

The Tenerife Property & Business Guide



Part of the Spanish Property Guides Group | January 2020 Issue 183

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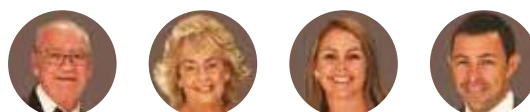
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DETACHED VILLA WITH POOL IN SAN EUGENIO ALTO



Everything about this fabulous detached villa exudes quality. Bespoke Teak furniture designed by the current owner of the property and imported directly from Thailand is a theme throughout the whole property. Comfortable living areas are found both inside and outside. A private pool and sun terrace with panoramic views of Costa Adeje with remarkable sunsets to enjoy all year round.

Ref: LA01860

Price: €840,000 (approx. £705,880)

ONE BEDROOM APARTMENT IN AMARILLA GOLF



This top floor one bedroom apartment has been completely renovated throughout in a clean, modern style and has amazing views across Amarilla Golf and to the Ocean. Perfect as a winter base to escape those cold months at home. The residential development is peaceful and has a pleasant pool area, and even a pool bar which is ideal for a cool afternoon drink before the sun sets!

Ref: AMG00537

Price: £118,000 (approx. €140,410)



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LAS AMERICAS, PARQUE SANTIAGO III

Lovely, fully furnished, 1 bed, 2 bath townhouse on sought after, sea front gated community with heated pool, pool bar, restaurant, supermarket and 24 hour security. The property has a lounge/dining area, American-style fitted kitchen and a large, sunny terrace with sea and pool views. Close to the beach and all amenities. Extras include satellite TV. Viewing recommended!



Price: 448,000€

Ref: 1D3425

Built: 48sqm

Terrace: 12sqm

SAN EUGENIO BAJO, OCEAN PARK



Centrally-located, fully furnished, 1 bed, 2 bath duplex apartment in sought after, gated, 'Touristic' complex with pool and communal parking, located close to the sea front and all amenities. The property has a lounge/dining area, fully fitted open plan kitchen and a sunny terrace enjoying lovely sea views.

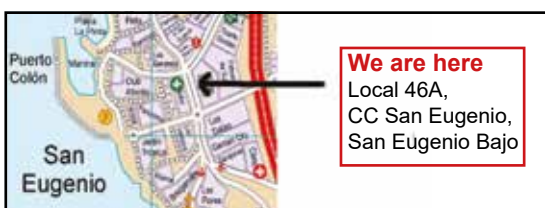


Price: 239,000€

Ref: 1D3440

Built: 52sqm

Terrace: 15sqm



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Costa del Silencio, Drago



- 1 bedroom
- 1 bathroom
- Close to amenities
- Mountain views
- Furnished
- Sunny terrace
- Communal pool
- Communal parking
- Gated complex

🏠 45 🏠 8

Price: 94,000€ Ref: 1A3434

El Madroñal, 3 bedroom Villa



- 3 bedrooms
- 3 bathrooms
- Close to amenities
- Sea and mountain views
- Fully furnished
- Sep. s/c apartment
- Al fresco dining area
- Large sunny terrace
- Underground parking

🏠 200 🏠 150

Price: 480,000€ Ref: 3V3176

Guia de Isora, Canarian House



- 5 bedrooms
- 1 bathroom
- Close to amenities
- Sea and mountain views
- Furnished
- Spacious accommodation
- Mature garden
- Roof Terrace
- Private parking

🏠 95 🏠 350

Price: 320,000€ Ref: 5CH3435

Las Americas, Olimpia



- 1 bedroom
- 1 bathroom
- Touristic Area
- Gated community
- Close to beach
- Sea and pool views
- Furnished
- Sunny terrace
- Communal pool and parking

🏠 53 🏠 10

Price: 239,000€ Ref: 1A3439

EL MADROÑAL, OASIS DE FAÑABE



- 3 bedrooms
- 3 bathrooms
- Centrally-located
- Close to amenities and beach
- Part-furnished
- Double glazing
- Various sunny terraces
- Double garage
- Community pool

🏠 73 🏠 71

Price: 367,500€ Ref: 3TH3421

Costa del Silencio, Alondras Park



- 2 bedrooms
- 1 bathroom
- Gated community
- Close to the coast
- Close to amenities
- Immaculate condition
- Furnished
- Sunny terrace
- Community pool

🏠 77 🏠 6

Price: 132,000€ Ref: 2D3436

San Eugenio Bajo, Ponderosa



- Studio
- 1 bathroom
- Close to beach/amenities
- Touristic Area
- Sea and La Gomera views
- Furnished
- Sunny terrace
- Community pool
- Satellite TV

🏠 34 🏠 6

Price: 155,000€ Ref: 0S3432

Torviscas Alto, Balcon Andalicia



- 2 bedrooms
- 1 bathroom
- Close to amenities
- Sea views
- Furnished
- Central
- Sunny terrace
- Community pool
- Satellite TV

🏠 50 🏠 22

Price: 199,500€ Ref: 2A3428

San Eugenio Alto, Island Village Heights





- 1 bedroom
- 1 bathroom
- Close to amenities
- Gated community
- Touristic Area
- Sea and La Gomera views
- Furnished
- Sunny terrace
- Community pool



🏠 49 🏠 7

Price: 190,000€ Ref: 1A3399

Granadilla, Beautiful villa

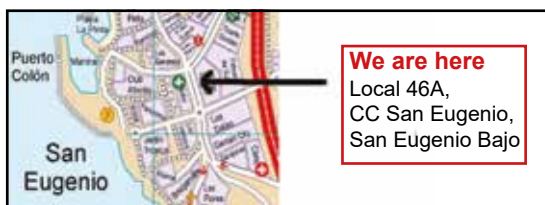



- 4 bedrooms
- 3 bathrooms
- Sea and Mt Teide views
- Fully furnished
- Immaculate/spacious
- Own pool/guest apt.
- Garage/parking
- Various terraces/gardens
- Many extras!

🏠 304 🏠 850

Price: 578,000€ Ref: 4V3285



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- Luxury Villas
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Follow us on Fb **Llano del Camello, family home**

Very nice 3 bed, 2 bath (+WC) townhouse (116sqm + 27sqm terraces) on 3 floors in sought after complex with pool. The property has a sunny lounge/diner, open kitchen, utility room, and garage and storeroom.

Ref: 34-1129

€190,000

**Costa del Silencio, Parque Don Luis**

Fantastic, recently renovated, fully furnished, 2 bed, 1 bath ground floor apartment with lounge/diner, modern open kitchen with island, and sunny 13sqm terrace. Community Fees: €86 per month.

Ref: 24-1119

€172,000

**Costa del Silencio**

Well-maintained studio apartment on the 1st floor of this popular complex with pool, close to all amenities. Sunny 8sqm balcony overlooking the square. Com Fees €59 per month. Great value!

Ref: 26-1119

€78,000

**Costa del Silencio, Atlantic View**

Very well-maintained, fully furnished, 3rd floor studio apartment with sunny terrace in popular sea-front complex with pool. Close to all amenities. Community Fees: €49 per month

Ref: 29-1119

€108,000

**Costa Adeje, Apartment**

Beautiful, spacious (70sqm) 2 bed, 1 bath apartment in very nice complex with swimming pool. Independent kitchen, 10sqm sunny terrace with lovely sea view, plus parking space and store-room included.

Ref: 1484-0519

€245,000

**Costa del Silencio, Parque Don Jose**

Centrally-located, spacious (44sqm + 16sqm terrace), fully furnished, ground floor studio apartment on nice complex with recently refurbished pool, and kids' pool. Close to amenities and sea front. In excellent general condition!

Ref: 23-1119

€116,000

**Costa del Silencio, La Baraca**

Very nice, fully furnished, 1 bed, 1 bath penthouse apartment on popular complex with lovely pool area. The property has a lounge/diner, open kitchen, sunny balcony overlooking the pool and a roof terrace with spectacular views of Mt Teide.

Ref: 15-0919

€159,000

**El Fraile, Apartment**

Centrally-located 3 bed, 1st floor apartment in recently constructed block. Common solarium. 5 minutes' walk to shops and other amenities.

Ref: 1458-0119

€89,000

**Costa del Silencio, Gananana**

Fully furnished 2.5 bed, 2 bath corner townhouse with off road parking for 2 cars. The property has a living room, separate kitchen, spare room, roof terrace, a front garden and rear terrace with BBQ.

Ref: 09-0819

€239,500

**San Isidro, Montana de Yaco**

Very nice 2 bed, 2 bath apartment with spacious living/dining room, open plan kitchen and fantastic balcony with great sea views, located just 5 minutes' drive from San Isidro and 10 mins from the nearest beach at El Medano.

Ref: 1447-1218

€149,000

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EXCLUSIVE

2 BED APARTMENT

Los Abrigos

SPACIOUS ROOF TERRACE!

This top floor two bedroom apartment is situated within a vibrant fishing village. The apartment is light and airy and offers a east and west orientation with quaint terraces at either side of the property. The village of Los Abrigos has so much to offer and the harbour is a constant hive of activity. Sold fully furnished. There is a lift in the building and the property is sold with an underground parking space.

Ref: OG00196

Price: €129,500 (approx. £110,684)



NEW!

1 BED BUNGALOW

Golf del Sur

GREAT POTENTIAL!

Spacious bungalow in a sought after and well maintained complex. This completely empty property offers great potential. The bedroom is a good size, light and cool and the kitchen is of a generous design. Adjacent to the kitchen is a utility area which some owners have converted into a small sleep area. The lounge and dining area provide a very comfortable space. The property boasts 2 terraces and a roof terrace.

Ref: GOLFO1603

Price: €149,500 (approx. £127,778)



EXCLUSIVE

1 BED APARTMENT

Torviscas

PERFECT INVESTMENT OPPORTUNITY!

Here's a perfect investment opportunity. Rentability is the key to this nicely furnished 6th floor, one bedroom apartment with views of the sea and harbour of Puerto Colon. With shops and restaurants all around, the property is located in an aparthotel which itself also has a pool bar, restaurant, arcade and reception. A good price makes this a sound investment with a good return.

Ref: LA01866

Price: €180,000 (approx. £153,846)



NEW!

2 BED APARTMENT

Golf del Sur

FULLY REFURBISHED!

A fully refurbished two bedroom, one bathroom apartment with beautiful ocean and pool views situated within a well maintained complex. This ground floor apartment has been re-wired, replumbed, re-tiled and re-anything else you can think of.... The property offers great views over the communal swimming pool and down to the Sea and the South facing terrace offers sun from morning to late afternoon.

Ref: GOLFO1599

Price: €230,000 (approx. £196,581)

NEW!
EXCLUSIVE**3 BED DUPLEX**

Amarilla Golf

PANORAMIC VIEWS!

Immaculately presented three bedroom, two bathroom duplex apartment being sold fully furnished giving the feel of a comfortable home. The kitchen is separate but is adjacent to the lounge thus allowing interaction with the rest of the living area. The master bedroom has an en-suite and plenty of wardrobe space. Included in the price is an underground garage. With two large terraces one a roof top.

Ref: AMG00538

Price: €259,950 (approx. £222,179)

NEW!
EXCLUSIVE**2 BED DUPLEX**

El Medano

TOP FLOOR WITH SEA VIEWS!

Two bed, two bath duplex apartment located in the up and coming area of La Tejita. Situated on the top floor of a quiet residential complex that boasts two heated communal pools, well-manicured gardens and lift access to all levels. The lounge leads out to the south west facing terrace and boasts all day sunshine and sea views. Furnished. Private parking space and very large store room. Book your viewing today.

Ref: OG00200

Price: €265,000 (approx. £226,496)

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NEW!
EXCLUSIVE

3 BED PENTHOUSE
Golf del Sur
TURN KEY PROPERTY!
A wonderful opportunity to purchase a three bed, two bath penthouse apartment situated in an extremely well maintained development. The property is light, bright and spacious and offers a perfect balance of internal and external square metres. The three bedrooms are all double and the master bedroom features a recently refurbished en-suite bathroom. The property is to be sold furnished, with underground parking.
Ref: GOLF01605
Price: €275,000 (approx. £235,043)



NEW!

3 BED VILLA
Costa del Silencio
GREAT LOCATION!
Picturesque semi-detached villa with private pool. Large lounge with dining area and patio doors leading to a rear terrace with private pool, mature garden and BBQ area. Three double bedrooms and two bathrooms. Roof terrace with views to the ocean, surrounding area and the mountains. The plot is walled and gated with electric sliding gates. Private garage and a tiled driveway. Within walking distance of all local amenities!
Ref: CDS00127
Price: €295,000 (approx. £252,137)



EXCLUSIVE

3 BED TOWNHOUSE
Chayofa
IDEAL FAMILY HOME!
A beautiful modern kitchen and reception area (with guest WC) leads to a comfortable lounge with dining area. A spacious rear patio is perfect for relaxing in private with a glass or two of wine! On the upper floor are three bedrooms with an ensuite bathroom and further guest bathroom. The top floor of the property has a fantastic roof terrace with some of the best panoramic views across the coast and the island of La Gomera!
Ref: OUT01082
Price: €299,950 (approx. £256,368)



NEW!
EXCLUSIVE

PLOT OF LAND
San Eugenio
BLANK CANVAS FOR THE DREAM HOME!
Perfect investment opportunity. This 757m² corner plot is ideally located in the popular area of Roque del Conde, just minutes from all amenities, and with easy road access. Fantastic situation at the end of a cul de sac, with outstanding views along the coast and across the sea to the island of La Gomera. Literally a blank canvas for you to build your dream home!
Ref: LA01864
Price: €375,000 (approx. £315,126)



NEW!
EXCLUSIVE

3 BED VILLA
Amarilla Golf
PERFECT HOME OR HOLIDAY BASE!
This three bedroom, three bathroom villa has excellent views of the Atlantic Ocean, Amarilla Golf's 5th fairway and Tenerife's Mountains. The villa consists of three bedrooms (two of which have en-suites) and a family bathroom. The spacious open plan living area contains a recently refurbished kitchen, dining and lounge area. The villa is fully air-conditioned. Outside is the large 8m x 4m heated swimming pool.
Ref: AMG00539
Price: €395,000 (approx. £462,150)



NEW!

3 BED VILLA
Playa de las Americas
EXCELLENT INVESTMENT OPPORTUNITY!
A VERY rare opportunity to acquire a frontline property in the heart of Playa de las Americas! Properties like this seldom come available for sale due to the excellent location, just metres from the coastline and in the very centre of one of the most sought after areas in the South of Tenerife. This semi detached two storey villa has plenty of terraces, great views and a spacious interior. This could be an excellent investment.
Ref: LA01865
Price: €700,000 (approx. £598,291)

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Palm Mar, Bahia de Los Menceyes



Luxury 1 bed, 2 bath apartment on this prestigious development which is just a short stroll to the sea front. It is sold furnished and the price includes secure underground parking space and a storeroom.

Price: €310,000

Palm Mar, Laderas de Palm Mar



This delightful 1 bed, 1 bath apartment has a sunny aspect and overlooks the lovely pool area. It is bright and spacious throughout and is sold furnished.

Price: €179,995

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Palm Mar, Paraiso del Palm Mar II



Beautifully presented, bright and spacious, fully furnished 2 bed, 2 bath apartment with a rooftop solarium with all-day sun. Marvellous views over the village to the sea.

Price: €285,000

Residencial San Blas



Spacious, fully furnished 3 bed, 2 bath (1 en suite) linked house on this small residential complex with delightful pool and close to the sea. There are views of mount Teide at the front of the house and sea view from the rear.

Price: €335,000

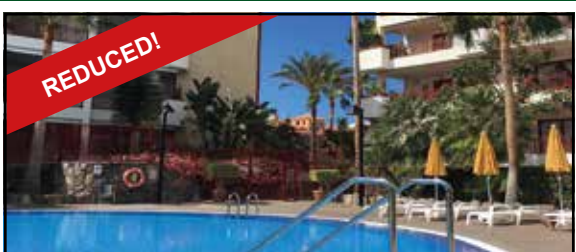
Palm Mar, Paraiso del Palmar I



Bright and spacious 1 bed, 1 bath apartment that overlooks the nature reserve. It has wonderful views and the benefit of a large sun terrace upstairs. The property is beautifully presented and is sold fully furnished.

Price: €187,000

Palm Mar, Los Balandros



Bright and spacious 1 bed, 1 bath duplex apartment with all day sunshine and views over the 49sqm pool out to La Gomera from the large upper terrace. Sold furnished, the property has the opportunity to utilise the additional upstairs room as a second bedroom.

Price: €189,000

Palm Mar, Lovely villa



Fully refurbished and furnished, bright and spacious 4 bed, 2 bath villa in the heart of the village. The property enjoys sea views from the solarium and there is an integrated garage.

Price: €499,500

Palm Mar, Club de Mar



Spacious, fully furnished, 3 bed, 2 bath (master en suite), plus cloakroom, townhouse on three levels in the lovely coastal village of Palm Mar. There is also a very large integral garage and pleasant garden.

Price: €410,000



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Borinquen, San Eugenio

NEW INSTRUCTION!

Large studio apartment. Sea views.

€169,000 Ref: A433

Club Atlantis, San Eugenio

NEW INSTRUCTION!

Studio apartment on front line complex. Sea views.

€265,000 Ref: A427

Villamar, San Eugenio

Luxury studio apartment on front line with stunning sea views.

€275,000 Ref: A431

Amarilla Bay, Costa del Silencio

1 bed, 1 1/2 bath duplex apartment with extra sleeping room and 2 terraces.

€179,500 Ref: N1330

Chayofa Country Club, Chayofa

NEW INSTRUCTION!

Luxury 1 bed apartment with large terrace.

€189,000 Ref: N1379

Falcon Manor, San Eugenio Alto

LUXURY!

This exclusive complex of luxury apartments situated in San Eugenio Alto, only a short walk from the beaches of Puerto Colón and Playa Troya. There is a heated communal pool, jacuzzi, and BBQ area on the roof. The complex also has a lift. The apartment is very spacious and has 2 double bedrooms, 2 1/2 bathrooms, fully fitted kitchen, lounge / dining room and very large, south-facing terrace with fantastic sea views. The property is to be sold fully furnished. Private closed garage included.

€475,000 Ref: T1180

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Parque San Eugenio, San Eugenio

NEW INSTRUCTION!

2 bed, 2 bath duplex bungalow on sought after complex in central San Eugenio. This lovely property has been very well cared for and renovated. It comprises a kitchen, separate and spacious lounge, downstairs bathroom and 2 large terraces on the lower level. On the upper level there is a double bedroom and bathroom plus the mezzanine has been converted into an open plan bedroom. The complex is very well looked after with well cared for gardens including some fruit trees. It has a communal swimming pool and sunbathing area and there is communal parking. It is a secure and gated complex.

€285,000 Ref: T1182

Edificio Sonja, Los Menores

NEW INSTRUCTION!

2 bed, 1 bath apartment. Roof terrace with sea views.

€155,000 Ref: T1184

Castle Harbour, Los Cristianos

NEW INSTRUCTION!

2 bed, 2 bath duplex apartment with sea views.

€185,000 Ref: T1183

Andalucia, Torviscas Alto

WHEELCHAIR FRIENDLY!

Luxury 2 bed, 2 bath apartment with huge terrace. Suitable for wheelchair users.

€315,000 Ref: T1181

Winter Gardens, Golf del Sur

3 bed, 2 bath apartment with double terrace.

£175,000 Sterling Ref: I1280

Caldera del Rey, San Eugenio Alto

LUXURY!

3 bed, 3 bath luxury villa.

€875,000 Ref: I1300

Translators available for any other languages.



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A FANTASTIC HOME!



Costa del Silencio, superb detached 3 bedroom villa

Superb, fully furnished and equipped, 3 bed, 3 bath (2 en suite) detached villa with own heated pool in popular residential area. This property (270sqm on a 206sqm plot) would be a perfect family home, but also has the potential to be turned into a successful business (e.g. BnB), easily increasing the current 3 bedrooms to 8/9. The property has a lounge, separate dining room, high quality fitted kitchen, conservatory with 2nd dining area, various sunny terraces (one with gorgeous mountain views), and a large, integrated garage. The property enjoys lots of natural light, plenty of outdoor space and masses of storage space.



REF: CDS514-CPC427

PRICE: €427,450



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Calle Tagara,
 Jardin Botanico
 Local 8
 ADEJE



OPPORTUNITY OF THE MONTH!

<p>PLAYA DE LA ARENA</p> <p>SEA FRONT!</p> <p>Firth line property. Large corner townhouse on 3 floors with garage, on community with pool. Possibility to build a pool on the terrace. Needs reforming. Fantastic sea views. Close to beach. Great location!</p>	<p>ADEJE, LAS TORRES</p> <p>Spacious and bright, 3 bedroom, 2 bathroom villa with living room and kitchen, several terraces, private pool, storeroom and a small, separate studio apartment. Located in a quiet position with excellent views.</p>	<p>PLAYA SAN JUAN, APARTMENT</p> <p>WHEELCHAIR FRIENDLY!</p> <p>Apartment with 4 beds, 2 baths (one adapted for handicapped), very central in Playa San Juan, parking space, super price.</p>	<p>SANTIAGO DEL TEIDE, BUSINESSES FOR SALE</p> <p>IDEAL INVESTMENT!</p> <p>Two restaurants and a studio in busy Tourist area. One restaurant is 100sqm, the other is 80sqm, both have a terrace and licence. The 80sqm studio has a lounge/diner/bedroom, kitchen and terrace. All have separate entrances.</p>
<p>Ref: 1096 €210,000</p>	<p>Ref: 1094 €170,000</p>	<p>Ref: 1108 €260,000</p>	<p>Ref: 1105 €360,000</p>

**We cover the whole of the South ...
 That's why we have two Offices (in Adeje and Alcala!)**

**PROPERTIES WANTED FOR RENT
 CLIENTS WAITING!**

<p>Granadilla</p> <p>Great finca (90 hectares) with 3 houses (one suitable for reform) with bodega, water tank and 15.000 vines. Huge potential. Opportunity to purchase the houses with less land, for €475,000.</p> <p>Ref: 727 €1,050,000</p>	<p>Alcala</p> <p>Great finca (5,450sqm) a 3 bed main house, 2 apartments and an independent guest house. Pool, BBQ area, fruit trees, water tank and beautiful views.</p> <p>Ref: 1061 €1,395,000</p>	<p>TEJINA DE ISORA</p> <p>Spacious and bright, 3 bedroom, 2 bathroom villa with living room and kitchen, several terraces, private pool, storeroom and a small, separate studio apartment. Located in a quiet position with excellent views.</p> <p>Ref: 1066 €620,000</p>	<p>Santiago del Teide</p> <p>REDUCED!</p> <p>The hostel has all Licences, 6 bedrooms, 6 bathrooms, several lounge rooms and a kitchen. This property is functioning and ideal as an hotel for young people. It also has a detached house.</p> <p>Ref: 756 €560,000</p>	<p>Playa San Juan, Hotel</p> <p>400sqm urban land suitable for residential building project in one of the most popular areas in Tenerife, with great weather, quality services and a multitude of leisure areas.</p> <p>Ref: 1101 €500,000</p>	<p>ADEJE</p> <p>REDUCED!</p> <p>Finca (3,600sqm) with fully furnished and equipped, 2 bed, 1 bath prefabricated 100sqm house with living room, kitchen, terrace with pergola, and several gardens with excellent views.</p> <p>Ref: 1036 €649,000</p>
<p>Cruz de Tea</p> <p>Finca (6,000sqm) with rustic 10 bed house and additional rooms made from converted containers. Common lounge, kitchen, dining room and play area. Quiet area.</p> <p>Ref: 1068 €198,000</p>	<p>Chio</p> <p>Fantastic Finca (10,000sqm) with a house, several trees, and terraces, Beautiful views and much more in a rural area.</p> <p>Ref: 837 €150,000</p>	<p>Adeje</p> <p>Very central apartment with 3 bedrooms, dressing room, 2 parking space, modern kitchen, close to all amenities and the sea front, golf courses etc.</p> <p>Ref: 1074 €190,000</p>	<p>Alcala</p> <p>Finca (3,600sqm) with fully furnished and equipped, 2 bed, 1 bath prefabricated 100sqm house with living room, kitchen, terrace with pergola.</p> <p>Ref: 1104 €195,000</p>	<p>Tejina de Guia</p> <p>Great opportunity to build 2 houses or one large property. Lots of potential. Large (755sqm) urban plot with fantastic views. Price negotiable.</p> <p>Ref: 1092 €235,000</p>	<p>South Tenerife</p> <p>NEGOTIABLE!</p> <p>We have a wide variety of working and ex-banana plantations throughout Tenerife, some with habitable properties, other suitable for reform – wide range of prices!</p> <p>Ref: xx from €200,000</p>

NEW

Townhouse in Parque de la Reina



- Cho urbanization La Perla
- 3 bedrooms, 2 bathrooms
- Fully refurbished
- Ref: D1184
- Price: 260,000€

This townhouse of 147m2 has two floors and consists of three bedrooms, three bathrooms, a separate kitchen, living room and a balcony. In addition is a large garden surrounding the house and a private garage. The house is renovated and is sold furnished.

NEW

House in El Madronal



- El Madroñal, Costa Adeje
- 3 bedrooms, 2 bathrooms
- Private pool
- Ref: D1154
- Price: 515,000€

This house is 140m2 consists of three bedrooms, two bathrooms, a separate kitchen, a spacious living room and a balcony overlooking the sea and the mountains. Moreover, there is a 60m2 private garden with a private (heated) pool and a garage. The villa is sold furnished.

✉ frina@tenerife-property.com

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🌐 www.tenerife-property.com

🏠 CC Puerto Colón, 1st Floor, local 213, 38660 Adeje

FRINA Tenerife S.L.
Business & Property Agency



MK PROPERTY AND MONEY EXCHANGE

C.C. CITY CENTER - L22 PLAYA DE LAS AMERICAS - ARONA 38660 - TENERIFE

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



Adeje, Jardin Botanico



Fantastic 3 bed, 2 bath (+WC) home in popular complex with lovely pool, close to amenities. The property has a spacious lounge/diner, independent kitchen sunny terraces, and a large garage and storeroom. Only 5 minutes from beaches and golf courses.

Price: €255,000

San Eugenio Allto, Paradise Court



Beautifully furnished 1 bedroom, 1 bathroom apartment on this popular complex with lovely heated pool. Very nice views.

Price: €145,000

Callao Salvaje, Res. Mariben



Beautifully furnished 2 bed, 2 bath townhouse on prestigious complex with heated pools, tennis courts, communal parking and children's play area. 2 bedroom 2 bath town house on this prestigious complex. An ideal place to live!

Price: €235,000

Las Galletas, La Rosas



Spacious (100sqm) 3 bed, 2 bath apartment in prestigious complex. This bright and airy property has a large lounge/diner, independent kitchen, and a lock-up garage and storeroom.

Price: €179,000

Callao Salvaje



Fully equipped, ready to open business with fully installed bar. The premises is 200sqm inside with a 75sqm terrace.

Price: €300,000

Costa del Silencio, Garanana



Unique, fully furnished and refurbished 5 bedroom property with large lounge/diner and super modern fitted kitchen.

Price: €242,000

Las Americas, Parque Santiago II



Want a property with fantastic sea views? This is it! Lovely 2 bed, 1 bath (+WC) corner apartment in the tower on the seaward side of this lovely sea front complex with heated pools. The property has a large lounge/diner and a 25sqm terrace.

Price: €365,000

Callao Salvaje, Res. Mariben



2 bed (both en suite) corner house on this prestigious complex with pools, communal parking, tennis courts and children's play area. Spacious lounge/diner, large independent kitchen and sunny terrace with views.

Price: €299,000

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CASTLE HARBOUR, Los Cristianos

NEW LISTING!




Ref: 564-A1

Spacious one bedroom apartment with large sunny terrace and sea views. Offered furnished, this property has been part refurbished and is well presented. Excellent community with large heated pool.

1 bed, 1 bath 170.000€

GREEN PARK, Golf del Sur

REDUCED TO SELL!



Ref: 429-A1

Large apartment at a bargain price. This property has a large double bedroom with fitted wardrobes, an open plan bedroom off the lounge, and a small kitchen. Private terrace with pool and partial sea views. The community fees are good and all inclusive. And the communal areas have just been refurbished. Call for a viewing.

2 bed, 1 bath 112.000€

LOS DIAMANTES, LOS CRISTIANOS

NEW LISTING



Ref: 549-A1

Well presented, fully furnished 1 bed, 1 bath ground floor apartment with pool views. The property has a double bedroom, refurbished bathroom, new kitchen and lounge, sunny terrace and heated community with pool. Viewing highly recommended.

1 bed, 1 bath 137.000€

LAS FLORITAS, Las Americas

NEW LISTING!



Ref: 562-A2

Fully furnished, 1 bed, 1 bath part-refurbished apartment with sunny terraces, and pool views. Well located, close to amenities and the coast. Fitted and equipped kitchen, fitted wardrobes. Excellent community with pools, and gardens.

1 bed, 1 bath 170.000€

FAIRWAYS CLUB, Amarilla Golf

EXCLUSIVE PROMOTION!



Ref: 429-A1

Available now, and priced to sell. A selection of studio, one and two bedroom properties available for sale. These properties are all large, and have great outside space. Fairways Club is a very well run community, bordering Amarilla Golf course, set round beautiful tropical gardens and the recently renovated heated swimming pool. Each of these properties has an exceptional outlook with garden, golf or mountain views. Contact us today for a viewing: info@islandestates.es, (0034) 922 790 767 or (0034) 677 030 033.

PRICES START FROM JUST 99.950€

OASIS, ALDEA BLANCA

NEW LISTING



Ref: 551-82

Beautiful fully refurbished modern private bungalow, well located on this small community with recently refurbished swimming pool. Two double bedrooms, lounge, and modern brand new fully fitted and equipped kitchen. Approx 80m² of private terrace.

2 bed, 1 bath 159.000€

JARDIN SAN MIGUEL, Llanos de Camello

IMMACULATE!



Ref: 335-TH4

Large, very well presented town house offering four bedrooms two bathrooms and W.C., large lounge and separate modern fully fitted kitchen. Terrace with pool views, and private double garage with direct access- Very well presented.

4 bed, 2 bath 225.000€

MALVASIA, Llano del Camello

PRICE DROP!



Ref: 547-TH3

Modern, refurbished, 3 bed, 3 bath corner townhouse with large garden, on a community with pool. Offering lounge / dining room, independent kitted and equipped kitchen, and views to the sea. Private parking, viewing recommended.

3 bed, 3 bath 225.000€

CHAYOFA COUNTRY CLUB

NEW LISTING!



Ref: 543-A2

Large 2 bed, 2 bath apartment on this popular resort. Offered furnished and with a rental option, this large apartment has a fully equipped kitchen, lounge / dining room and large private terrace. Great community facilities.

2 bed, 2 bath 230.000€

ATALAYA COURT, San Eugenio Alto

NEW LISTING!




Ref: 553-A2

Amazing offer – Original 2 bedroom apartment with large lounge, American style kitchen, bathroom, terrace and 60m² private roof terrace with BBQ, and sea views. Genuine reason for sale – outstanding value, unbeatable offer. Viewing by appointment.

2 bed, 1 bath 135.000€

PRIMAVERA, Los Cristianos

NEW LISTING!



Ref: 524-V3

RARE OPPORTUNITY. Fantastic apartment in a great location. Well presented with semi-separate fitted and equipped kitchen, dining area and lounge, two double bedrooms, and full bathroom. Private terrace of over 15m², on a resort with swimming pool. Close to beach.

2 bed, 1 bath 260.000€

YOU'LL FIND OUR OFFICE ACROSS FROM THE FOOTBALL STADIUM IN PLAYA DE LAS AMERICAS

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Local 1, Las Floritas, , Avenida Arquitecto Gomez Cuesta 16, Playa de las Americas, Arona 38660, Santa Cruz de Tenerife





CLEAR BLUE SKIES GROUP SL
INTERNATIONAL ESTATE AGENTS

E 3 2

Ref: 7635

PLAYA PARAISO



Located on a beautiful family complex with tropical gardens and pools, this lovely family home is a spacious 2 bedroom apartment on the ground floor with an additional bedroom and bathroom downstairs which also enjoy plenty of natural light. Furnished and decorated to a very nice standard, the property also enjoys a huge, sunny terrace, perfect for entertaining or just relaxing in the sun. The seafront and restaurants are just 100 metres away.

Apartment €249,000

**We are looking for properties in Sunset Bay, Sunset Harbour, El Mirador and Victoria Court
If you are thinking of selling, please call us TODAY!**

G 2 1 Ref: 7632
VALLE DE SAN LORENZO



Apartment €140,000

G 5 3 Ref: 7631
COSTA DEL SILENCIO



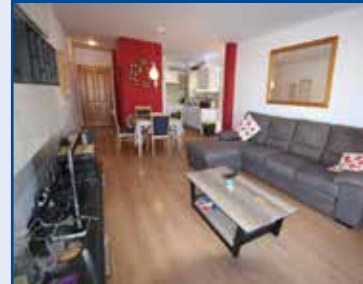
Apartment €245,000

D 2 2 Ref: 7630
ADEJE



Apartment €250,000

F 2 1 Ref: 7597
SAN ISIDRO



Apartment €110,000

G 1 1 Ref: 7533
LAS AMERICAS



Apartment €190,000

E 2 1 Ref: 7518
TORVISCAS ALTO



Apartment €179,000

G 1 1 Ref: 7499
TORVISCAS ALTO



Apartment €170,000

G 3 2 Ref: 6969
LA CALETA



Apartment €449,950

G 1 1 Ref: 7570
AMARILLA GOLF



Apartment €130,000

G 3 2+WC Ref: 7643
RESIDENCIAL SAN BLAS



Linked House €297,000



CLEAR BLUE SKIES GROUP SL
INTERNATIONAL ESTATE AGENTS

G 3 2 Ref: 7565

PALM MAR



Fully refurbished villa all on one level in the quieter coastal resort of Palm Mar. The house has recently undergone a total refurb and is in great condition. It consists of 3 bedrooms, 2 bathrooms, independent fully equipped kitchen, open plan lounge and dining area. There is a heated swimming pool, covered car port and a large roof terrace with fantastic coastal and mountain views. A choice of bars & restaurants, beach bar and promenade only a few minutes walking distance away.



House €495,000

G 2 2 Ref: 7564

ALDEA BLANCA DE LLANO



Absolutely beautiful 2 bedroom, 2 bathroom bungalow. This bungalow has recently been completely refurbished top to bottom using quality materials throughout. The bungalow comprises of a light and bright lounge with an open plan luxury fitted kitchen. There are two double bedrooms one of which is en suite and another family bathroom. The sunny outside patio can be used as either a sun terrace and/or as private parking. Perfect as a holiday home or a permanent residence close to amenities.



Bungalow €185,000

G 5 4 Ref: 7436

CALLAO SALVAJE



Completely renovated to a great standard and ready to be cherished by its new owners, this beautiful detached villa is distributed over on one level and sits within its own large gardens. Located on a cul-de-sac and just a 10 minute stroll to the beach, restaurants and amenities, the house has 5 bedrooms, the master boasting a huge luxury en-suite bathroom, a further 3 bathrooms, a very spacious open plan living area with easy access to the sunny terraces and swimming pool.



Villa €745,000

E 3 2 Ref: 7522

EL MADRONAL. LOS GIRASOLES



A lovely family home in a sought-after area. Situated on a gated residential community this house has a private drive for 2 cars, the living area is split over 2 floors and comprises of an independent fitted kitchen leading out to a utility area and garden, lounge, w.c plus front terrace & garden on the bottom floor with three bedrooms and two bathrooms on the upper floor as well as an extra room ideal for a small home office. Furnished and well presented this is a must-see property.



Townhouse €330,000

Clear Blue Skies would like to wish you all a happy, healthy, and prosperous New Year!

G 3 2 Ref: 7530

ADEJE, JARDIN BOTANICO



Situated on a lovely and well maintained complex, this property comprises of 3 double bedrooms, a separate, fully fitted large kitchen, a spacious living room, 2 bathrooms and a garage for 2 cars. Upstairs there is a good-sized terrace with barbecue area. Close to amenities and schools. This property would make an ideal family home. Communal pool and gardens.



Townhouse €235,000

G 4 3 Ref: 7546

VERA DE ERQUES



Charming country house in a picturesque setting in its own grounds with breathtaking views over the Atlantic Ocean to the La Gomera. The house could be used as 2 separate properties or 1 family home. The top level has 3 airconditioned bedrooms with a master en suite and a separate family bathroom, open plan kitchen, dining area and lounge with restored wooden beamed ceilings, a wood burning fire, and a barbecue terrace with sea views and a front garden.



House €490,000

E 5 5 Ref: 4946

ARONA



A unique opportunity to purchase a stunning villa and finca in the hills of Arona. If you are looking for a rural retreat with a tranquil setting then this is it. The villa has been built on a plot of land in excess of 6,000 meters and has the most fantastic views over the south of Tenerife. The villa includes extras such as a guest apartment, swimming pool, summer house, BBQ area, 3 car garage, gym, sauna, great children's play park, vegetable patch, laundry room, and several sun terraces.



Villa €775,000

G 4 2 + WC Ref: 7428

EL MADRONAL, LAS ENCINAS



A beautifully presented property on a quiet residential complex, close to amenities and the International Costa Adeje school. Spacious and bright this semi-detached property offers an independent kitchen with utility terrace, w.c, and lounge with dining area which leads out to the large sunny terrace overlooking the communal pool and gardens.



Townhouse €460,000



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Tenerife Island Rentals & Buy Tenerife

Sales

EDIFICIO FABIO, LAS CHAFIRAS



Recently refurbished two bedroom one bathroom apartment in Las Chafiras. Two good sized bedrooms and a bathroom with walk in shower. Separate fitted kitchen. Communal roof terrace and garage space with trastero. Situated in a good location close to supermarkets, large shops and park areas. The property is being sold partly furnished.

Ref: AP0553

€149,950

PORT ROYALE, LOS CRISTIANOS



One bedroom apartment located in a quiet complex. This spacious apartment consists of a large living room with American style fitted kitchen, newly renovated bathroom with walk in shower and double bedroom with fitted wardrobes. Good sized balcony area for outdoor dining. Large complex swimming pool with sun terraces. The apartment is being sold furnished.

Ref: AP0532

€183,750

LA CONCEPCION, LLANO DE CAMELLO



Three bedroom apartment with two bathrooms, the master bedroom with en suite. Large living dining room with patio doors to a good sized balcony. Independent kitchen with fitted appliances. Fantastic community pool and children's pool with ample sun terraces. Beautiful park and primary school within walking distance of the apartment. The apartment is being sold fully furnished.

Ref: AP0528

€155,000

EL GALEON, ADEJE

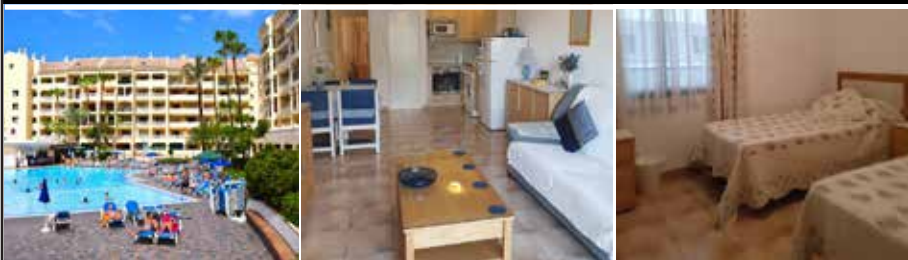


Recently renovated five bedroom five bathroom luxury property split over three levels. On the main level there is an open plan living room with fantastic kitchen with island and top of the range appliances and access to the terrace with private pool and uninterrupted views of the coast and La Gomera. On the upper floor there are two large bedrooms with dressing areas and en-suite bathrooms and a terrace from both bedrooms. The basement level houses a cinema room, gym or games room and three bedrooms all with ensuite bathrooms. Garage area that can house several cars.

Ref: CHA0525

€1,575,000

CASTLE HARBOUR, LOS CRISTIANOS



This pristine apartment would make an ideal holiday home. Situated in one of the most popular resorts in Los Cristianos with its Olympic size pool (heated in the winter) and attractive terrace and garden areas, on-site restaurant, pool bar and tennis courts. The complex has been kept to a high standard over the years and has an excellent reputation with many nationalities. The terrace offers views to Los Cristianos and buyers will appreciate the sunny aspect, American style kitchen, large lounge and plenty of storage room. The double bedroom has fitted wardrobes and the bathroom has a walk-in shower.

Ref: AP0461

€159,995

ADEJE PARADISE, PLAYA PARAISO



Beautiful three bedroom duplex property in Playa Paraiso. On the entrance level there is a large living room with patio doors to a good sized balcony, two double bedrooms and a bathroom and a fully fitted kitchen. On the upper level is a bedroom with shower room and large roof terrace with sea views. There is a garage space and storeroom included with this property. The complex has well manicured gardens and a fantastic swimming pool. This is a very sought after complex.

Ref: DUP0536

€249,000

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Tenerife Island Rentals & Buy Tenerife

Sales

MIRADOR DE LA GOMERA, CALLAO SALVAJE



- 132m2
- Three bedrooms
- Converted garage with bathroom, bedroom and living area
- Independent kitchen
- Large terrace with pool views



Ref: AP0535

€320,000

LOS MENORES

- 150m2
- Three bedrooms
- Master with en suite bathroom
- Front and back garden
- Independent kitchen



Ref: ADO0448

€225,000



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SALES

AMARILLA GOLF



Situated in a sought after location, backing the golf course, 4 bed, 3 bath exclusive villa with private pool and entertainment area, close to the sea. Investment opportunity. A must to view!

€495,000

AMARILLA GOLF



3 bed, 2 bath open plan villa with large private pool and driveway situated in popular residential area, close to the sea.. Ideal family home.

£350,000 Sterling

GOLF DEL SUR



Well-appointed, converted 2 bed, 2 bath linked bungalow on popular complex. Close to the pool and all amenities

£155,000 Sterling

ALDEA BLANCA



Poolside, well-appointed 2 bed, 2 bath unfurnished bungalow with many additional features on residential complex.

€159,000

AMARILLA GOLF



Very spacious second floor 2 bed apartment with enclosed terrace. Good pool, garden and golf course views.

£135,000 Sterling

GOLF DEL SUR



2/3 bed top floor apartment in central San Blas location.

€135,000

GOLF DEL SUR



Well-appointed, ground floor south facing apartment overlooking the pool and offering good sea views. Sold with trastero.

£130,000 Sterling

AMARILLA GOLF



Wake to views of Mount Teide with this beautifully refurbished 1 bed.

€139,000

GOLF DEL SUR



Light bright and well presented 1 bed, 2 bath apartment with large sunny terrace on popular complex. Pool and bowling green views.

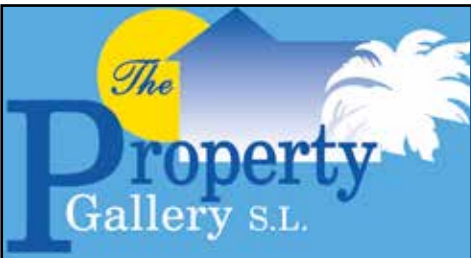
£139,000 Sterling

AMARILLA GOLF



3 bed, 2 bath (1 en suite) villa with covered driveway. Swimming pool and large entertainment area. Backing the golf course.

€415,000



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SAN EUGENIO ALTO Price: €1,950,000 Ref: D1876



**Tenerife is
Life, Love and
Dreams Come True!**

**A Highly Unique Luxury Villa
that blends into the hillside
where luxurious amenities combine
with views to the Atlantic Ocean.**



**A Hidden Oasis of Greenery
offering Privacy, a Choice of
Seating/Dining Areas, AND a Lovely
Winter Garden!**



- 4 Bedrooms
- 5 Bathrooms
- 2 Pools (indoor & outdoor)
- Guest apartment
- Games room
- 695 m2 Built





VYM CANARIAS – January 20

Luxury Villa in El Madroñal



Villa in a very good location. It is distributed over 377m2 on a total plot of 840m2. Including four bedrooms, four bathrooms, guest toilet, 2 kitchens, garage 4 cars, laundry. The house has many possibilities!

€850,000

Ref: VS5150D

Los Corales, Los Cristianos



Townhouse with a living room, kitchen, 3 bedrooms, 2 bathrooms, 3 terraces, garage for 2 cars. The living plot of 144m2, 262m2 total. It has air conditioner. For sale partly furnished. The complex has a swimming pool.

€421,000

Ref: VS2818D

Apartment, Puerto de Santiago

PROMOTION!

New apartments with 1 bedroom, bathroom, living room with kitchen and great terrace. Garage.

FROM €155,000 Ref: VS6649BS

Townhouse, Puerto de Santiago

PROMOTION!

New Townhouses with 2, 3 and 4 bedrooms, bathrooms, living room, independent kitchen, garage. Ocean view

FROM €245,000 Ref: VS6650/1/2BS

Mirador del Duque, El Madroñal

OPPORTUNITY!

Townhouse with 3 bedrooms, 2 bathrooms, a guest toilet, a separate kitchen and a large living room with access to a terrace with ocean and mountain views. There is also a front terrace. A private garage and storage room are located on the underground floor.

€273,000 Ref: VS6671D

Ocean Garden, Playa Paraiso

Luxury apartment in new complex with 2 bedrooms, 2 bathrooms, parking space and beautiful terrace. Living area 65m2, terrace 13m2. Pool in the complex.

€270,000 Ref: VS5571D

Villas Canarias, Torviscas Alto

REDUCED!

Fully reformed 1 bedroom apartment with fantastic ocean view. Living area 63m2, terrace 20m2. Complex with swimming pool. Great location near with the commercial center.

€189,000 Ref: VS6225D

El Cortijo, Las Americas

REDUCED!

Bungalow with 1 bedroom, bathroom, living room and kitchen. Living area 55m2. Pool and parking in the complex. Ideal investment.

€189,000 Ref: VS6467D

Los Cristianos, Colina II

OPPORTUNITY!

Fully reformed apartment in the complex Colina II. The apartment has 1 bedroom, a bathroom with shower, an open-plan kitchen with a living room and a terrace. The complex with a swimming pool.

€149,000 Ref: VS6703DN

Cristimar, Los Cristianos

REDUCED!

Three bedroom apartment just 100 meters from the beach. Separate kitchen, 2 bathrooms, living room, balcony. Large pool in the complex, elevator.

€230,000 Ref: VS6667DN

Mirador del Sur, Playa Paraiso

OPPORTUNITY!

First line. Apartment with 1 bedroom, 1 bathroom, living room with kitchen. Complex with the pool. Great location.

€145,000 Ref: VS5275D

Oasis Tropical, Callao Salvaje

REDUCED!

Apartment with 2 double bedrooms with fitted wardrobes, 2 bathrooms, living room and fully fitted kitchen, dining space. Living area 76m2, garden 20m2. Heated pool in the complex.

€220,000 Ref: VS6421DE

Principal Office: C.C. Victoria Tenerife Sur, Local 1, C/ Republica de Panama, 1, LAS AMERICAS, 38660, Adeje



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Find us:



EL MADROÑAL



Fantastic modern style 4 bed, 3 bath (1 en suite) villa with private pool, large (50sqm) lounge/kitchen area, and private garden. There is parking and storeroom. Air conditioning. A great family home in a sought-after residential area, very close to all services and shops and only a short drive from the sea front.

€499,000

Ref: V418-BP

EL HIERRO, UNIQUE VILLA



REDUCED!

Fully furnished, 3 bedroom, 2 bathroom detached villa on 5,500sqm plot right on the sea front! The property has a spacious lounge/diner, fully equipped kitchen, large sunny conservatory overlooking the ocean, various huge terraces with beautiful sea views, BBQ, sauna, gardens, garage and much, much more!

€370,000

V411-BP

LAS AMERICAS, OLYMPIA



Excellent, refurbished, and fully furnished studio in popular complex with pool, close to the beach and all amenities. The property, in a great location, has a lovely sunny balcony with sea views.

€155,000

ST112-HP

TORVISCAS BAJO, PARQUE ROYALE



NEW LISTING!

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€158,000

ST105-HP

MAREVERDE



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€142,000

AP107-HP

PLAYA DE LA ARENA



Stunning, fully furnished and equipped to a high standard, 3 bed, 2 bath apartment (105sqm living space/70sqm terraces), all on one floor. Terrace with landscaped gardens and sea views! Complex with pool. Garage and storeroom incl.

€299,000

AP305-BP

GOLF DEL SUR, ALAMOS PARK



Recently completed 7 bed, 5 bath (4 en suite) villa (252sqm built on plot of 1,000sqm) with own pool. The property spans 2 floors with lounge/dining area, feature fitted kitchen, and sun terrace with panoramic views. Great potential!

€695,000

V425-BP

LA MARETA (NEAR EL MEDANO)



Luxury, fully furnished 3 bed, 2 bath corner townhouse in a small seafront complex. Lovely tranquil location by one of the best beaches of Tenerife. Many extras, including a Jacuzzi and a mini-gym.

€339,000

TH305-AG

ROQUE DEL CONDE



Lovely, spacious, 2 bed, 2 bath (1 en suite) townhouse in lovely residential complex with pool. The property has 2 good-size terraces with sea views and a private, closed garage.

€265,000

TH205-HP

ADEJE, LAS MORADITAS



Gorgeous 3 bed, 3 bath (all en suite) villa with own pool on a 5,000sqm plot with beautiful gardens. Upstairs is a spacious lounge/dining area, large kitchen and several terraces offering breath-taking sea and coastal views.

€1,300,000

V423-BP

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€350,000

AP207-HP



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El Duque, Villas del Duque



Beautiful 4 bedroom, 3 bathroom townhouse in this prestigious residential complex. Recently refurbished with high quality materials, with airconditioning throughout.

Price: €610,000 Ref: 13965



Mirador del Golf - Costa Adeje



Beautiful townhouse with two beds and two baths on a residential complex next to Adeje Golf course with stunning views.

Price: €449,000 Ref: 01444

San Eugenio Alto, Laguna Park II



Great Investment Opportunity. One bedroom, refurbished apartment with sea views.

Price: €118,950 Ref: 12418

Santa Maria, Torviscas Playa



Great Investment Opportunity. One bedroom apartment with Pool and Sea views. Large double balcony, South facing.

Price: €207,000 Ref: 15416

Playa Paraiso II, Playa Paraiso



Lovely 3 bed, 2 bath duplex apartment on a complex in the heart of town.

Price: €239,000 Ref: 12382

Amarilla Golf, Sun Bay Villas



Lovely, light airy duplex on a plot of 59 duplexes situated on the new development of Sun Bay Villas located on Amarilla Golf

Price: €295,000 Ref: 13333

Fañabe, Lagos de Fañabe



Lovely 2 bed apartment on this prestigious complex with partial sea views. Very close to the beach and all amenities.

Price: €360,000 Ref: 15195

Terrazas del Duque II, Bahía del Duque



Lovely 1 bed, 1 bath apartment in prestigious resort.

Price: €299,000 Ref: 15367

Villas Fañabe, Costa Adeje Duque II



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Los Girasoles, El Madroñal



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CHAYOFA COUNTRY CLUB, CHAYOFA



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Ref: B1798 €151,250

LAS FLORITAS, LAST AMERICAS



1 bed ground floor apt. (52sqm) with pool views in central Las Americas. The property has a lounge/dining area, open plan kitchen, and terrace with easy access to the pool. Sold as seen.

Ref: B1781 €163,500

GREEN PARK, GOLF DEL SUR



Spacious and modern studio with an alcove for bed separate to the lounge, open plan kitchen, bathroom and a terrace to the exterior.

Ref: A411 €108,000

REPOSSESSIONS:

ARICO
Village house (124m2) with 3 beds and 2 baths, light and good size living areas, fitted wardrobes, fitted kitchen, sunny terrace. Needs renovation.
€140,700
Ref: 77916

€76,500
Ref: 00909

PLAYA SAN JUAN, C/ MAR DE FONDO,
1 bed, 1 bath apt with roof terrace and store room, open plan fitted kitchen.

€169,900
Ref: 52992

URBAN PLOT, GUIA DE ISORA
570sqm plot on which max build is 1,000sqm.
€108,600 (REDUCED!)
Ref: 37861

TERRAZAS DE LA PAZ, GOLF DEL SUR
1 bed, 1 bath top floor apt with lounge-diner, fitted kitchen, terrace (19 m2). Communal pool.
€177,870
Ref: 69417

SOL SUN BEACH, PLAYA DE FAÑABE
Commercial local, 22 m2.

JARDIN DE BOTANICO, ADEJE



Spectacular townhouse in quiet area, 4/5 beds with fitted bathrooms and balconies, fully fitted kitchen, garage, fully furnished, air-con, internet, south facing, communal pool.

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Callao Salvaje



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€695,000 Ref: C6695V

Guia de Isora



House with lovely garden, 3 bedrooms, 1 bathroom.

€320,000 Ref: S6320V

Palm Mar



Selection of apartments on complex with pool.

From €158,000 Ref: C6215A


Costa Adeje



High end exclusive villa, 4 en suite bedrooms.

€P.O.A Ref: C61680V

Amarilla Golf



Privileged location, 5 bedrooms.

€945,000 Ref: R6945V

Amarilla Golf



Villa with pool, 4 bedrooms.

€299,000 Ref: C6349C

Amarilla Golf



Villa overlooking the city.

€695,000 Ref: R6695V

Tenerife Prime Property

Amarilla Golf, Augusta Park



Beautiful, fully furnished 1 bed, 1 bath ground floor apartment on popular complex with pool. Lounge/diner, American style kitchen, A/C, electric shutters and an 8m2 terrace overlooking the community swimming pool.



S-01 1354

£142,000 Sterling



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

Buzanada,
Edf. Eos



Lovely, fully furnished, 2 bed, 1 bath apartment in a block of only 8 apartments and lift. The property has a lounge-diner, American style fully fitted kitchen, private 70sqm roof terrace with direct access.

S-02 1357

€129,000

Amarilla Golf,
Aries



Lovely, fully furnished, 2 bed, 1 bath duplex apartment with 2 large terraces, lounge/dining area and kitchen. The kitchen and bathroom have recently been refurbished. Community swimming pool.

S-02 1392

€159,500

Amarilla Golf,
Aries



Very nice, fully furnished, 2 bed, 1 bath ground floor apartment on popular complex with pool and pool bar, close to all amenities. The property enjoys the use of 3 community pools, Aries, Scorpio and Gemini. Extras include security grilles. Good-sized sunny terrace.

S-01 1392

€159,500

Amarilla Golf,
Libra



Very nice, fully furnished, 2 bed, 1 bath ground floor apartment on popular complex with pool and pool bar, close to all amenities. The property enjoys the use of 3 community pools, Aries, Scorpio and Gemini. Extras include security grilles. Good-sized sunny terrace.

S-02 1393

€159,500

Fañabe,
Lagos de Fañabe

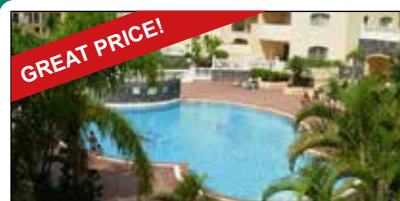


Beautiful, fully furnished 1 bed, 1 bath apartment on sea front, 'Touristic' complex with 3 pools, just 70 metres from the beach. The property has a lounge/diner, open kitchen, sunny terrace and private parking. Holiday occupancy is 60%+ (at c€500/€950 per week).

S-01 1379

€300,000

Los Cristianos,
Parque Tropical II



Large, part-furnished, 2 bed, 2 bath duplex apartment in sought after complex with lovely pool area. The property has a lounge/diner, American-style kitchen, small front garden and a large terrace off the lounge overlooking the pool. Needs minor refurbishing.

S-02 1150

€250,000

Torviscas Alto,
Los Altos del Roque



Well-presented, fully furnished 1 bed, 1 bath ground floor apartment on popular residential complex with pool and sunbathing terraces. The property, in an elevated position with no one above, has a lounge-diner, open plan kitchen, a sunny terrace overlooking the pool and a parking space in the underground garage.

S-01 1363

€140,000

Oroteanda Bajo



Stunning, fully furnished & equipped, 5 bed, 3 bath (master en suite) detached villa with heated pool on 2,000sqm plot. There is a garage for 4 cars and aircon and central heating throughout. This is a property has to be seen to appreciate all that it has to offer.

S-05 1380

€1,250,000

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Tenerife Prime Property

Golf del Sur, Las Adelfas II



Spacious, part-furnished 2 bed, 2 bath (master en suite) corner villa on sought after complex with pool. The property has a large lounge/dining area, separate kitchen, wraparound terrace and gardens and rooftop terrace which enjoys lovely sea, mountain and golf course views. Extras: full air conditioning throughout.



S-02 1342

€222,500



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

Amarilla Golf, Pinehurst



Beautifully decorated, fully furnished, 2 bed, 1 bath ground floor apartment on popular complex with pool, close to all amenities. This spacious (77sqm) property has a lounge/diner, American-style kitchen and a large sunny terrace overlooking the pool and gardens. Com. Fees €306 every 2 months.

S-00 1384

£165,000 Sterling

Aldea Blanca, Res. Oasis



Lovely, part-furnished, 2 bed, 2 bath (1 en suite) bungalow-style property on quiet, secure residential complex with swimming pool and off-road parking. Lounge/dining area, American-style kitchen, conservatory and a large, sunny patio. A lovely family home close to all amenities.

S-02 1377

€159,000

Golf del Sur, Winter Gardens



Lovely 2 bed, 2 bath (1 en suite) apartment on popular complex with pool and pool bar, and bowling green. Tastefully furnished with separate, fully equipped kitchen, small utility room, and a large lounge leading with good-sized terrace off.

S-02 1352

€246,750

Los Cristianos, Dinastia

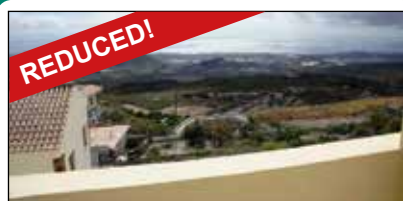


Beautiful, fully furnished, ground floor 2 bed, 2 bath (1 en suite) apartment with an exceptionally large terrace. This apartment is very tastefully furnished and has a fully equipped kitchen. There are lifts throughout the complex and there is a community swimming pool and pool bar.

S-02 1348

€285,000

San Miguel, El Roque



Spacious, fully furnished, 4 bed, 3 bath (1 en suite) house on a plot of 750m2 with large lounge, separate fully fitted kitchen, games room and two roof terraces. This is a lovely family home in a quiet Canarian village.

S-04 1335

€315,000

Valle San Lorenzo, Edf. JJ Efigenia



Spacious, fully furnished 3 bed, 2 bath (1 en suite) apartment with lounge, sep. kitchen, 2 balconies to the front, 2 enclosed terraces to the rear, and a parking space in the garage.

S-03 1324

€135,000

Amarilla Golf, Augusta Park



Lovely, beautifully furnished top floor 2 bed, 1 bath apartment on popular complex with pool. The property has a large lounge/diner, American style kitchen, a large front terrace with lovely sea views and balconies off both bedrooms.

S-02 1378

£155,000 Sterling

Los Cristianos, El Mirador



Beautifully presented and furnished, 1 bed, 1 bath apartment (105sqm total) in sought after complex with pool, situated close to all amenities and the sea front. The property has a lounge/dining area, American-style kitchen and 2 large terraces with lovely sea views. Extras include aircon.

S-01 1389

€213,000

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Pound falls from multi-year highs as Brexit returns to the spotlight

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Staying on top of the latest currency news can help you time your transfers more effectively, so find out what you should be looking out for over the next couple of weeks...

Over the past month GBP movement has been dominated by the UK general election. The pound soared after it was revealed that the Conservatives had secured a landslide victory against the Labour Party in the 12th December election. This saw GBP/EUR climb from €1.16 to a three-year high of €1.20, with EUR/GBP sinking to a low of £0.82. Meanwhile, the GBP/USD exchange rate traded between \$1.28 and \$1.35, while EUR/USD ranged

from \$1.09 to \$1.11.

The pound struggled at the start of December as opinion polls indicated that the Conservative's lead was narrowing, leaving markets jittery about the prospect of a hung parliament. Following the 12th December victory for the Conservatives, the Pound soared on restored clarity and hopes Prime Minister Boris Johnson would 'get Brexit done' by 31st January.

However, after hitting multi-year highs, the GBP/EUR and GBP/USD exchange rates started edging lower. The losses were recorded in response to Boris Johnson announcing that he would attempt to pass legislation through

the House of Commons outlawing an extension to the UK-EU transition period beyond December 2020.

The euro, meanwhile, struggled throughout November and early December as the Eurozone's flagging economy continued to dampen market appetite for the single currency. US-China trade developments also continued to drive the US Dollar, with rising 'phase one' trade deal hopes weakening some of the safe-haven appeal of the 'greenback'. The Federal Reserve also announced that it would leave interest rates on hold amid uncertainty over the global economy heading into next year, leaving many US Dollar traders locked in a 'wait and see' mode. What do you need to look out for?

Once again Brexit will remain in focus over the month ahead, with Boris Johnson set to attempt to rule out any extensions to the UK-EU Brexit

transition period beyond next year. Consequently, we will likely see GBP weaken on heightened fears of a no-deal Brexit, with tensions between the UK and the European Union expected to intensify.

Meanwhile, euro investors will be focusing on the Eurozone's economic data, with any hints of a failing German economy proving EUR-negative.

US Dollar investors will be paying close attention to US-China trade developments this month, with any signs of a 'phase one' trade deal between the two superpowers being inked before the New Year likely weakening USD as traders flock to riskier assets.

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7 UNCANNY FACTS ABOUT CROWS

Russell McLendon,
Mother Nature Network



The outsized intelligence and adaptability of corvids is definitely something to crow about.

Intelligence runs in the crow family, a diverse group of more than 120 bird species. And, as with most geniuses, crows and their relatives tend to be misunderstood. Known as corvids, this family of birds includes not just crows, but also ravens, rooks, jays, jackdaws, magpies, treepies, nutcrackers and choughs. They range from the 1-ounce dwarf jay, a small forest bird found only in Mexico, to the 3-pound common raven, a wily opportunist found across the Northern Hemisphere. Corvids are incredibly clever overall, with the largest brain-to-body-size ratios of any birds, but those in the genus *Corvus* tend to be especially brainy. This genus includes the crows, ravens, rooks and jackdaws, accounting for about a third of all corvid species. Many of these have a brain-to-body-size you'd expect from an ape, not a bird. In fact, according to one study, "the crow brain is the same relative size as the chimpanzee brain."



An American crow explores the shores of Bon Portage Island in Nova Scotia.

Humans have long recognized the craftiness of crows and ravens, as seen in centuries of folklore casting the



Crows are known for quickly adapting to new situations and food sources.

birds as thieves, tricksters, problem solvers, wise advisors to gods or even deities themselves. Yet we also tend to stereotype these birds, overlooking many of their complexities to brand them as spooky, troublesome or outright nefarious. Fortunately, our appreciation of their intelligence has soared in recent years, thanks to research exploring what corvids can do with all that brainpower. Below is just a sampling of what we've learned about their mental and social lives, focusing mainly on crows but also including ravens and other relatives:

1. CROWS HAVE SHREWD WAYS TO GET FOOD.

Crows tend to be opportunistic and creative, commonly exploiting new food sources or adopting new feeding strategies to make their lives easier. The American crow is known to catch its own fish, for example, in some cases even using bread or other food as bait to lure fish closer, as captured in the video below.

At the same time, this species often steals food from other animals, sometimes even secretly following victims back to their nests or food caches. In one case, a group

of American crows was seen distracting a river otter so they could steal its fish, according to the Cornell Lab of Ornithology, while another group followed common mergansers to intercept minnows the ducks had been chasing into shallow water.

Many crows also drop snails and hard-shelled nuts from the air while flying, using gravity and the ground to do the hard work for them. This is done by other birds, too, but some crows seem to have taken this a few steps further. Crows in Japan, for instance, place walnuts on roads so cars will crush the shells, then wait for the traffic light to change so they can safely collect the opened nut.

2. CROWS DON'T JUST USE TOOLS; THEY ALSO MAKE THEM.

In the early 1960s, primatologist Jane Goodall shocked the world

with her discovery that wild chimpanzees use twigs as tools to catch termites, debunking the idea that humans are the only tool-using species. Tool use does require a certain level of cognitive sophistication, but we now know lots of other animals also use tools in the wild, and not just our fellow primates. In fact, one of the most studied examples of non-primate tool use comes from a corvid: the New Caledonian crow.

Many corvids use tools, but New Caledonian crows are especially advanced. Like chimps, they use sticks or other plant matter to fish insects out of crevices. That alone is impressive, especially without hands, but it's just one of many tricks up their sleeves. In addition to choosing tools that are naturally well-shaped for a particular task, New Caledonian crows also manufacture tools in the wild, which is much rarer than just using found objects. This ranges from trimming the leaves off a stick to creating their own hook-shaped tools from twigs, leaves and



A crow drinks from a water fountain at the Alipore Zoo in Kolkata, India.

thorns.

In controlled experiments, New Caledonian crows have also bent pliable materials into hooked tools, and even shown spontaneous "metatool use" — the ability to use one tool on another. Great apes like chimps and orangutans can solve metatool tasks, researchers noted in one study, but even monkeys are known to struggle with them. These crows have used a short stick to reach a longer stick

that can reach a reward, for example, but have also made new compound tools from two or more otherwise non-functional elements. As one of the study's authors told the BBC, that requires imagining what a tool will do before it exists, then making it exist.

"They have never seen this compound tool, but somehow they can predict its properties," said Alex Kacelnik, professor of behavioural ecology at the University of Oxford. "So they can predict what something that does not yet exist would do if they made



Crows explore gravestones at Brompton Cemetery in London.

it. Then they can make it and they can use it."

3. CROWS CAN SOLVE PUZZLES ON PAR WITH HUMAN KIDS.

In Aesop's Fable "The

Crow and the Pitcher," a thirsty crow encounters a pitcher with a little water in it, but is initially thwarted by the low water level and the bottle's narrow neck. Then the crow starts dropping pebbles into the pitcher, however, eventually raising the water level high enough for it to drink.

Not only has research verified that crows can do this, but it shows they can pass the water-displacement test at a level similar

to human children between the ages of 5 and 7. Crows have conquered a variety of other convoluted tests, too, like the eight-step puzzle in this BBC video. They can also plan their tool use, according to one recent study in the journal *Current Biology*, which found crows could solve a metatool problem when each step was out of sight of the others, planning ahead three behaviours into the future. The birds showed an ability to "mentally represent the goals and sub-goals of metatool problems," the researchers wrote,

and even successfully ignored an extra tool that was planted in their path to distract them.

4. CROWS HOLD FUNERALS FOR THEIR DEAD.

Crows are famous for holding "funerals" when one of their kind has passed away. It might be a lone individual or a group of crows — known as a murder, of course — and it may be solemnly quiet or cacophonous. In some cases the crows may keep a vigil over the fallen bird for days on end. Could they really be mourning?

Maybe, explains Kaeli Swift, a postdoctoral researcher and corvid expert at the University of Washington. As Swift writes on her blog, although she holds "little doubt that they have emotional intelligence," testing this possibility remains scientifically problematic, since "there's still no way we

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can truly know what's happening on an emotional level in an animal's head."



When wearing masks to test crows, researchers also carry signs that explain what they're doing for any curious (or nervous) human bystanders.

So, without necessarily ruling out grief, Swift and other researchers have focused more on "danger learning" as a likely motivator for corvid funerals. "If I were to find a dead person in the woods I might be feeling sad, but I'd also be alarmed and likely looking for the cause of death to make sure I'm not next," Swift writes. "Perhaps the crows are doing the same thing, looking for the source of danger and remembering key elements of the experience that will help keep them safe in the future."

5. CROWS GOSSIP, HOLD GRUDGES AND KNOW WHO YOU ARE.

Several kinds of corvids have demonstrated a knack for recognizing human faces. Magpies and ravens, for example, are both known to scold specific researchers who have gotten too close to their nests

in the past, regardless of what the researchers wear. Some of the best evidence of this ability comes from crows in Washington state,

where Swift and her colleagues have done extensive testing on the birds' reactions to human faces they've learned to distrust. Led by John Marzluff, a professor of wildlife science at the University of Washington, the testing was born from the realization that crows seem to hold grudges against specific people who'd netted and banded them for research. Researchers began wearing a rubber caveman mask when they did this, which revealed how the crows were identifying their enemies. Crows scolded and mobbed anyone who wore the caveman mask, regardless of who was actually underneath. In later tests, researchers achieved a similar effect by wearing masks while holding a dead (taxidermied) crow, which resulted in crows pestering future wearers of those same masks.

As Kat McGowan wrote for Audubon Magazine in 2016, "Nearly all of the birds originally trapped by the caveman are likely dead by now, yet the legend of Seattle's Great Crow Satan still grows."

Learning to identify humans could be a valuable skill for urban crows, since some of us are dangerous, some neutral and some helpful. Wild crows seem largely indifferent to the faces of people who haven't wronged them, and can also form positive relationships with us — like the girl in Seattle who famously received a collection of trinkets from the crows she'd been feeding.

"The interesting part was that not a whole lot mattered except the face," Marzluff told the National Wildlife Federation (NWF).

Lots of other animals can also recognize human faces, but crows still stand apart, both for the length of their memories and for how they share information among themselves. Years after the study began, crows "continue to harangue the banding mask," the NWF explains, "even though they see it only twice a year for a few hours at a time." But this animosity isn't just from crows who saw the original banding event. The percentage of birds scolding and mobbing the caveman mask grew over time, roughly doubling within seven years, even though most had never been banded and were unlikely to have personally witnessed the mask doing anything offensive. Some were even young crows not born yet when the grudge began. The crows are apparently transmitting important information — the identity of a seemingly dangerous person — to their families and companions.

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6. CROWS MATE FOR

LIFE, BUT THEY'RE ALSO 'MONOGAMISH.'

Crows are not only social birds, but also more family-oriented than many people realize. They mate for life, meaning a mated pair will typically stay together for the rest of their lives, but their family lives may also be a little more complicated than that suggests. Crows are "monogamish," Swift writes, adding a more scientific clarification that they're considered "socially monogamous but genetically promiscuous." This means they generally stay with one partner for life, but genetic analyses show that male crows only father about 80% of their family's offspring.

Some crows also lead a "double life," according to the Cornell Lab of Ornithology, splitting time between their families and big communal roosts. American crows maintain a territory year-round, for example, where the entire extended family lives and forages together. "But during much of the year, individual crows leave the home territory to join large flocks at dumps and agricultural fields, and to sleep in large roosts in winter. Family members go together to the flocks, but do not stay together in the crowd. A crow may spend part of the day at home with its family in town and the rest with a flock feeding on waste grain out in the country."

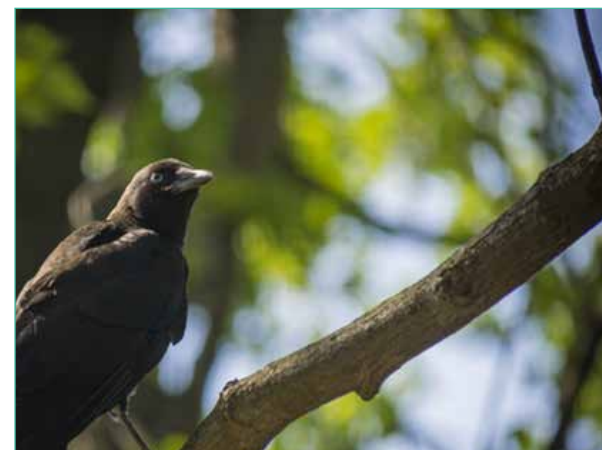
7. YOUNG CROWS MAY STAY HOME FOR A WHILE TO SERVE AS 'HELPERS.'

American crows start to nest in early spring, building their nests from sticks and lining them with soft materials like grass, fur or feathers. (They may also build decoy nests if they think someone suspicious is watching them.) Young crows will remain dependent

on their parents for a couple months after they fledge, but they also tend to stay near their family for a while longer, even after moving out of the nest. These chicks are still fiercely defended by their parents, Swift writes, creating a sort of extended adolescence that allows them time and energy for play behaviours, which might be important for their development and

enough open territory nearby for them to claim. ("See," she adds, "millennials are just doing what comes naturally.")

It's common for people to vilify crows, often focusing on unwanted behaviour but overlooking more relatable or redeeming qualities. The American crow, for one, has been the subject of extermination attempts in the past, including the use



Juvenile crows, like this one in Montreal, may stay at home for a few years to help their parents raise their younger siblings.

cultural learning.

Young crows will eventually start spending less time with their parents and more time with larger flocks, and face a decision as fall and winter set in. "They can either take off to 'float' before finding a mate and establishing a territory of their own," Swift writes, "or remain on their home turf and act as a 'helper' for next year's brood." The latter is known as cooperative breeding, in which more than two individuals help take care of offspring in a single brood.

In most American crow populations, older offspring continue to help their parents raise new chicks for a few years, according to the Cornell Lab. A crow family may include as many as 15 individuals, with offspring from five different years all pitching in to help. It's unclear why this evolved, Swift writes, but it may help delay the dispersal of young crows when there isn't

of dynamite on large winter roosts. Those efforts ultimately failed, however, and thanks largely to its intelligence and adaptability, the American crow is now more common than ever across a range of habitats, including farms, towns and big cities.

Other corvids have similarly adjusted to or even capitalized on civilization, but being intelligent is no guarantee these birds are safe from us. The Hawaiian crow, for instance, is a smart corvid with a penchant for tool use, yet it was declared extinct in the wild in 2002 after being wiped out by a combo of disease, invasive predators, habitat loss and human persecution. Fortunately, scientists saved enough of the birds to start a successful captive-breeding program, and are now in the process of fully reintroducing the species to the wild.

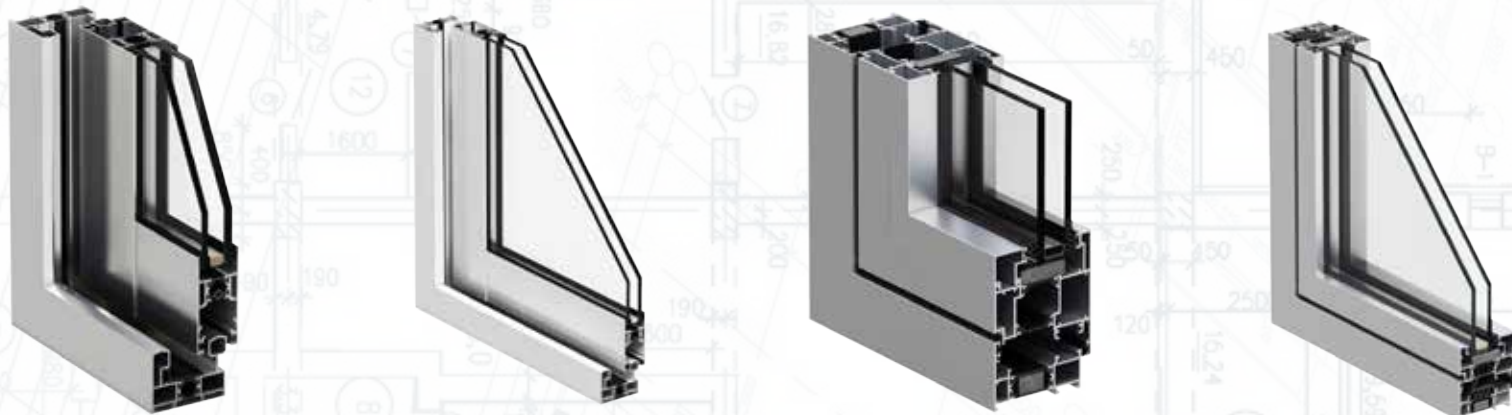


A mated pair of crows perch in a backyard tree in Silverdale, Washington.

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Crows do sometimes raid farms and gardens, but any damage they cause may be offset by ecological benefits like seed dispersal and eating pest insects. Plus, while any species has an inherent right to exist, we're especially lucky to have

brainiacs like corvids living among us. They can help us learn more about our own intelligence, but also remind us how much we still have in common with the wildlife all around us. intelligence, but also remind us how much we still have in common with the wildlife all around us.



A flock of American crows fly to their roost near Dawson Creek, British Columbia.



Urban crows tend to be astute observers of human activity.

Do apostrophes still matter?

By Holly Honderich, BBC News, Washington



A man who led the war on improper use of apostrophes now admits defeat, saying his grammar vigilante campaign has been brought to an end by a culture of carelessness. So what now?

The battle is over, bad grammar (as in the sign above) has won. That was the message of retired journalist John Richards, who announced the end of his 18-year campaign to preserve the proper use of the apostrophe last month. "We have done our best but the ignorance and laziness present in modern times has won," the 96-year-old wrote.

Richards founded The Apostrophe Protection Society in 2001 to defend the "much abused punctuation mark", waging war against advertisements for "ladies fashions", or the much maligned grocer's apostrophe, used to sell apple's and pear's. "When I first set it up I would get about 40 emails or letters a week

from people all over the world," Richards told the BBC. "But then two years ago it started to tail off and nowadays I hardly get anything."

The misuse of an apostrophe can have an outsized impact. A new holiday in Ghana - Founders' Day - incited heated debate this year over the nation's history, focused squarely on the placement of punctuation. Whether the country should honour a singular founder (Founder's Day) or a group (Founders' Day) strikes at the heart of Ghana's independence legacy, and hinges on precise use of the apostrophe. "It can distort truth," says Roslyn Petelin, a writing professor at the University of Queensland, Australia, of a misplaced mark.

Richards' own pursuit of the apostrophe's proper use saw similar setbacks, with municipalities in the UK, Australia and the US banning apostrophes from street signs - a decision Richards

branded "absurd". So what does Richards' abandoned society say about the state of grammar today? Is he tapping into a wider sense of texting-fuelled grammar apathy? Maybe not. The demise of The Apostrophe Society itself - an apparent loss to grammarians everywhere - sparked a renewed defence of the punctuation mark. "It stirred up a real interest in the apostrophe," says Petelin, who says she received "hundreds" of messages on the apostrophe society after its closure, most proclaiming its lasting



importance.

The Apostrophe Society reported a 600-fold increase in demand after Richards announced its end - exceeding the server's bandwidth and effectively crashing the site, which will reopen in January "for reference and interest". "It's a quaint idea," Petelin says of the society. "I'd mention it to my students more or less as a joke." But Petelin, like Richards, is a staunch

defender of the apostrophe as "the 27th letter of the alphabet", necessary for clear communication. "Its correct use avoids bewilderment, confusion, consternation, and irritation to readers who know and love the apostrophe, as I do," she wrote for the Australian Broadcasting Corporation last year.

"I wouldn't call myself an outright pedant, but I do think where it's proper to be correct, one should be," she says. "There's a certain kind of person who's really interested in apostrophes and commas," Petelin says. "I think



it's people who like to defend correctness." And the apostrophe, perhaps more than any other punctuation mark, has long claimed devoted disciples, including the self-proclaimed Grammar Vigilante of Bristol.

But some grammar experts have a different perspective on a "defence of correctness" - like that taken up by Richards. "I see no need for an apostrophe society," says Anne Curzan,

an English professor and dean of literature, science and arts at the University of Michigan. "The society works from an idea where there is a stable system that has decayed in recent years," she says. But, "the apostrophe is slippery and has been its entire life in English". To Curzan, self-styled apostrophe police can have a more harmful impact than simply improving grammar. "People will sometimes use the judgment of punctuation as a way to judge other people or win an argument," she says, even in dis-

The suggestion is that "somehow you're not smart because you misplaced an apostrophe according to standard usage," Curzan says. "It's a total power move." She adds: "If we're all honest about it - every single one of us have messed up our 'its' and our 'it's'. It's confusing." Both Curzan and Petelin say the end of The Apostrophe Society is not the end of good grammar. Even in the age of texting, abbreviations and emojis, young people "are paying very close attention to the details of language", Curzan says.

"Texting is a place where young people have repurposed punctuation," she says. Punctuation in texting - a period at the end of a message or one exclamation mark versus two - carries real weight. "It's very nuanced."

And both experts agree that the use of the apostrophe - like all punctuation - can be tricky. "Language is not black and white," Petelin says. "Punctuation is about two-thirds rules, one-third taste."



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Why progress bars can make you feel better

By William Park

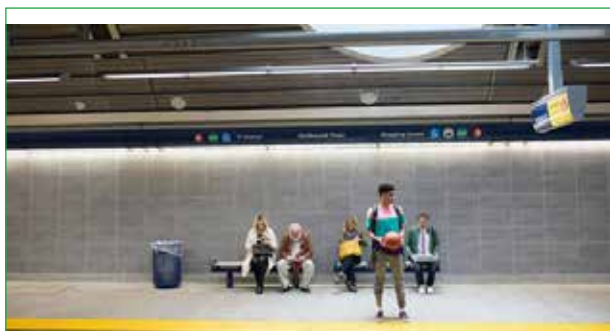


We are all familiar with the spinning wheels and download indicators that signify when our electronic devices are “working”, but are they making us fall for the “labour illusion”?

For a brief period of time in 2013, Samantha West was the hardest working employee of Premier Health Plans. She set up more deals than any other individual who worked at the insurance company. She was prolific – the chances are that if you called to make an enquiry, Samantha would be the person who gave you a call. And she did all of this while remaining infectiously upbeat and pleasant to deal with every single day. Then,

play from a soundboard. She asked fairly basic questions about callers’ insurance details and made pleasant small talk before passing them on to another operator. She could not, however, adequately answer whether she was or was not a robot, and it was this that led to her disappearance.

A reporter at Time magazine was the first to notice how odd Samantha was. “Hey, are you a robot?” asks the reporter in a recording of one of their conversations. “Ha ha, what?” says Samantha. “No, I am a real person!” The stress on the word “am” is interesting. While Samantha has answered the question



Waiting without any indication of how long this dead time might be can be extremely frustrating so designers have sought ways of adding value to this time

overnight, Samantha disappeared.

You have probably guessed already that Samantha is not real. Or at least, she is an actress playing a part. Specifically, Samantha was a series of pre-recorded stock responses that operators could

in a fashion, perhaps her answer would be more appropriate for another question: “You are not a real person, are you?” The reporter continues: “Just say ‘I’m not a robot’ please.” After a brief silence, Samantha replies: “I am a real person.” She

sounds quite upset.

The day after this story was first picked up in the US media, Samantha was out of work. Unsurprisingly, we really dislike finding out we have been misled. Our desire for authenticity is understandable as it ties into our notion of trust. In this case, the illusion of having an authentic two-way conversation with another human – rather than being passed through a menu of pre-defined scripts at the click of a button – wasn’t so convincing. But there is a good chance that you have been misled online at least once already today, probably without you even realising it. If you downloaded some software, tried to stream a video or even conducted an internet search, you’ve more than likely been taken in by one of the most widespread fibs of our modern age.

The spinning wheels, rotating egg timers and moving progress bars we regularly see on our screens when using our electronic devices are often misleading. Rather than offering an accurate representation of work being done, they are more often than not simply there to give the impression that something is happening behind the scenes. They provide us with a sense that we are not waiting in vain for something to happen.

And there is a fundamental reason for this: we like to see real work being done. In fact, we value it more, even when the end result is the same.

Ryan Buell, an associate professor of business administration at Harvard Business School, studies how we value the work we see being done. Perhaps this is most clearly illustrated in restaurants where customers can see chefs working in the kitchen. Diners

rated the quality of food from those restaurants as 22% higher than the same food when they could not see it being prepared. Seeing someone preparing our food builds anticipation that means we enjoy the end product more. This effect extends to the digital world, too. Buell has found that search engines that appear to be transparent about what they are doing in the background are deemed to provide better quality answers.

Comparison websites are a good example



Being able to see chefs as they prepare your food can have a surprising effect on how you rate its quality when you finally eat

of this. Some travel comparison sites will tell users which online marketplaces they are searching as they scrape flight and hotel information together. Insurance comparison sites will often update the prices they display on screen in a “live” way as they conduct a search. These all provide a sense that “work” is being done even though what is actually happening behind the

much like watching a chef stood over a stove in the kitchen preparing our food. Buell calls this the “labour illusion”.

Progress bars predate the operational transparency of search engines, but have some similarities.

“They are there because in the absence of progress bars people don’t know when the service is going to be delivered,” says Buell. What makes them frus-



Food stalls are the most obvious example of the labour illusion at work, but websites can also take advantage of it to make users value their services more

scenes of a website is fairly abstract to most people. Buell’s research shows that customers like this kind of openness – something he

trating is that they have the potential to fluctuate wildly. Progress bars that track uploads or downloads from the internet, the type that

most of us are familiar with, often estimate the time remaining based on the average upload or download speed over the past few minutes. Should that speed change, then suddenly your estimate of a few minutes might jump up at a moment’s notice.

Equally, installing software will vary from machine to machine depending on the available RAM – whereas a progress bar might estimate based on an average machine. So what decisions went into the innovation of the progress bar? It’s likely that accuracy was not at the forefront of designers’ minds. “When I have talked to designers about this, what they are trying to do is create an experience rather than an accurate representation of time,” says Jason Farman, author of *Delayed Response: The Art of Waiting From the Ancient World to the Instant World*. Another frustration Farman identifies is when progress stalls at 99%. Do downloads stop at this figure more often than others? Probably not, he says, we just notice it more when it happens. “We don’t pay attention to the middle piece of the download, 99% means you’re done. It calls attention to itself. When you notice your time you pay attention in a different kind of way.” And being aware of waiting is the most painful kind of dead time.

Services could take advantage of the labour illusion to, intentionally or otherwise, trick us into valuing their service more

This has led designers to think carefully about how to represent pauses. According to data presented at a conference in 2014, Facebook redesigned the loading

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animation in its app as a result of user behaviour. They noticed that their custom animation (three lines increasing in size from left to right that pulsed to represent progress) led users to associate a slow service with Facebook, compared to a universal spinning wheel, which users associated with their device or their internet being slow. Because the spinning wheel is ubiquitous, the theory is that we don't make specific associations with it. Here, the designers' prerogative was to redirect frustrations away from Facebook, rather than improve the transparency of what was going on.

In online video players, spinning wheels are a common way to represent buffering. Why do they all look the same? "It is an odd choice," says Farman. "Part of it is the complexity." Video players have little option but to hide the mechanics of the slow service – and buffering usually only occurs for a few seconds. However,

these seconds can be very important. Five seconds of buffering is enough to cause 20% of viewers to quit. After 10 seconds, 50% will leave and after 20 seconds, it goes up to 70%.

The other side to this coin is that services could take advantage of the labour illusion to, intentionally or otherwise, trick us into valuing their service more, like the diners watching the chef in action. Complex searches, such as those done by travel sites, can take time. They have to continually update their results as currency exchange rates fluctuate, while hotels and airlines with out-of-date websites slow down results. Dynamic pricing – updating as demand goes up and down – further complicates matters. Without the resources available to Google, smaller sites' searches take a noticeable amount of time. "Companies think about what they can do with that time," says Buell. "They can advertise to you and create another revenue stream." A

website designer has a choice, then; do you want to create the illusion of value through operational transparency, or look for alternative sources of revenue, like adverts?

Buell's investigations into operational transparency online raises an interesting question: why do more sites not use this approach?



People value the services more when they can see work being done so some ATMs use animations while people wait for their cash

"There are a couple of reasons why it has not been adopted," says Buell. "You can't imagine Google is going to be slowing the service down and showing you the work: Google doesn't need to do that. They are constantly crawling the internet to show you results in fractions of a second."

The quality of the results also changes the effectiveness of operational transparency. "Showing behind the scenes is good if it leads to good results," says Buell. "But the opposite is [also] true."

For example, Buell created fake online dating sites and manipulated the quality of the profiles that users were

matched to. Showing users how they were being matched – on age, height, hobbies, personalities, etc – before revealing attractive profiles led to higher satisfaction. But showing the working followed by unfavourable profiles led people to rate the service very poorly. Users were also less

impressed with slow and poor results than fast and poor results. Perhaps the feeling that the site had to "work hard" to find those matches made people think that the quality of the profiles available was very low or that it should have produced better results following the "effort" it put in.

When this sort of manipulation is uncovered in the real world, it is unlikely to be received well, as the case of Samantha West reveals. Automated call centres seem to be ripe for this. In one example, the Apple telephone support dubbed in the sound of a human typing while it was processing the customers' answers to automated questions, perhaps offering reassurance that their responses were being logged and analysed, which is a form of audio labour illusion. Samantha West was a type of "mechanical Turk" – a machine that masquerades as a fully automated robot, but is operated by a human. Her purpose was to allow operators

for whom English was not their first language, and who might not have spoken clearly enough for some callers, to pose as an American woman. By selecting from predefined responses, they could just about hold a normal conversation. It all came undone, of course, when a caller went off script.

True robotic operators are perhaps not that far away. Google Duplex is a service that allows simple transactions, like booking a table at a restaurant, to be automated by a robot. All of this raises the question of whether we will value a convincing human-like operator over more transparently robotic services given what we know about the "labour illusion".

"Customers felt they were caught up in a deception," says Buell of the Premier Health Plans debacle. "They completely undermined their trust. Just as showing hidden work can add value, and engender trust, if you misuse it, it can drive customers away."

How to Break Up with Your Bad Habits

Judson Brewer, MD, PhD is an associate professor at Brown University's Schools of Public Health & Medicine



Breaking habits is hard. We all know this, whether we've failed our latest diet (again), or felt the pull to refresh our Instagram feed instead of making progress on a work project that is past due. This is largely because we are constantly barraged by stimuli engineered to make us crave and consume, stimuli that hijack the reward-based learning system in our brains designed initially for survival.

Put simply, reward-based learning involves a trigger (for example, the feeling of hunger), followed by a behaviour (eating food), and a reward (feeling sated). We want to do more of the things that feel good and less of the things that feel bad — or

stressful. These three components (trigger, behaviour, and reward) show up every time we smoke a cigarette or eat a cupcake. This is especially true at work. Each time we try to soothe ourselves from a taxing assignment we reinforce the reward, to the point where unhealthy distractions can become habits.

So why can't we just control ourselves and decide to replace bad habits with good ones? The doctrine of self-control has been promulgated for decades, despite the fact that researchers at Yale and elsewhere have shown that the brain networks associated with self-control (e.g. the prefrontal cortex) are the first to go "offline" when faced with

triggers such as stress. Still, in medical school, I was taught to pass self-control rhetoric on to my patients. "Need to lose weight? Quit eating junk food. Trying to quit smoking? Stop cold turkey or use a nicotine replacement."

When I started actually practicing medicine, however, I quickly learned that it doesn't work this way in real life. Self-control theories have missed something critical: reward-based learning is based on rewards, not behaviours. How rewarding a behaviour is drives how likely we are to repeat that behaviour in the future, and this is why self-control as an

Cont. on page 50



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approach to breaking habits often fails.

Over the past 20 years, I've researched ways to create a better method by bringing the scientific and clinical practices together. My time spent studying the behavioural neuroscience of how habits form, and the best way to tackle them, helped me find a surprisingly natural way to do this: mindfulness.

By using mindfulness training to make people more aware of the "reward" reinforcing their behaviour, I can help them tap into what is driving their habit in the first place. Once this happens, they are more easily able to change their association with the "reward" from a positive one to a more accurate (and often negative) one.

When someone joins our quit smoking program, for example, the first thing I have them do is pay attention while they're smoking. They often give me a quizzical look, because they're expecting me to tell them to do something other than smoke, like eat candy as a substitute when they have a craving. But because a "reward" drives future behaviour, and not the behaviour itself, I have my clients pay attention to what it tastes and feels like when they smoke. The goal is to make the patient aware of the "reward value,"

or the level of positive reaffirmation they are getting from the habit they want to change. The higher the value, the more likely they are to repeat the behaviour.

I see the same thing happen over and over again — the reward value of the habit decreases because it isn't as gratifying as people remember. One client of mine, for instance, thought the act of smoking made her look cool as a teenager. Even though that motivation had dissipated in her adulthood, her brain still associated positive feelings with smoking. Hence, her reward value was high. When that same client started paying attention as she smoked, she realized that cigarettes taste bad, commenting, "Smells like stinky cheese and tastes like chemicals. Yuck." This helped her brain update the reward value of her habit. She was able to get accurate information about how smoking feels right now, which then helped her become disenchanted with the process.

After seeing how effective this practice was with my clients, I decided to test it even further. My lab and I developed three apps that deliver this same kind of mindfulness training to anyone with a smartphone via short sequential lessons over a period of three to four weeks. The apps are designed to help people break bad habits such as smoking,

overeating, and anxiety (which oddly enough, is driven by the same habit loops as the other two behaviours).

Tens of thousands of people from around the world have used these apps, and my lab has published a number of studies showing significant, clinically meaningful results: 5x the smoking quit rates of gold standard treatment, 40% reductions in craving-related eating, and a 63% reduction in anxiety. In a recent randomized controlled trial, we even found that our mindfulness app for smoking cessation taught users how to better control the part of their brain that gets over-activated by smoking cues and chocolate cravings.

While our research has been focused primarily on changing health-related habits, we believe it is highly relevant to the workplace. Our strategy can help workers up their productivity, morale, and overall performance by teaching them how to overcome the habits that may be holding them back from thriving. Here's how to get started:

Similar to the advice

1. Map out your habit loops

I give to people in my outpatient clinic, the first step to breaking a habit (no matter what it is) is to figure out your triggers. If the habit is procrastination or stress

eating at work, for example, pay attention to the circumstances surrounding you when you do those things. Do you have a big project you're trying to avoid? Do you have too much on your plate to manage?

Once you know your triggers, try to identify the behaviours you engage in when you are acting out. Do you check social media instead of doing work? Do you snack on sweets during challenging assignments? You must be able to name the actions you turn to for comfort or peace of mind before you can evaluate their reward values.

2. See what you actually get out of those actions

The next step is to clearly link up action and outcome. Remember my patient who struggled to quit smoking? Just like I asked her to pay attention to the act of smoking, I am asking you to pay attention to how you feel when you partake in your habit. If you stress eat, how does it feel to eat junk food when you aren't hungry? How does what you eat impact the state of your mind, and body, fifteen minutes after the fact? If you procrastinate, what do you get from surfing the internet for pictures of cute puppies? How rewarding is it in the moment, especially when you realize

that it isn't helping you get your work done?

Remember your answers to these questions, or write them down to help solidify them in your mind. This new awareness you have developed will help your brain accurately update the reward value of the habit you want to break. You will begin to see that "X" behaviour leads to "Y" consequences, and often, those consequences are holding you back from reaching your full potential.

3. Replace the reward with curiosity

The final step to creating sustainable, positive habit change is to find a new reward that is more rewarding than the existing behaviour. The brain is always looking for that bigger, better offer.

Imagine you are trying to break a bad habit like stress eating at work, and willpower hasn't quite worked out for you. What if, instead of indulging in your candy craving to counteract a negative emotion, you substituted it with curiosity about why you are having that craving in the first place, and what it feels like in your body and your mind?

The reward value of curiosity (opening yourself up) is tangibly different than stress eating (closing yourself down) in this instance. Ultimately, curiosity feels better in the moment and is much

more enjoyable than the rumination that often occurs after giving into a bad habit.

To tap into their curiosity, I teach my patients a simple mantra: Hmmm. As in, be curious about your feelings. What does this craving feel like when it first arrives, before I have decided to indulge it?

People often learn, pretty quickly, that cravings are made up of physical sensations and thoughts, and that these come and go. Being curious helps them acknowledge those sensations without acting on them. In other words, they can ride the wave of a craving out by naming and sitting with the thoughts and feelings that arise in their bodies and minds from moment to moment — until those moments pass.

If you're curious to see how well this might work for you, now is a good time to give it a try.

The next time you find yourself indulging in a bad habit, take a moment to pause and consider using mindfulness to help you overcome it. Your behaviours may not change immediately — but stick with it. If you can hack your mind using our methods, you will eventually be able to break free of unwanted habits and comfortably watch your cravings pass by.



Prohibition aimed to outlaw the manufacture and sale of alcohol across the US

WHAT PROHIBITION'S FAILURE MEANS FOR THE LEGALISATION OF CANNABIS

BY TIM HARFORD, PRESENTER, 50 THINGS THAT MADE THE MODERN ECONOMY

Economists have a bit of an image problem. People think we shamelessly massage statistics, overconfidently make terrible predictions, and are no fun at drinks parties.

Perhaps some of the blame for this lies with the man who, a century ago, was probably the most famous economist in the world - Irving Fisher. It was Fisher who notoriously claimed, in October 1929, the stock market

had reached "a permanently high plateau".

Nine days later, came the huge stock market crash that led to the Great Depression. As for parties, the best that can be said for Fisher was he was a generous host. Mark Thornton records in *The Economics of Prohibition*, one of Fisher's dinner guests wrote: "While I ate right through my succession of delicious courses,

[Fisher] dined on a vegetable and a raw egg." A fitness fanatic, he avoided meat, tea, coffee and chocolate. He didn't drink alcohol either, and was an enthusiastic supporter of prohibition, America's ill-fated attempt to outlaw its manufacture and sale, which began in 1920.

It was a remarkable change - the country's

Cont. on page 52

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fifth-largest industry was suddenly made illegal. Fisher predicted it would “go down in history as ushering in a new era in the world, in which accomplishment this nation will take pride forever”. He added he couldn’t find a single economist willing to oppose the policy in a debate. In fact, prohibition turned out about as well as his prediction about the permanently high plateau: historians typically regard it as a farce.

It was so widely flouted alcohol consumption decreased by only about a fifth. It finally ended in 1933, when one of Franklin D Roosevelt’s first acts as president was to re-legalise beer, bringing cheering crowds to the White House gates.

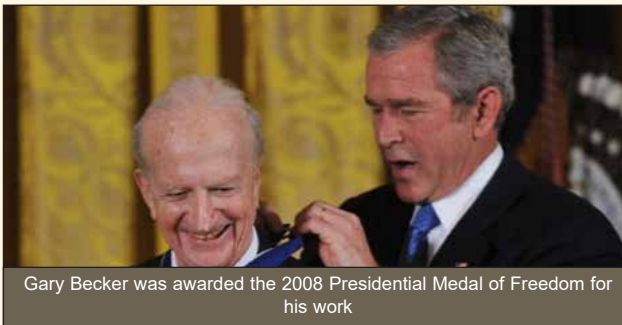
The roots of prohibition are generally traced to religion, perhaps laced with class-based snobbery. But economists had another concern: productivity. Wouldn’t sober nations outcompete those with a workforce of drunks? Fisher certainly seems to have happily taken some liberties with figures. He claimed, for



example, prohibition was worth \$6bn to America’s economy. Was this figure the result of careful study? Not according to one bemused critic. Evidently Fisher started with reports from a few individuals a stiff drink on an empty stomach made them 2% less efficient. He then assumed workers habitually downed five stiff drinks just before work, so multiplied the two by five and concluded alcohol lopped 10% off production. Dubious, to say the least.

Economists might have been less surprised by the failure of prohibition if they’d been able to fast-forward half a century to economist Gary Becker’s Nobel Prize-winning insights on “rational crime”. Becker said making something illegal simply added another cost

rational people would weigh up alongside other costs and benefits - the



penalty if you’re caught, modulated by the probability of being caught.

He meant it, too: the first time I met him, he parked his car in such a way he risked a ticket. “I don’t think they check that carefully,” he told me, cheerfully admitting he had committed a rational crime. “Rational criminals,” said Becker, “will supply prohibited goods at the right price.” Whether consumers will pay that price depends on what economists call elasticity of demand.

Imagine, for example, the government bans broccoli. Would “black marketeers” grow broccoli in secluded back gardens and sell it down dark alleys



for an inflated price? It’s unlikely, because demand for broccoli is elastic - hike the price and most of us will buy cauliflower or cabbage instead.

With alcohol, it turns out, demand is inelastic: raise the price and many will still pay it. Prohibition was a boon for rational criminals such as Al Capone, who defended his bootlegging in entrepreneurial terms. “I give the public what the public wants,” he said. “I never had to send out high-pressure salesmen. I could never meet the demand.”

Black markets change

to be Islamic. Others have partial restrictions. In the Philippines, for instance, you can’t buy alcohol on election day, or in Thailand on Buddhist holidays - except at the airport duty-free. America still has some “dry” counties, and local “blue laws”, which ban sales on Sundays.

Those laws inspired the economist Bruce Yandle to coin a term that’s become common in the branch of economics called public choice theory: “bootleggers and Baptists”. The idea is regulations are often supported by a surprising incentives in other ways. Your competitors can’t take you to court, so why not use whatever means necessary to establish a local monopoly? The widespread belief mob violence spiked after prohibition certainly contributed to calls for its repeal. Every shipment of illegal goods carries some risk, so why not save space by making your product more potent? During prohibition, consumption of beer declined relative to spirits; when it ended, that reversed. And why not cut costs by lowering quality? If you’re making “moonshine” - strong, illegal drink - you don’t have to list your ingredients on the label.



Al Capone was eventually convicted of tax evasion, in 1931

Debates in other countries are raging: if you’re going to impose costs on cannabis producers, should you do that by trying to enforce laws against selling cannabis, or by making it legal and imposing a tax?

In the UK, the free market think tank the Institute for Economic Affairs has crunched the numbers on elasticity of demand for cannabis. It reckons a 30% tax would almost eradicate the black market, raise about £700m - almost \$1bn - for the government, and lead to safer drugs too, just as the end of prohibition led



The use of cannabis has been decriminalised in many jurisdictions

alliance of noble-minded moralists and profit-driven cynics.

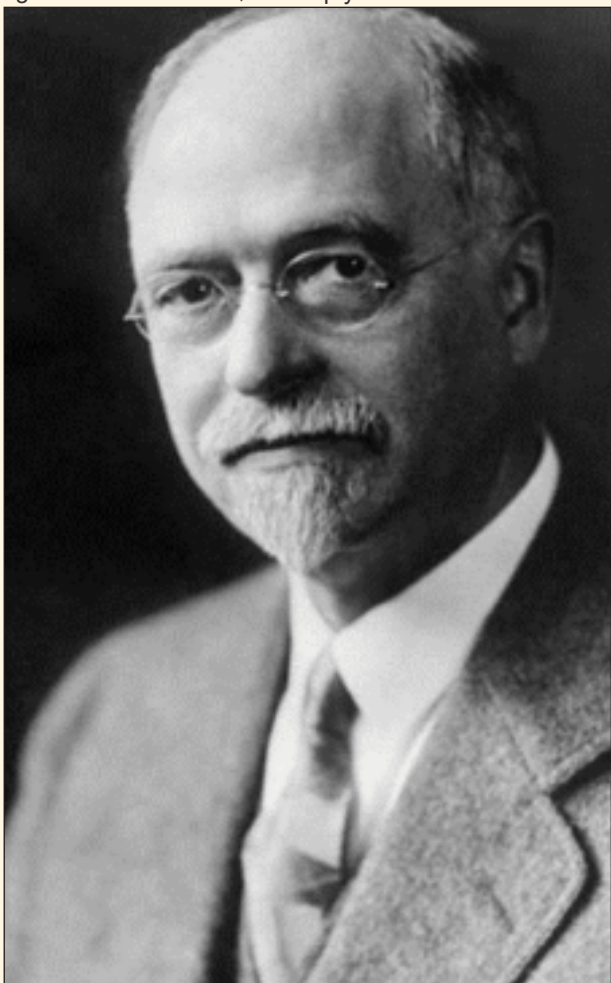
Think about bans on cannabis. Who supports them?

According to Yandle’s formulation, the “Baptists” are anyone who thinks cannabis is wrong; the “bootleggers” the rational criminals who profit from illicit dope, along with anyone else with an economic interest in anti-drugs laws, such as the bureaucrats paid to enforce them.

In recent years, that alliance has weakened: cannabis has been legalised or decriminalised from California to Canada, from Austria to Uruguay.

Today, you’d have no trouble finding economists to oppose the prohibition of cannabis: at least five Nobel Prize winners have called for an end to the “war on drugs”, arguing instead for “evidence-based policies underpinned by rigorous economic analysis”. Naturally, that evidence covers productivity. Some studies find cannabis impairs function; others find no effect. One slightly implausible outlier even found smoking a joint gave a short-term boost to workers’ hourly output.

One wonders what Irving Fisher would have made of that.



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Studio4Decor in Los Abrigos is expanding!

So many people have walked into the Studio4Decor showroom and thought "WOW! I would love my home to look like this!" that Mike has decided to expand his business to include a local just across the road. The new, additional space will specialise in terrace furniture and making cushions for it in the fabric of your choice. The new premises will open in the New Year, so watch this space for the official Opening Date!

Michael is the only English-trained upholsterer in Tenerife, and has been in the soft

furnishings business for more than 20 years. He reports that his move to Los Abrigos, where access and parking is excellent, has been his best one to date! His lovely shop on the main street displays some really beautiful soft furnishings, lights, sofas, ornaments, pictures, mirrors and fabrics - all very affordable and you will be very pleasantly surprised by his prices.

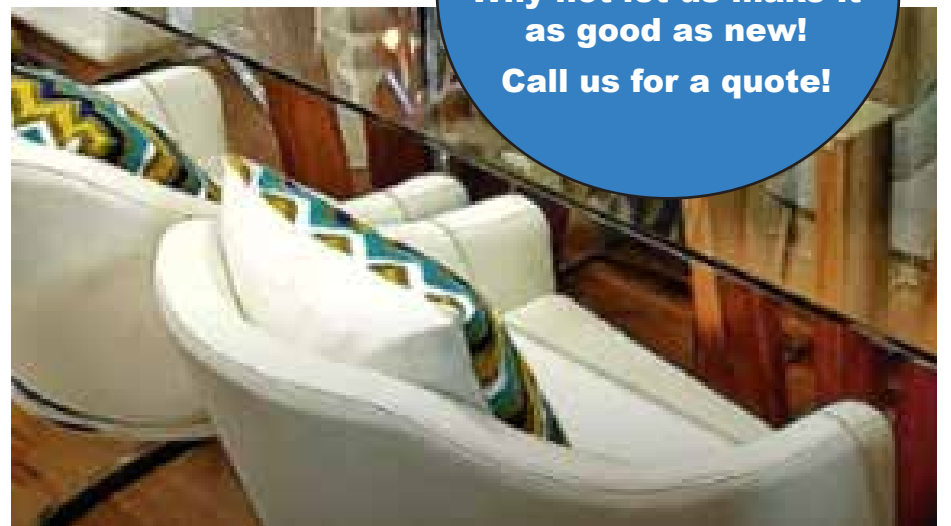
Whatever you would like to do with the "look" of your home, Studio4Decor really is the place to head for – even a simple thing like a stunning new

picture can transform a room, or perhaps a new light, or mirror. Or, you might like to have new curtains (Mike has all the latest styles/fashions on display) made from the literally hundreds of samples. You might like to add a matching throw for your bed or a custom-built headboard, or even some gorgeous scatter cushions or a vase or two.

All of Mike's sofas on display are hand-made in the craft shop adjoining the shop. Again, you won't find things to be out of your price range – for example, you could



Is your terrace furniture looking a bit sad? Why not let us make it as good as new! Call us for a quote!



have a sofa built to your own specifications for around €800. The huge bonus is that your sofa can be made to fit the space you want it to! You can also have chairs and footstools to match along with a wonderful variety of lovely dining room sets.

There's absolutely no obligation involved in popping in for a chat or giving Michael a ring, and, of course, contact from estate agents is always very welcome. Studio4Decor is open Monday to Friday, 9.30am to 1.30pm and

3pm to 6pm, thereafter by appointment, including Saturdays or Sundays. As you drive into Los Abrigos, you will find Studio4Decor a few yards down from the start on the right as you enter the village - with plenty of parking.



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8.0%	7.6%	7.5%	10.3%	5.8%

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ENERGY PERFORMANCE CERTIFICATES IN SPAIN

JANUARY 2020 UPDATE

Entering a new decade and a full 6 years and 7 months since the legal requirement was introduced for Energy Performance Certificates to be carried out throughout Spain, the Canarian Government's official register shows that approximately 230,000 certificates have now been registered. Thus 2,400 more residential and commercial properties have been inspected and issued their certificate in the month of

December. With the average number of certificates registered each month running at 2,277 over the last year December 2019 has finished the year on a high! The number of certificates carried out this December also equals the total number of certificates carried out last December. Now all there is to do is to see what 2020 has in store!

For those of you who are not aware of Energy Performance Certificates

(EPCs), 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

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.

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 667 757 323.



The EPC contains:

Information about a property's energy use

letting without one. Where a property has already been let prior to 1st June 2013, no EPC is required until

January 2020 DOG OF THE MONTH

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This 4-year-old small boy has been surrendered to the Refuge as his owner is too ill to look after him. He is a lovely dog and would be fine in an apartment and would just love to have a new home as he is very sad and confused in the Refuge. If YOU could find a place in your heart and home for him, you won't be disappointed!

The Centro de Proteccion Animal de Tierra Blanca is located off Junction 15 of the TF-1 by the restaurant Los Chasneros, just 200 metres above the TF-1. They don't ask for adoption fees, only a donation of food and some photos to let them know how your new pet is getting on in his/her new home. Please call Rachel on 629 031 273 for more information.



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The Property Gallery Ref: Com536
922 719925 / 922 719889

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922 085191 / 670 636004

Las Americas, Local

€150,000

Centro Commercial, Terranova. Playa de las Americas. 48 m2 Local with 90 m2 Terrace all ready set up for a BAR, fully equipped and ready to open. Option of a FREEHOLD also for 240,000 a LEASEHOLD IS

16.000a 5 YEARS RENEWABLE. 1.200 a PER MONTH RENT.
The Property Gallery Ref: COM483
922 719925 / 922 719889

San Eugenio Bajo, €150,000

Freehold - A travel agents for sale in a busy shopping area. The rent is 1,800 euros per month and the sale includes the computers and office equipment. 45,000 Euros for the leasehold.
Ref: E237 | Tenerife Properties | 630 372702

San Eugenio Bajo, €150,000

Freehold of a local for sale.
Ref: E288 | Tenerife Properties | 630 372702

€149,999 - €100,000

San Eugenio Bajo, €147,500

Popular Entertainment Bar for sale in the busy area of San Eugenio.
Ref: E261 | Tenerife Properties | 630 372702

Golf del Sur, €140,000

INVESTOR ALERT! A fantastic unique opportunity to acquire 2 fabulous commercial properties in an extremely well maintained development in Golf Del Sur that offers a mixture of holiday makers and residents and with an extremely busy bar/restaurant in close proximity, there is also a certain amount of "foot traffic" for you to be able to tap into, for what... For full information see website or contact:
Ref: GOLF01440 | Tenerife Property Shop | 922 714700 / UK: 0871 871 6131

Adeje Town, Bar/Cafe €140,000

This leasehold cafe in Adeje serves a large variety of international homemade dishes

and pastry, which makes it popular for breakfast, lunch, dinner and take away. It is located centrally in Adeje town and the clients are both residents and tourists. The cafe was refurbished last year, so all machines are in great condition and the furniture modern and... For full information see website or contact:
FRINA Tenerife SL Ref: 2299
922 085191 / 670 636004

Las Americas, Bar/Cafe €139,000

If you are looking for a Las Americas bar you cannot miss this successful business, which is famous for its amazing atmosphere, showing sports events and popular live entertainment several times a week. This bar has been open for more than 40 years and the

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current owner has only made this already well-established bar an even bigger success! Moreover, t... For full information see website or contact:
FRINA Tenerife SL Ref: 2197
922 085191 / 670 636004

San Miguel, Excursion Business €130,000

PRESS HERE for mobile/tablet view If you love the sea and dream of relocation to Tenerife, you cannot miss this long-established fishing excursion for sale. The boat is located in the

South of Tenerife in the San Miguel harbor, where it has a fixed mooring. Today the excursion offered are quality fishing trips and whether you wish to do trolling, jigging... For full information see website or contact:
FRINA Tenerife SL Ref: 2138
922 085191 / 670 636004

Puerto Colon, Excursion Business €129,500

These 3 charter boats for sale rent out to tourists for private charters. Each of the boats can be rented from 1 to 6 hours, depending on the clients wish. Moreover, the boats can be rented with or without a private captain. This is a fairly easy business to run since many clients prefer going out on their own. The Charter Boats for Sale There are 3 d... For full information see website or contact:
FRINA Tenerife SL Ref: 2220
922 085191 / 670 636004

Costa Adeje, Bakery €129,000

New on the market is this Cafe & Bakery in Adeje for sale with FRINA Tenerife. The traspaso offers both the fully equipped bakery and a good cafeteria. The business opened 7 years ago and is more than well-established. And thanks to a great reputation, the buyer is sure to have clients from day 1! Premises in the Bakery in Adeje The premises are 170 m... For full information see website or contact:
FRINA Tenerife SL Ref: 2227
922 085191 / 670 636004

Costa del Silencio, Empty Local €125,000

Beautiful 1 bedroom apartment with 2 terraces of 7.20 sqm facing West. The apartment is in excellent condition, fully furnished and located in a very nice aparthotel with heated pool, only 5 minutes walk from bars, shops and restaurants. There's a bus stop nearby.
Tenerifehome.com Ref: 1448-1218
922 783066

Los Cristianos, Restaurant €125,000

SWITCH TO MOBILE TABLET FRIENDLY VIEW FRINA Tenerife is happy to offer this successful gourmet restaurant for sale, which is known for a popular degustation menu combining local Canarian products with fine dining. Today the restaurant is open 6 days a week. It is open 2,5 hours in the afternoon for lunches and again from 19:00 to

local and in this location! The premises are spacious 120 m2 plus a terrace of 30 m2 and you fi... For full information see website or contact:
FRINA Tenerife SL Ref: 2279
922 085191 / 670 636004

Golf del Sur, Restaurant €120,000

FRINA Tenerife is happy to present this well-established restaurant in Golf del Sur. After 9 years in the same hands, the owners have built a good reputation and enjoys many returning guests both residents and tourists. It is known for Spanish tapas and British type food. Premises of the Restaurant in Golf del Sur This restaurant is very spacious insi... For full information see website or contact:

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KEYBOARDS FOR HIRE

FRINA Tenerife SL Ref: 2221 922 085191 / 670 636004

Torviscas Alto, Other Business €120,000

In Torviscas Bajo area on a street near the beach we have for sale a comprehensive supermarket of 270m2. It is located in the apartment complex known as Sunset Bay. It has electrical installation and refrigerators (with sanitary authorisation). The supermarket also has two cashiers. These commercial premises could also be used for other types of services.
The Property Gallery Ref: COM480
922 719925 / 922 719889

Callao Salvaje, Cafe/Cake Shop €110,000

This well-established French bakery for sale has been open for almost 7 years and is known for homemade and mouth-watering pastries. The high quality of the product and the fact that it is all homemade secures the owner a high profit and a healthy business. Premises of the Bakery for Sale The premises are spacious 240 m2 and is sold with all the bakin... For full information see website or contact:
FRINA Tenerife SL Ref: 2188
922 085191 / 670 636004

Costa del Silencio, Empty Local €109,000

1 bedroom apartment which has been completely renovated situated in an aparthotel. South - East facing terrace with view on the gardens. The complex offers a communal swimming pool and parking for residents only (access with remote control).
Tenerifehome.com Ref: 1311-0917
922 783066

Costa Adeje, Commercial Property €109,000

Opportunity to acquire a successful gourmet restaurant that's been trading for over 7 years with the same owner. The property occupies a ground floor of 320m2. Excellent views from the terrace, over the sea, garden and communal swimming pool. Very well decorated. Large dining area, pub, large kitchen, terrace and toilets. Kitchen is fully equipped with tw... For full information see website or

contact:
The Property Gallery Ref: COM534
922 719925 / 922 719889

Tenerife South, Excursion Business €105,000

This diving center for sale in Tenerife has been open for 4 years and has excellent reviews on TripAdvisor and Facebook. Tenerife has plenty of interesting diving spots and due to the warm climate, this is a steady business year-round. If you are an educated diving instructor who wishes to make your hobby your new life, you cannot miss this unique busi... For full information see website or contact:
FRINA Tenerife SL Ref: 2213
922 085191 / 670 636004

FRINA Tenerife SL Ref: 2213 922 085191 / 670 636004

Granadilla, Commercial Property €100,900

Located in a area well connected via T-64 and by bus service. Near to amenities. Total built: 271,89 m2 Store room: 135.68 m2
The Property Gallery Ref: 06014753
922 719925 / 922 719889

€99,999 - €50,000

San Eugenio Bajo, Bar/Cafe €95,000

This traspaso pub for sale with FRINA Tenerife is long-established and offers a lovely sea view from the terrace. The current owner had the business for 9 years and it is known for the good terrace and cozy evenings with live music and karaoke. The business is located in San Eugenio Bajo and the pub measures 60 m2. It is a classic pub and super cozy wi... For full information see website or contact:
FRINA Tenerife SL Ref: 2267
922 085191 / 670 636004

Costa del Silencio, Bar/Cafe €89,000

SWITCH TO TABLET/MOBILE VIEW HERE This freehold bar is run by the same owner for 15 years and is more than well-established. It is especially popular among British guests and is known for a lovely Sunday Roast and Saturday Night. The premises consist of 2 combined locals and a covered terrace, which are included in the freehold. The inside has tabl... For full information see website or contact:
FRINA Tenerife SL Ref: 2162
922 085191 / 670 636004

Guia de Isora, Commercial Property €85,000

Several commercial premises with the access from the main street and sea views. Good investment for rentals. 45m2, 52m2 y 55m2 of internal space. Rental prices from 600 to 900 euros aper month. Sale price from 85,000 eur up to 130,000 eur for each premise.
Vym Canarias Ref: VS5641D
922 787210 / 635 881888

Las Americas, Bar/Cafe €79,000

V i s i t TENERIFEBUSINESSFORSALE.COM for better pictures This is a

rare opportunity to buy a first line café in Las Americas, which faces the busy promenade. With this, you do not only get a great location but also a business which has been established for 8 years and today's customers are a mix of all the tourists and different nationalities who visit and ... For full information see website or contact:

FRINA Tenerife SL Ref: 2183
922 085191 / 670 636004

Las Galletas, Bar/Cafe

€79,000

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

Tenerife Prime Property Ref: B-111
627-230360

Los Cristianos, Bar/Cafe/Restaurant

€72,000

Cake shop open since 1986 being sold with all machinery and a Peugeot Van included in the price. 25% of sales made in the shop & 75% to customers delivered on a daily basis. Rent of 950.00 per month. Machinery includes: Rotating oven, fridge, 2 x freezers, laminator, 3 x display fridges, tables for working, mixer for pastry + other small machinery. Will al... For full information see website or contact:

Tenerife Prime Property Ref: B-154
627-230360

San Eugenio Bajo, Fish and Chip Shop

€69,000

SWITCH TO TABLET/MOBILE VIEW This fish & chips Shop opened 25 years ago and is known for using local British

contact:

FRINA Tenerife SL Ref: 2159
922 085191 / 670 636004

Los Abrigos, Bar/Cafe

€68,000

This traspaso for sale in Los Abrigos is a very popular bar-cafe in an excellent location. The business has been established for years and has many regular clients. And it has been open for 6 years and is a well-established business in a good area, which keeps expanding. Premises of the Traspaso for Sale The bar-cafe is spacious 130 m2 with a good siz... For full information see website or contact:

FRINA Tenerife SL Ref: 2266
922 085191 / 670 636004

Los Cristianos, Other Business

€68,000

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

Tenerife Prime Property Ref: Local 02
627-230360

Puerto Colon, Local

€60,000

Local / office in Terranova, Puerto Colon. Sold unfurnished. The building has a lift.

The Property Gallery Ref: COM509
922 719925 / 922 719889

UNDER €50,000

Las Americas, Bar/Cafe

€49,000

Fully furnished Rent: 890 Euros per month

The Property Gallery Ref: Com550
922 719925 / 922 719889

El Duque, Local

€45,000

♦ Location: Close to amenities, Close to the beach, Close to the coast, Touristic Area ♦ Close to: Beach, Restaurants / Bars / Cafes ♦ Rooms: Independent Kitchen ♦ Quality: Furnished ♦ Outside: Large Terrace ♦ Additional: Investment opportunity ♦

Property Alliance SL Ref: 0C2992
922 777747

Las Americas, Commercial Property

€20,000

Great position on this fantastic Tattoo Shop in central Playa de Las Americas. The shop has been tastefully refurbished and has a nice reception area, the tattooing room, bathroom and storeroom. Very well equipped. Central area with lots of walk ins. Contact us now for more information! TRASPASO

Tenerife Belfin Properties Ref: B401-BP
692 146808

Las Americas, Bar/Cafe

€40,000

If you are looking for a bar in Las Americas that is perfect for a

couple or a single person, you must visit this cozy place, which is known for special beers, large cocktails, and a great atmosphere. The current owner had the bar for 5 years and built a good reputation. Premises of the Bar In Las Americas This bar is cozy, warm and inviting. It measu... For full information see website or contact:

FRINA Tenerife SL Ref: 2215
922 085191 / 670 636004

Los Abrigos, Commercial Property

€40,000

It has a good size for any kind of activities, such as pizzeria, fish or meat restaurant or any oriental specialties including 20 square meters terrace. Facilities include a well equipped kitchen, inside seating for around 35 people, ladies and gents toilets with separate wash room, 7 flat screen televisions, 4 decoder boxes, pool table and dart boards. ... For full information see website or contact:

The Property Gallery Ref: COM544
922 719925 / 922 719889

Las Americas, Mobility Vehicle Hire

€37,500

FRINA Tenerife offers this bike & scooter rental for sale, which has been established for 3 years and is located in a super busy area of Las Americas. This shop offers rentals of bikes, e-bikes, mobility scooters and, wheelchairs. The clients are both pedestrians passing by and clients who find the offers online. Included in the business for Sale The ... For full information see website or contact:

FRINA Tenerife SL Ref: 2185
922 085191 / 670 636004

Puerto de Santiago, Local

€30,000

♦ Location: Touristic Area, Close to amenities ♦ Close to: Coast, Restaurants / Bars / Cafes, Beach ♦ Views: Sea ♦ Quality: Furnished ♦ Outside: Sunny Terrace, Large Terrace ♦ Additional: Investment opportunity ♦

Property Alliance SL Ref: 0C2992
922 777747

Las Americas, Commercial Property

€20,000

Great position on this fantastic Tattoo Shop in central Playa de Las Americas. The shop has been tastefully refurbished and has a nice reception area, the tattooing room, bathroom and storeroom. Very well equipped. Central area with lots of walk ins. Contact us now for more information! TRASPASO

Tenerife Belfin Properties Ref: B401-BP
692 146808



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KEYBOARDS FOR HIRE

FRINA Tenerife SL Ref: 2205
922 085191 / 670 636004

Los Abrigos,

€800 p/m

Local that used to be a bar/restaurant, but could be converted for other types of business. The place needs refurbishment so the owner will give 4 months of free rent. It has 2 toilets, a terrace and security grills fitted. Electric and water individual meters.

Ref: KV0223 | Tenerife Alizes Properties | 922 738653 / 626 274040

Los Abrigos,

€480 p/m

Empty locale situated in the centre of Los Abrigos close to main road, ideal for hairdresser, beauty center, office, dentist. Fully prepared., includes bathroom with shower. 2 month deposit.

Ref: KV0228 | Tenerife Alizes Properties | 922 738653 / 626 274040

Las Americas, Other Business

€17,200

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

The Property Gallery Ref: 118647
922 719925 / 922 719889

Las Americas, Empty Local

€2,500 p/m

If you are looking to build your own bar-restaurant in a prominent location, you will be hard pushed to find a better offer than this local to lease. The owner will give the new tenant a 5-year rental contract and offer a month rent-free to refurb the premises. Premises of the Local to Lease The premises are spacious 180 m2 and used to be a bar, bu... For full information see website or contact:



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products to make perfect fish & chips. It is a well-visited business, which also offers other fast foods and delivery. The premises are 25 m2 with a counter and an open kitchen. In front of the shop is a covered terrace of 12 m2 with tables for g... For full information see website or

opportunity ♦

Property Alliance SL Ref: 0C3154
922 777747

Las Americas, Bar/Cafe

€40,000

If you are looking for a bar in Las Americas that is perfect for a

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Jetski Business



Jetski Business, which is located in Gold del Sur. Golf del Sur is a great location for a jetski business since you have plenty of tourists year-round however, you have less competition and much lower rent. Included are 6 jetskis.

Ref.: 2307 Price: 139,000€

Pool Bar In Las Americas



New

This pool bar located in a complex in Las Americas is a great offer. The inside premises are newly renovated with a large bar and an open kitchen. The terrace is about 45 m2 and has tables for 32 guests, but you could easily put more.

Ref.: 2323 From: 45,000€

Boutique In Shopping Center



New

This clothing store is located in a shopping center in Adeje, which is a good location that guarantees plenty of footfall - mainly tourists. The boutique sells women clothes, shoes and bags. The store is 53 m2 including storage.

Ref.: 2322 Price: 25,000€

Sea View Restaurant



New

This restaurant in Callao Salvaje offers a lovely sea view from the terrace. It has been established for 3 years and is known for its international menu that is popular among tourists. It is spacious 110 m2 and the terrace is 100 m2.

Ref.: 2321 Price: 135,000€

Adeje Bar-Cafe



This café has a great size for a couple or some friends that wishes to work together in a smaller business, it is 100 m2 inside with a terrace of 40 m2. Today the customer profile and local Spanish and especially German tourists.

Ref.: 2308 Price: 36,000€

Frontline Bar-Cafe



New

This bar & café is located in Fanabe. It is a modern bar in a busy location that attracts many tourists. The menu is mainly fresh fish dishes. It is a modern café and the premises are 50 m2 inside and with a terrace of 40 m2.

Ref.: 2317 Price: 69,000€

Las Americas Restaurant



This large restaurant in Las Americas is located at the busy sea promenade enjoying plenty of footfall and wonderful views. It opened 7 years ago so, it is a very well-established and shows a healthy income.

Ref.: 2287 Price: 220,000€

Well-established Cafe-Bakery



Whether you are looking for an investment or a well-established business to run yourself, you cannot miss this popular café-bakery in San Eugenio Bajo and known for delicious homemade food, bread and pastry.

Ref.: 2296 Price: 275,500€

Two Bakeries For Sale



New

Here is offered 2 bakeries sold together as an SL company for the below price. The bakeries are both established in good locations in different cities of Tenerife South. Both of them are newly refurbished and modern.

Ref.: 2319 Price: 150,000€

Sea View Restaurant



Reduced

This fast-food restaurant is known for Belgium specialties and a lovely beach and sea view from the large terrace. The restaurant is 80 m2 with an open kitchen that offers a lot of newer equipment and machines.

Ref.: 2284 Price: 49,000€

Bargain Leasehold Cafe



This cafe-bar is located in Adeje town and known to serve breakfast, lunch, and snacks in the evenings. It is in excellent condition, fully furnished and with a newer well-equipped kitchen. It is 55 m2 with a terrace of 25 m2.

Ref.: 2271 Price: 30,000€

Large Fishing Boat



Reduced

This large Bertram 46 ft fishing boat is located in Puerto Colon Harbour and offers a unique fishing experience for both amateurs and experienced fishermen. The boat is licensed to go out with 12 passengers and had a refurb 2018.

Ref.: 2235 Price: 185,000€

Las Americas Lap Dance Bar



Reduced

This newly refurbished bar & club has the license to run as a Cabaret Bar and Bar Sexual. The premises are 300 m2 with a fully furnished bar, DJ and dancing area, office, storage and 8 private rooms fully furnished with beds and showers.

Ref.: 2254 Price: 69,000€

Palm Mar Beauty Salon



New

This salon has been established for 3 years and is currently run by 3 employees. The salon is 40 m2 with a separate massage room, it is in great condition and offers all kind of hair and massage treatments. Note: owner is open to offers!

Ref.: 2313 Price: 29,500€

Car Dealer With Workshop



This minimarket sells liquor, tobacco, souvenirs, beach products, and refreshments. The premises are 50 m2 with a terrace of 25 m2 - all fully equipped with shelves, racks, counter, etc. Also, the store has a toilet and a storage room.

Ref.: 2278 Price: 345,000€

Jet Bike & Parascending



This is a unique opportunity to get both a jet bike and a parascending business that is established for 10 years and in a prime location of Tenerife South, where it enjoys little competition and plenty of footfall.

Ref.: 2277 Price: 250,000€

Las Americas Entertainment Bar



New

This well-known bar has been established for more than 25 years and is famous for its entertainment and shows. The bar is 100 m2, has room for 170 guests and can be open until 5 am. It is sold both as a leasehold and as a freehold.

Ref.: 2310 Price: 125,000€

Ice Cream & Crepe Bar



This business sells ice cream, cakes, and crepes. It is located in Golf del Sur and has no direct competitors in the area. It is an easy business to run and great for a single person or a couple who wishes for a light job in Tenerife.

Ref.: 2230 Price: 35,000€

Fanabe Freehold For Sale



This large freehold has a great location in Fanabe, it is spacious 330 m2 and used to be a restaurant however, it is closed today and need a renovation before it can reopen as a restaurant, supermarket or other business.

Ref.: 2294 Price: 530,000€

Charter Excursion Boat



Exclusively with FRINA is this Charter Boat, which is known for private and shared charters of high standards. The boat is a Sunseeker Apache 45 which brings up to 14 persons pr. trip that last from 3-5 hours.

Ref.: 2231 Price: 125,000€

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