room with built-in fireplace, a brand new high quality modern fitted kitchen with island facility which leads to a beautiful bright and sunny dining room and access to a lovely terrace balcony with fantastic views to the sea and coastline. There are 5 double bedrooms and a small office/study.

To the rear of the property there is a further reception room with large patio doors leading to a private rear garden with a newly constructed private pool and also a fully fitted bar! There is a private underground double garage with direct access to the house.

The current owner has recently undertaken an extensive renovation and remodelling of the house including the new pool and garden area. This is a substantial and well-presented property which definitely should be viewed to be fully appreciated.

**Price: €585.000**

(approx. £508,695)

Ref: OUT01029



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# In The Limelight

PLAYA GRACIOSA III, LOS CRISTIANOS



3 bedroom penthouse apartment situated in the popular residential complex Playa Graciosa III, Los Cristianos. The entry level has 2 double bedrooms, 2 bathrooms, separate fully fitted kitchen, lounge/dining area which leads to the spacious terrace overlooking the swimming pool. The upper level has an additional bedroom, en suite bathroom and lounge area which leads to a large roof terrace with lovely views of the communal areas. The apartment is sold fully furnished and also comes with a secure parking space and storage room. The complex is gated and well-maintained and has 2 swimming pools (one heated), and satellite TV. The promenade is a short walk away and there are many local bars, restaurants and shops to choose from.

Price: €495,000

Ref: ATC0229

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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Barney is only 1 year old and is of medium size. He is very sociable and loving and quite active. He would so love to get away from the 4 walls of the refuge and live a life with a person or family he can call his own.

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

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

## ♥ St Valentines Day ♥ Tuesday 14th February

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# Winter Walking in Tenerife

Contributed by Michael Patey

## Malpais de Guimar

Seeking new hiking opportunities we have moved further up to the north-east coast this month to have a look at the interesting Malpais de Guimar (Badlands of Guimar). This expression is used to describe the large areas of lava flows found in different areas of the island left behind following the many historic eruptions, spawned from small "volcanoes" or vents rather than the main volcano, Mount Teide. In this case it is Montana Grande.

The trail is easy to find, the start being at the eastern end of El Puertito de Guimar about 5 minutes' drive from the first



environment. When you look back from the initial part of the trail there is a stunning contrast between this landscape and the backdrop of mountains on the TF1 and travel towards the coast on the TF61. When arriving at the village, turn left and keep going until the village runs out. There is ample parking there either in the official reserve car park or a few hundred yards away on the back road. The path is well marked and there are quite a few information points on the way including the one in the car park at the start. These are in Spanish, English, and German.

Follow the path for a short while then pause and take the time to look around you taking in the striking landscape. Though the various badlands are essentially large areas of



broken lava, the contrast beheld is between the black and brown lava and the sometime lush greenery displayed by the endemic flora thriving in this hard

environment. When you look back from the initial part of the trail there is a stunning contrast between this landscape and the

backdrop of mountains beyond.

You should, at this point in the distance, spot a large white building on the top edge of the cliffs bordering the Valle de Guimar. Many years ago when first visiting the island my wife and I followed the old high road from San Miguel to Guimar coming across this building before the road dropped down into the valley. I think it was a hotel but had been closed. This, we thought at the time, was a shame as the view from this point was stunning. I have done some digging around on this and I am led to believe that it is now some sort of military building perhaps

used as a base for training of personnel. Needless to say you get shooed away if you approach too close.

After a few steps the first thing you encounter

are the last dwellings in El Puertito, distinctive in that they are built into the rock in traditional Tenerife cave house fashion. Straight away you start to note the distinctive flora of this environment and particularly lush Lechuga del Mar, (sea lettuce) and Espino del Mar. Also in abundance is the Euphorbia canariensis (Canary Island Spurge, also known as Cactus Spurge). This is not part of the cactus family, it's only called this because it looks very much like one.

One of many species of this genus, this spurge is a small tree, growing to between 3 and 4 metres. It is made up of fleshy quadrangular or pentagonal trunks. The leaves grow in clusters of three or four and have inward-turning spines 5 to 14 millimetres long. It produces reddish-green flowers and is extremely hard, surviving

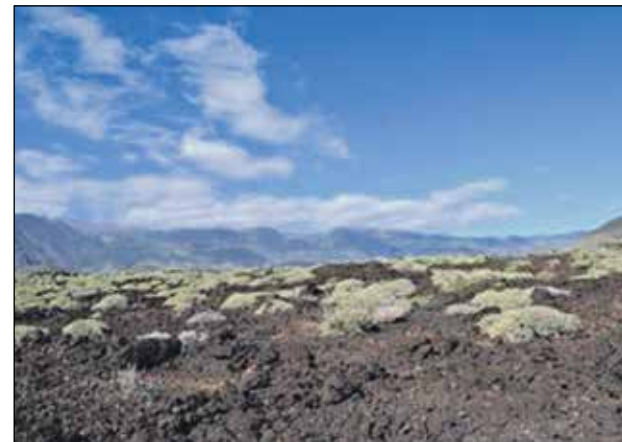


temperatures down to -2 degrees Centigrade. Where this is present you can usually find it alongside its spurge family comrade Tabaiba.

These plants were used in a traditional fishing method called "embarcado", helping the local people to reap the harvest of the sea. The plants exude a poisonous latex called diterpenes when cut or broken. This was used to poison the sea in pools and shallows stunning the fish, which were then gathered and eaten or cured for storage.

Pressing onwards on the trail you come across another example of how the local people made the most of the resources available to them to preserve the food that was available. In the absence

of refrigeration salt was a very important commodity and the sea is the only source available to provide it. Still in evidence and in their original form you find a group of Salinas (salt-pans) positioned perfectly to receive the seawater with the help of wind and tide. Here the valuable sea salt was harvested and used for cooking and to cure and preserve fish and



meat, ensuring an all year round supply of food.

The trail winds on along the coast until you begin to climb to Montana de la Mar, an excellent viewpoint where you can look out over the 290 hectares of the reserve. There is a fine view

of Montana Grande the source of the lava field of the reserve. This mountain is relatively young in terms



of volcanoes at 10,000 years old at which point it spewed out the lava flows, which make up the geology of the reserve as you see it today. It is sobering to consider that if you could produce a history of Tenerife over one hour, the eruption of Montana Grande would occur in the last minute.



The basic landscape looks inhospitable and dry but

its way from Montana de la Mar and is now heading towards Montana Grande. As we make our way through the terrain it is surprising in such a dry environment, to see how green the foliage is. On reaching the lower slope of the volcano you can either climb to the peak for an even better view of the area or you can turn westwards and make your way back to El Puertito taking in the changing view as you meander through the landscape.

From here the track is mostly downhill with few individual features except for a cueva (cave), which is the home to a large number of living things: 150 species of flora, 100 beetles and 60 butterflies reside here. There are a great many birds too: including Canary Island Grey Shrikes, Hoopoes, Berthelot's pippits (camenero), Trumpeter Finch, and kestrels as well as many others. Not to mention a variety of lizards and gekkos providing food for the shrikes and kestrels as they scurry around trying to absorb the heat of the sun. Taking in the volcano you can easily imagine how the exploding rocks piled up one upon another to form the 277 metre peak seen today. The asymmetric crater shape was the work of erosion by

about 100 metres off the track to the south (marked on many maps). After another half hour or so we arrive back at the car in El Puertito. Puertito de Guimar, founded by fishermen from the larger town Guimar, located inland from the coast, is appropriately named the small port of Guimar. This is an attractive, very relaxed town with a reasonable selection of shops, restaurants and cafés. In the southern part of the town, there is a large harbour.

So it is here we seek out our refreshments and take in the lovely Atlantic view and the ozone-laden air to fortify us for our journey home to the south.

The route for the trail can also be downloaded from Wikiloc at: <https://www.wikiloc.com/wikiloc/view.do?id=16148282>

Difficulty: Easy

Distance: 5.4 miles Elevation down: 404ft  
Elevation up: 404ft Time: 2 hours 45 minutes



# ENERGY PERFORMANCE CERTIFICATES IN SPAIN

## FEBRUARY 2017 UPDATE

This month has seen a change in the format of the finished "Etiqueta" or Energy Performance Certificate, so that its appearance now more closely reflects those being produced in the rest of Europe. Although the changes made to the data entering process on the Canarian Government website caused many surveyors and architects numerous headaches initially this has not prevented another 2,500 certificates being produced in the

first month of 2017, a similar figure to that for December 2016. This means that a grand total of approximately 144,100 certificates have now been officially registered in the Canary Islands since the process began in 2013.

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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# WINGATE SCHOOL – The first school in Tenerife to go all-digital!

The start of the new academic year brought exciting new plans to life as Wingate became the first school in Tenerife to go all-digital with Google Apps for Classrooms.

The plans evolved following a considerable amount of research made over the course of the preceding year with online conferences and face-to-face meetings with Google facilitators and fellow professionals in order to revolutionise the teaching and learning at Wingate School. This important step will enable students to access the extensive variety of resources both online and within the "Google Classroom", a platform in which a wide array of educational apps can be easily accessed.

In order to achieve this, a number of "Chromebooks"

were sourced and later purchased by all of our Senior students. These tablets are designed to safely deliver learning tools designed and built especially for school children.

Over the next 2 years, all subjects in the Senior school will gradually move over to the Google platform. The students have been very enthusiastic about the addition of Chromebooks to their learning experience and we have asked them to share their views on the changes this year on the School's website. We hope the "Google Apps for Classrooms" will expand

their knowledge-base and further their interests in all subjects, not to mention alleviate the heavy weight that has previously been carried around on their backs!

Furthermore, the successful addition of 48 solar panels to the rooftops of Wingate have contributed towards making the school a green, renewable energy centre. We believe this, coupled with new paperless learning resources, makes Wingate School a forward-thinking educational environment which also keeps the strong family values that it is so proud of.

The school would like to take this chance to thank all our parents for their continued support

in launching this new and exciting learning tool for the children.

*You can read a few letters from our students about their first experiences with their Chromebook on our website: [www.wingateschool.com/en/](http://www.wingateschool.com/en/).*

*Should you have any question on any matter concerning Wingate School, please contact: Julia Thompson, Admissions Officer & School Bursar, Tel: 922 720102, or email, at: [theoffice@wingateschool.com](mailto:theoffice@wingateschool.com).*



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# Long Term Rentals

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## La Caleta, Magnolia Golf Resort

€POA

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**  
**628 608 469**

## Palm Mar, Penthouse

€POA0

Beautiful 2 bedroom/ 2 bathroom apartment with front terrace and large roof terrace overlooking the village and coastline of Palm-Mar, very special property!  
**2nd Home Tenerife Ref: VKT2RP213AC**  
**628 608 469**

## Guargacho, Canarian House

€1,650

Large Rural house being rented unfurnished which has 5 bedrooms, 4 bathrooms, huge separate kitchen and large lounge and dining room. The house has a wraparound veranda with views down to the coastline, lots of gardens and terraces and a recently fully refurbished private swimming pool. The property will be available to rent from the beginning of March.  
**Tenerife Prime Property Ref: 05 1058**  
**627-230360**

## Golf del Sur, San Blas Village

€1,600

Choice of furnished and unfurnished Houses on the sought after San Blas complex, 3 bed 2 bath Garage and private garden, Community Pool, Close to shops transport and Airport 15 mins  
**Los Abrigos Properties Ref: LAPR1030**  
**922 170021 / 651 303029**

## Golf del Sur, House

€1,250

San Blas Residencia. A truly lovely complex. Newly built, and furnished to the highest standard. These are available FURNISHED or

UN-FURNISHED.(900 is a starting price for un-furnished ) Separate kitchen complete with Bosch appliances... microwave, dishwasher, washing machine, and much more, granite worktops, and kitchen table and chairs. The lounge/diner ... For full information see website or contact:  
**Rentals in Tenerife Ref: 3067 606 284883**

## Tijoco Bajo, Semi-Detached House

€850

Unfurnished townhouse in the quiet area of Tijoco situated a few minutes drive following the Tijoco Alto road. The property has a large terrace from the lounge area with panoramic views, an independent fully fitted kitchen, all bedrooms are of double size with fitted wardrobes, the master bedroom has an en suite bathroom, small balcony, lot s of storage a... For full information see website or contact:  
**Tenerife Island Rentals and Buy Tenerife Ref: ADO0013** Rentals: **922 797438**

## Golf del Sur, Apartment

€760

Large 2 bed, 2 bath modern ground floor Apartment with terrace & garden, Golf del Sur, 3 communal pools, close to shops and transport. No pets.  
**Los Abrigos Properties Ref: LAPR833**  
**922 170021 / 651 303029**

## Callao Salvaje, Duplex Penthouse

€750

Fully furnished and equipped 2 bedroom duplex penthouse on nice complex with pool close to all amenities. Mountain and pool views from top terrace. Bills included.  
**Home Sweet Home Ref: Nov16-001R**  
**634 513320**

## Los Cristianos, Sur y Sol

€650

AVAILABLE TO RENT FOR A 4 MONTH PERIOD ONLY FROM 1ST JUNE 2017 TO 30TH SEPTEMBER 2017. Ground floor 2 bed apartment located within walking distance to the beach front and town center of Los Cristianos. The apartment has recently been

refurbished to a modern standard, it has a fully fitted American style kitchen, double size bedroom, balcony from the lounge... For full information see website or contact:  
**Tenerife Island Rentals and Buy Tenerife Ref: AP0244** Rentals: **922 797438**

## Costa del Silencio, Parque Don Jose

€550

Top floor 1 bed, 1 bath apartment fully furnished and recently refurbished. There is a lounge and American style fitted kitchen and good size terrace. The community swimming pool has recently been finished. This apartment will be available to rent from the 1st March 2017.  
**Tenerife Prime Property Ref: 01 1179**  
**627-230360**

## San Eugenio Alto, Studio

€500

Very nice, fully furnished studio apartment in popular complex with pool. Beautiful, panoramic views. Bills extra.  
**Home Sweet Home Ref: Nov16 - 002R**  
**634 513320**

## Las Rosas, Coromoto

€440

Large studio apartment in grounds of large house with its own entrance. Comprises of lounge, fitted kitchen, bathroom and some outside space. Ideal for someone who is looking for complete peace and tranquility. Bills included.  
**Tenerife Prime Property Ref: 00 1173**  
**627-230360**

## 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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## 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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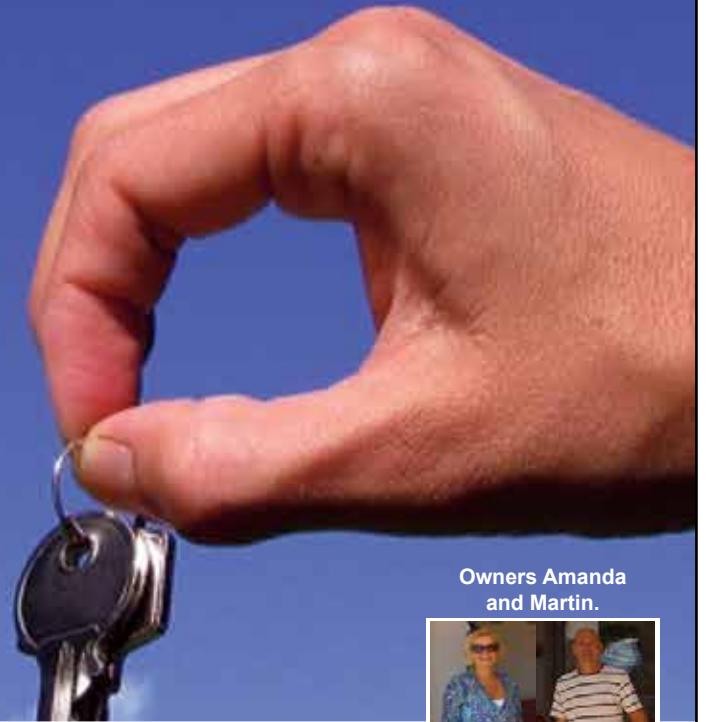
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There is also a spacious 2 bed, 1 bath house for rent (on a 10 year renewable lease, or for sale, see below) with lounge/dining area, American-style kitchen, large covered patio, and roof terrace with panoramic sea and mountain views (Monthly Rent €1,000 + bills).

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**Business: € 60,000**  
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# Business Section

## SALES

OVER €350,000

### Buzanada, Restaurant

€1,800,000

For sale is this rare opportunity to get a freehold restaurant with a big function hall for birthdays, receptions, weddings and more. Furthermore, is a big indoor playground for kids and a big terrace with room for guests and receptions as well. The building itself is amazing throughout styled and placed on the top of a small hill where you cannot miss it... For full information see website or contact: **FRINA Tenerife SC Ref: 1830**  
**922 085191 / 670 636004**

### Los Cristianos, Bakery

€840,000

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

### Tenerife South, Excursion Business

€420,000

This is a rare opportunity to be the owner of a successful excursion service for whale and dolphin watching. This is a big excursion business including its own excursion shop and 2 sailing

yachts, available with fixed locations in an always busy harbour in south of Tenerife. It is definitely a great business and one of the most profitable whales and dolphin... For full information see website or contact:

**FRINA Tenerife SC Ref: 1823**  
**922 085191 / 670 636004**

### Los Cristianos, Clothes Shop

€399,000

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

**FRINA Tenerife SC Ref: 1825**  
**922 085191 / 670 636004**

### Puerto de Santiago, Bar/Cafe

€350,000

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

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

€349,999 - €250,000

### Los Cristianos, Bakery

€315,000

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

**FRINA Tenerife SC Ref: 1816**  
**922 085191 / 670 636004**

### Las Americas, Bar/Cafe/Restaurant

€299,000

For 22 years this pub and snack bar has been placed in the center of Las Americas. The pub is facing a busy street with a lot of passing by traffic. Furthermore, it is only 3 minutes of walk from the beach promenade. The pub is very well visited especially by tourists, including many returning tourists, since the pub has been running for so many years. Th... For full information see website or contact:

**FRINA Tenerife SC Ref: 1813**  
**922 085191 / 670 636004**

### Tenerife South, Excursion Business

€279,000

Boat excursion business which arranges Fishing Trips and Whale & Dolphin watching. If you dream about an excursion business on the sea this is a perfect opportunity, since it is hard to obtain these licenses and a place in this attractive busy harbour. The business is one of the best known and well-established and it has been running since 1995. However,

... For full information see website or contact:

**FRINA Tenerife SC Ref: 1851**  
**922 085191 / 670 636004**

€249,999 - €150,000

### San Eugenio Alto, Pizzeria

€182,500

New on the market is this profitable and well established restaurant and in San Eugenio in the south of Tenerife, which moreover even have installed authentic wood burning oven. This restaurant offers seating for about 70 guests inside and on the terraces. Before you enter the restaurant you pass a small and cosy terrace covered by the crown of a beautifu... For full information see website or contact:

**FRINA Tenerife SC Ref: 1817**  
**922 085191 / 670 636004**

### Tenerife South, Restaurant

€159,000

Here you get an opportunity to take over the leasehold of this 14 years old restaurant in the South of Tenerife. The restaurant is located in an amazing throughout building from 2003 with big terraces, big private parking and inside a big restaurant with open kitchen. This restaurant is famous for its delicious barbecued meats and Canarian specialities. T... For full information see website or contact:

**FRINA Tenerife SC Ref: 1828**  
**922 085191 / 670 636004**

€149,999 - €100,000

### 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**  
**653 593 231 / 693 816 888**

### Tenerife South, Property Management

€135,000

If you are looking for a non-catering business with a high yearly profit this apartment management business is perfect. With a portfolio over 100 apartments in one of the busiest cities in the South of Tenerife, you are guaranteed a steady income. The business itself is situated in a small office in the same touristic complex where all apartments are situ... For full information see website or contact:

**FRINA Tenerife SC Ref: 1847**  
**922 085191 / 670 636004**

### Tenerife South, Empty Local

€130,000

This empty locale is for sale as a freehold. It has a good size and a big terrace, small kitchen and two toilets. The freehold used to be a bar but need a refurbishment before a reopening. The closed bar is located just 3 minutes from the beach and next to the new artisan Market. This area is always busy and the surrounding bars are stuffed with guests an... For full information see website or contact:

**FRINA Tenerife SC Ref: 1859**  
**922 085191 / 670 636004**

### Puerto de Santiago, Bar/Cafe

€120,000

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

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

### El Medano, Restaurant

€120,000

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

**FRINA Tenerife SC Ref: 1797**  
**922 085191 / 670 636004**

### Las Americas, Restaurant

€119,000

This well established and very popular franchise restaurant is placed in one of the busy streets of Playa de Las Americas, only 2 minutes of walk from the beach promenade. Thanks to a large and modern terrace this restaurant is inviting already from the street. And the menu card has good steaks,

## Business Finder

Finding businesses for people like you!

### Busy Cafe Bar



Trading for 35 years. Double local of 65m2 with significant reforming throughout at great expense. Legal paperwork and opening licence in place. Fully equipped kitchen. The venue is exceedingly popular with British residents and holidaymakers and always receives great reviews on Tripadvisor. A covered terrace and the business can cater for 44 patrons. An experienced team is required to take over this business. Healthy accounts.

200,000€

4078T

Contact us on 653 593 231 / 693 816 888

## Tenerife Prime Property

TEL: 922 703 725 MOBILE: 627 230 360

### Playa Paraiso, Café/Minimarket



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

Ref: B-115

€25,500

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Email: info@tenerifeproperty.com

salads, pastas, and pizzas and secures returning guests and ... For full information see website or contact:

**FRINA Tenerife SC Ref: 1821**  
**922 085191 / 670 636004**

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

**€100,000**

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

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

**€99,999 - €50,000**

**Los Cristianos, Restaurant**

**€99,000**

Opportunity to buy a highly reputable and profitable restaurant with a good position in Los Cristianos. The restaurant is located in the area with many residential and touristic complexes, as well as popular time-share resorts which are some 10-15 minutes walk from the beaches and the town centre. Many people pass this restaurant day in and day out, as it... For full information see website or contact:

**FRINA Tenerife SC Ref: 1824**  
**922 085191 / 670 636004**

**Las Americas, Freehold Property**

**€99,000**

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

**FRINA Tenerife SC Ref: 1848**  
**922 085191 / 670 636004**

**Puerto Colon, Excursion Business**

**€96,000**

Motorcycle rental and excursion shop in the south of Tenerife. For sale is a smaller motorcycle rental shop located in Costa Adeje. The rental shop can be managed by one person, or two if you want to make tours and excursions around the island, which is also part of the business today. The motorbike business includes 10 newer motorbikes in very good condi... For full information see website or contact:

**FRINA Tenerife SC Ref: 1798**  
**922 085191 / 670 636004**

**Los Cristianos, Pizzeria**

**€95,000**

Very well established and reputable restaurant is offered for leasehold sale in Los Cristianos in the south of Tenerife. This restaurant and pizzeria has been successfully established since 8 years, and has earned a fantastic reputation and many loyal customers who value quality food and service. Furthermore, this restaurant has been rewarded with a The F... For full information see website or contact:

**FRINA Tenerife SC Ref: 1554**  
**922 085191 / 670 636004**

**Puerto de Santiago, Restaurant**

**€95,000**

New on the market is this family run business which has been trading successfully since 2006. The business has always been well supported by British residents and holiday makers all year round. This business opens its doors at 8am for

a good selection of breakfasts and the great menu continues all day right through until close. The business has a resta... For full information see website or contact:

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

**Tenerife South, Bar/Cafe**

**€90,000**

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

**FRINA Tenerife SC Ref: 1835**  
**922 085191 / 670 636004**

**Tenerife South, Sign Making/Fitting**

**€85,000**

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

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

**Torviscas Bajo, Other Business**

**€75,000**

If you are looking for a successful tattoo business then this could be it. It has been trading for two years now and operating with a manager and artist. It benefits from a roadside location with plenty of passing traffic and foot fall. The business has been building a good reputation with its clients for quality artwork. All licences are in place and ... For full information see website or contact:

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

**Costa del Silencio, Restaurant**

**€69,500**

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

**FRINA Tenerife SC Ref: 1846**  
**922 085191 / 670 636004**

**Tenerife South, Newsagent**

**€60,000**

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

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

**Tenerife South, Kitchen/Bathroom Design Studio**

**€55,000**

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

**Business Finder Tenerife Ref:**

**1418T**

**653 593 231 / 693 816 888**

**Los Cristianos, Clothes Shop**

**€52,000**

Here you have the opportunity to take on a business, which is perfectly placed in the charming small streets of Los Cristianos. The store is facing the street, but also a small passage to a commercial center so the shop has 3 big window displays. Today the clothing shop is specialized in eco-friendly clothes, where both the old and new collection are incl... For full information see website or contact:

**FRINA Tenerife SC Ref: 1802**  
**922 085191 / 670 636004**

**UNDER €50,000**

**Puerto Colon, Bar/Cafe**

**€45,000**

This Cafe is placed in a popular commercial center at the beautiful harbour of Puerto Colon and next to the beach. The business has been running for about a year and is already the preferred place to have lunch for many of the locales who work in the area, which also brings a lot of customers for take away food. The locale is 25 m2 and the terrace has spa... For full information see website or contact:

**FRINA Tenerife SC Ref: 1852**  
**922 085191 / 670 636004**

**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**  
**653 593 231 / 693 816 888**

**Adeje Town, Beauty Salon**

**€42,000**

This big wellness clinic and beauty salon is placed in the center of Adeje, where it has been running for 3 years by the current owner. It is also the current owner of the business who does most treatments. Today the business offers a wide range of beauty and wellness treatments; like massages, nails, make-up, eyebrows, eyelashes, and more. A good reputat... For full information see website or contact:

**FRINA Tenerife SC Ref: 1808**  
**922 085191 / 670 636004**

**Tenerife South, Bar/Cafe**

**€39,000**

This karaoke bar is placed in one of the busy streets of San Eugenio Bajo, and only 5 minutes of walk from the popular beach in Puerto Colon. The bar has a 30 m2 terrace with tables for 36 guests, and the inside premises are 45 m2 with a big bar, 4 high tables, 2 toilets, and a big well equipped kitchen for preparing cafe food and snacks. Under the bar is... For full information see website or contact:

**FRINA Tenerife SC Ref: 1819**  
**922 085191 / 670 636004**

**Torviscas Bajo, Bar/Cafe**

**€38,000**

For sale is this small and charming cafe and bar in Torviscas Bajo, only 5 minutes from the busy beach of Puerto Colon. It is new on the market and has the perfect size for a couple who wish to run a business together. The premises inside and outside are nicely furnished, charming and welcoming. The terrace of the bar is covered by a big blind and has sea... For full information see website or contact:

**FRINA Tenerife SC Ref: 1834**  
**922 085191 / 670 636004**

**Los Cristianos, Restaurant**

**€36,000**

In a commercial center in forever popular Los Cristianos this new and stylish Restaurant has just come for sale for a bargain price. The restaurant is facing the street with a 25 m2 terrace, which today has seating for 30 guests, however there can be put more tables here. Inside the restaurant everything is totally new, with a spacious kitchen, new toilet... For full information see website or contact:

**FRINA Tenerife SC Ref: 1822**  
**922 085191 / 670 636004**

**Los Cristianos, Bar/Cafe**

**€35,000**

A good cafe and bar in a nicely built establishment, with a big terrace and 3 floors. You enter the bar from the big terrace, which has umbrellas and blinds for shade. At the terrace of the cafe you have seating for 16 guests, and inside you have seating for 24 guests. The terrace of the cafe is directly combined with the inside premises, so it seems as o... For full information see website or contact:

**FRINA Tenerife SC Ref: 1801**  
**922 085191 / 670 636004**

**Tenerife South, Bar/Cafe**

**€32,000**

Here you get an opportunity to take over the leasehold of this 14 years old cosy bar in the South of Tenerife. The bar is located in an amazing throughout building from 2003 where the bar has a big terrace, 2 toilets and private parking. The bar is located next to a family restaurant which attracts customers till the area as well. If you dream about a sma... For full information see website or contact:

**FRINA Tenerife SC Ref: 1827**  
**922 085191 / 670 636004**

**Tenerife South, Excursion Business**

**€25,000**

This business rents out electrical vehicles and make excursion tours around the island. The excursion shop has been running for 2 years by online booking, flyers, and word-of-mouth, and still the current owner can offer a profitable business, which is nothing but income after the investment. The excursion shop includes the 3 Renault Twizy cars, which runs... For full information see website or contact:

**FRINA Tenerife SC Ref: 1806**  
**922 085191 / 670 636004**

**Guargacho, Pizzeria**

**€19,500**

This Pizzeria for sale is placed in Guargacho, facing a small quite street, attach to the main street. And also close to the very popular second hand market, which bring in more customers at market days. The restaurant is 100 m2, with seating for 54 guests. And furthermore you have 5 tables on the terrace. Today the pizzeria is open during lunch time, and... For full information see website or contact:

**FRINA Tenerife SC Ref: 1812**  
**922 085191 / 670 636004**

**Adeje Town, Other Business**

**€19,000**

New on the market is this lasertag gaming room and office including all necessary equipment for 24 players. The gaming room is build up by walls, which glow in the dark, and give the right atmosphere when playing. Besides from the gaming room you have the big entrance room, with a bar desk and a toilet for personal and customers. Today the game business h... For full information see website or contact:

**FRINA Tenerife SC Ref: 1809**  
**922 085191 / 670 636004**

**Tenerife South, Property Management**

**€18,000**

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

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

**Tenerife South, 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**  
**653 593 231 / 693 816 888**

**Tenerife South, Pearl Wholesaler**

**€9,000**

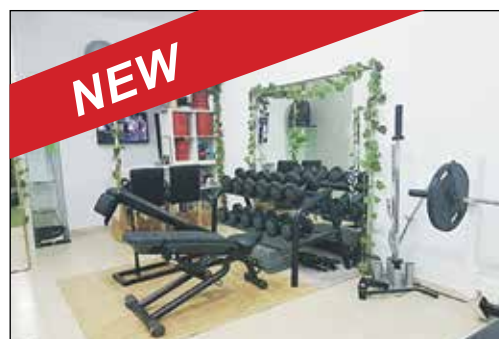
This is a one off opportunity! A wholesaler client who has had many years in the industry is about to retire and has a stock of freshwater and cultured pearls for sale at an incredible price! The stock of pearls is complete with an inventory displaying cost price. The consignment is a variety of necklaces,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

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

# Business Finder

Finding businesses for people like you!

## Fitness Studio



**35,000€**

**4079T**

Contact us on 653 593 231 / 693 816 888

Located in south Tenerife. Gym measures 50m2 is fully equipped with an extensive range of equipment. Exterior terrace of 10m2. Purchase price includes client details and all equipment. No opening licence needed as the gym is not open to the public. With low overheads the business is suited for a personal trainer or an experienced person.

# Business Finder

Successfully selling Businesses and Properties for more than 20 years!



**Freehold Café Bar** Trading 35 years. Double reformed local (65m2). Legal paperwork and opening licence in place. An experienced team is required to take over this business. Accounts are very healthy.  
400,000€ 4078T



**Apartment Los Cristianos.** On complex with tourist licence. Ground floor 1 bed one bath. 70m2 internal with 15m2 terrace overlooking redeveloped pool area. Ideal as home or rental investment.  
155,000€ 4075T



**Diving School** PADI and BSAC accreditation. Trading 13 years. All licences in place. Excellent reported earnings. Transition period available. Price includes all stock, equipment, boat and vehicles.  
210,000€ 4077T



**Mini Market Los Gigantes.** Family owners since 1989 with accounts. Purchase price includes fixtures and fittings but not stock. Well run business would suit hardworking team. All sensible offers considered!  
115,000€ 4017T



**Freehold Office** Ground floor office in Guia de Isora. Good position. close to the Correos. 108m2. Suitable for office or professional use.  
73,000€ 4071T



**Cafe Creperie** Great Los Cristianos location. Popular year round. Low overheads. Purchase price includes all fixtures and fittings. Good reported earnings.  
80,000€ 4074T



**Fantastic Restaurant** Family run restaurant in Las Americas. Double local of 123m2 with terrace of 40m2. Licences in place. Fixtures, fittings and furniture incl. Earnings are great and accounts are available.  
90,000€ 4067T



**Freehold Investment** Commercial premises with gross return of over 10% annually. Located in a popular tourist and residential area of Golf del Sur close to airport. Long history of successful tenants.  
79,000€ 4069T



**Beauty/Hair Salon Supplier** Int'l and professional hair/makeup products to an established database. Price includes stock, database, social media, telephone, Citroen C3. Good income part time. Training offered.  
29,000€ 4070T



**Bike Hire Business** on south coast. No competition. Plenty of passing trade. Price includes the SL name, investment capital, all stock and all fixtures and fittings. Reported earnings good.  
55,000€ 4051T



**Drinks Business** Globally recognized branded business. Exclusive rights for sale and distribution. Purchase price includes freehold office, stock and 190 machines of which 50 sited.  
150,000€ 3037T



**Retail Business** Los Cristianos based business supplying uniforms, work clothing and shoes for a variety of occupations. Spanish speaking personnel essential. Price includes all fixtures, fittings and all stock.  
59,000€ 3045T

• Businesses • Cafés • Restaurants • Bars •



**Estate Agency** Could be used for any office based business or possibly a small retail business. Measuring 25m2. The business has low overheads and would make a great starter business.  
25,000€ 4033T



**Tattoo Parlour** Trading 2 years with manager and artist. Good location with passing traffic and footfall. Good reputation. All licences in place. Room to expand. 3 inking stations.  
75,000€ 4039T



**Busy Restaurant** Family run business. Trading since 2006. Licence in place. All sporting memorabilia, fixtures and fittings included. Reported earnings are good. Highly commended on Tripadvisor.  
95,000 4038T



**Chayofa Villa** 2 bed villa with two sep s/c apartments. Private swimming pool and gardens. Potential as residence, rental or holiday homes.  
995,000€ 3065T



**Tapas Café Bar** Popular with both residents and holidaymakers. Premises 45m2 catering for 32 diners both inside and on an internal terrace. Sold complete. An ideal starter business!  
30,000€ 3066T



**Property Management** Los Gigantes. Managing a portfolio of properties. Turnover is great for the hours worked. Hardworking couple required. Multiple income streams.  
28,000 4004T



**Wholesale Pearls** One off opportunity of ready made jewellery! A wholesaler is about to retire and has a stock of freshwater and cultured pearls for sale at an incredible price!  
9,000€ 1976T



**Superb Restaurant** Freehold spacious restaurant in Las Americas measuring 100m2 with tasteful furnishings. Family owned 18 years and retirement is looming.  
735,000€ 1923T



**Cafe Terrace Bar** Refurbished and beautifully presented chill out drinks and cocktail bar in the heart of the busiest night time entertainment area in the south.  
40,000€ 1720T



**Sports Bar** Freehold of former sports bar overlooking Puerto Colon. 90m2 inside with a 50m2 sunshine terrace. The bar is totally empty now and will require a full refurbishment.  
125,000€ 4043T



**Superb Bistro Bar** Tripadvisor and Cerificates of Excellence for 2015/2016. Double local. Dining inside or covered terrace. Bright/modern interior. Fully fitted kitchen. Licences held. Excellent earnings.  
68,500€ 4068T



**Sports Bar** Busy venue in Los Cristianos. Many years trading. Good reputation. Healthy accounts. 30m2 internally with a terrace of 17m2. Great opportunity to take over this running business!  
59,000€ 4073T



**Cleaning Business** Small cleaning business operating along the south coast. Offering cleaning, laundry and property management.  
18,000€ 4021T



**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 price.  
55,000€ 4008T



**Electric Vehicles** With exclusive rights to the island. All necessary licences and permissions are in place. This business is road legal. Electric eco friendly. Organized tours.  
45,000€ 4059T



**Café/Hire Business** Frontline business with multiple income streams consisting of a bar cafe, money exchange, excursions, car rental and scooter hire. Measuring 50m2 with terrace/display area 40m2.  
126,000€ 4053T



**Sports Bar** Well established. Playa Fanabe. Redecorated, refurbished and spacious. 60m2 with a generous sized terrace. Compact kitchen producing traditional pub fayre. Reported earnings good.  
49,000€ 4026T



**Second Hand Business** Flourishing furniture retail operation with excellent reputation. Retirement forces sale. Purchase includes freehold shop of 70m2 and all stock.  
95,000€ 1280T

Contact us on: 653 593 231 or 693 816 888  
or Email: info@businessfindertenerife.com • www.businessfindertenerife.com

# FRINA Tenerife

www.tenerife-business.com | www.tenerife-property.com

IF YOU CAN DREAM IT  
YOU CAN DO IT

## Large Bar & Beverage Supplier



This business offers delivery, installations and service to all sizes of bars, restaurants and parties in Tenerife South. It has been running for 5 years, is very well established and has favourable agreements with all large distributors.

Ref.: 1840 Price: 650,000€

## Las Americas Car Rental



This business includes 47 cars and has been established since 2003. Today it has 8 employees and is running so well, the owner rent cars from another car rental company. The garage is 2,000 m2 and the monthly rent is 3,000€.

Ref.: 1860 Price: 650,000€

## Tenerife Boat Safari



This boat excursion offers Tenerife Sea Safari, which sails Puerto Colon, Los Gigantes, the Caves and Masca. During the trip is offered whale watching, swimming and sea scooters. The boat is a 7x50 m. BWA with Honda engine.

Ref.: 1857 Price: 85,000€

## Small Bar in Torviscas



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

Ref.: 1834 Price: 33,000€

## Mobility Hire & Service business



Profitable and successful market leader in its business sector of mobility hire, sales and service of mobility scooters, electric and manual wheelchairs and disability aids. A business that serves many regular customers both tourists and residents.

Ref.: 1383 Price: 325,000€

## Tapas Bar with Delicacy Shop



This bar is first line at the beach in the busiest area of Los Cristianos, which secures lots of passing traffic. The business is licensed as a bar/café and as a butcher. And works both as a Delicacy Shop, and a Tapas & Wine bar.

Ref.: 1838 Price: 80,000€

## Boat & Fishing Excursion



This excursion business has all the licenses and has been running for several years. Included in the price are the 2 engine mercruiser, a company car with commercial stickers and the fishing equipment for 6 passengers.

Ref.: 1829 Price: 35,000€

## Sports Bar with Harbour View



This bar and café faces the harbour of Puerto Colon, which is an amazing view. Especially great football matches, the Sunday Roast and Thursday Quiz brings in many regular clients. Note that all serious offers will be considered.

Ref.: 1792 Price: 49,000€

## Property Management & Cleaning



This company provides full range of property management services, including cleaning, maintenance, laundry, gardening, welcome packs and much more. The business includes the portfolio of approximately 90 apartments.

Ref.: 1763 Price: 120,000€

## Cafe & Cocktail Bar



In the city center of the beautiful Adeje is this stylish and newly renovated bar and café for sale. Today the business is run as an Italian cuisine and cocktail bar. It is very spacious with a big kitchen and room for about 40 guests.

Ref.: 1842 Price: 29,000€

## Small Jet Ski Excursion



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

Ref.: 1856 Price: 149,000€

## Sports Bar in Fañabe



This big sports bar and café is spread over 3 locales and has a big 66 m2 terrace with room for 50 guests and room for 20 inside. It has all facilities to host big sport events. The bar is spacious and has a small kitchen for snacks.

Ref.: 1833 Price: 39,500€

## Beachside Cafe in Las Americas



Refurbished bar and café placed next to a popular beach in Las Americas with a lot of passing by traffic. The locale is spacious and the terrace is big. Today is room for 48 guests but you can put more tables both inside and outside.

Ref.: 1832 Price: 44,900€

## Profitable Bistro in Golf del Sur



This café is placed in a big touristic complex of Golf del Sur with more than 200 units, which secures a lot of guests every week. And thanks to the homemade delicious food you will have regular customers from day one.

Ref.: 1811 Price: 68,500€

## Personal Training & Gym Studio



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

Ref.: 1854 Price: 35,000€

## Massage & Yoga Studio



Wellness studio in Los Cristianos that measures 100 m2 divided into a small hall, a big room for yoga classes, a room for massage therapy, an office, storage room and a bathroom. Everything is throughout and beautiful designed.

Ref.: 1836 Price: 35,000€

## Bargain Golf del Sur Restaurant



This restaurant is very large with a spacious open kitchen. It is located in the main commercial area and has a 70 m2 terrace. This is a bargain, a genuine success story and a great opportunity for someone with restaurant experience.

Ref.: 1783 Price: 55,000€

## Freehold Los Abrigos



This locale in Los Abrigos is sold as a freehold and is a very good opportunity if you dream about opening your own bar and café. There is no kitchen yet but a large and well-equipped bar to prepare simple café food and snacks.

Ref.: 1849 Price: 69,000€

## First Line Restaurant Fanabe



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

Ref.: 1807 Price: 129,000€

## Ice Cream & Chocolate Delicacy



Charming ice cream shop that also specializes in quality chocolate and crepes. All fixtures and furniture are new and the location is in the heart of Los Cristianos only 50 meters from the beachside.

Ref.: 1844 Price: 50,000€

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+34 922 08 51 91

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we are here too

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