

The Tenerife Property & Business Guide



FREE / GRATIS | NOVEMBER 2021
Every Month | Issue 205

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Inmobiliaria - Estate Agent
Homes & Away
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3/4 bed, 4 bath detached house on 3 floors in quiet location, with beautiful garden and entertainment area and large terrace giving stunning panoramic views (and potential for separate annex!)

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We are looking for a person for our Tenerife South office to undertake part-time administration work from Monday to Friday.

It is essential that you speak English and Spanish, and would be appreciated if you know/speak any other, non-essential languages, have knowledge of office programmes such as Excel, Word etc.), and have a basic knowledge of web pages, social networks, and photo editing.

Office hours are in the morning.

CONTACT BY E-MAIL:
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We are delighted to announce that Tenerife Property Shop S.L. are, yet again, Award Winners in the annual European Property Awards. The company will be honoured at the European Property Awards in an online virtual ceremony on 2 December. Tenerife Property Shop S.L. have competed against the best property professionals across Europe to be recognised for Awards in both of the following categories:

- **Real Estate Agency Single Office for Canary Islands**
- **Real Estate Agency Website for Spain**

The European Property Awards are the largest, most prestigious, and widely recognised programme throughout the regions, and are judged by an independent panel of over 80 industry experts, chaired by Lord Caithness, Lord Best, and Lord Waverley, members of the House of Lords in the UK Parliament. Judging focuses on design, quality, service, innovation, originality, and commitment to sustainability.

We created Tenerife Property Shop with the intention of offering a high level of service with complete security for our clients, and that has been our mission to this day. We are proud to be associated with the International Property Awards and European Property Awards, as we feel it reflects our high standard of service and commitment to our clients.

If you are looking to buy or sell a property here in Tenerife, please contact us we will be happy to look after you.

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TORVISCAS ALTO, DETACHED VILLA



Modern, beautifully furnished, 3 bed, 2 bath (1 en suite), + WC villa (on 506sqm plot). The property, constructed on 3 levels, incorporated the following: Basement: 76sqm including garage and storeroom, plus 3 extra rooms. With lots of potential to develop. Ground Floor: 83sqm with reception, toilet, modern fully equipped kitchen with island and dining area and large living room, both with partial sea views and access to an outdoor terrace with electric awnings, wrap-around terrace with solarium, 'chill out' area with large sofas and a pergola, a private heated pool and a small storeroom under the stairs leading to the house.

€890,000 Ref: 21505

TORVISCAS BAJO, SANTA MARIA



Spacious apartment at the front of front of this popular tourist complex with heated pool and parking, located around 150 meters from Torviscas and Puerto Colon beaches. Lots of restaurants and bars close by, and walking distance to supermarkets and shops etc. Complex amenities incl. Reception, sat tv, and tennis court. Beautiful sea and mountain views!

Price: €345,000

Ref: 23813

EL MADROÑAL, BRISAS DEL MAR



Very nice penthouse apartment in corner position on residential complex with community pool and CCTV. Good size apartment with independent kitchen (brand new), and separate utility room. Large living area with access to small terrace with a spiral staircase leading to a large roof terrace with lovely sea and mountain views. Sold fully furnished.

Price: €325,000

Ref: 01392

TORVISCAS BAJO, SUNSET HARBOUR



Spacious 1 bed penthouse on established holiday complex. Consists of a light airy bathroom, double bedroom with fitted wardrobes and a large window with views to the pool. American style kitchenette/living and dining area. From the kitchen there is a Juliette balcony overlooking the complex pool. The balcony from the living area is approximately 9m2 with stunning views.

Price: €310,000

Ref: 13317

SAN EUGENIO ALTO, OCEAN VIEW



Lovely, large 1 bed 4th floor apartment with amazing sea views. Open kitchen totally renovated, almost brand new. Spacious living area with sofa and also a sofa bed with access to a closed terrace with windows, used as a dining area from where you can enjoy lovely sunsets and views of the neighbouring island of La Gomera.

Price: €185,000

Ref: 24209

📍 Avda. Ernesto Sarti s/n, Pueblo Torviscas, local M2,
COSTA ADEJE 38670



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 Local 31, CC San Blas, GOLF DEL SUR, Tenerife www.homesandaway.com

AMARILLA GOLF

Completely refurbished to a high standard, 1 bed on popular complex backing the golf course.

€129,000

GOLF DEL SUR

Well presented 1 bed apartment in quiet location on popular residential complex. Private parking available.

€135,000

AMARILLA GOLF

1 bed garden apartment with 2 terraces giving all day sun. Popular residential complex.

€125,000

AMARILLA GOLF

Spacious, well maintained 1 bed apartment close to the pool, backing the golf course with fabulous views.

€145,000

LLANO DEL CAMELLO

Top floor, west facing 3 bed, 2 bath apartment in popular residential complex with elevator. Pool views.

€169,000

ALDEA BLANCA

AMARILLA GOLF

Spacious 2 bed, 2 bath 1st floor apartment with 2 sunny terraces situated on popular holiday complex. Views over the pool.

€185,000

LLANO DEL CAMELLO

Spacious 1st floor, south facing, 2 bed, corner apartment overlooking the pool on popular complex, in residential area.

€159,000

Individual country house in serene secluded location. A hideaway from the hustle and bustle yet 5 minutes from the TF1. Private pool, entertainment/bar area, cabana, double garage and extra parking.

€550,000

LOS ABRIGOS

Ground floor, elevated 3 bed, 2 bath apartment with garage space and large terrace giving sea views. Situated in quiet location in popular

€179,500

GOLF DEL SUR

Top floor, 2 bed corner apartment with an enclosed terrace and a balcony offering sea views.

€159,000

GOLF DEL SUR


Tastefully refurbished, spacious 3 bed, 2 bath (1 en suite) apartment with garage and storage room on popular complex with bowling green close to amenities and minutes to the sea.

€229,000



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GOLF DEL SUR



Completely refurbished, spacious 3 bed bungalow with garden and secure parking space on popular holiday complex.

€295,000

AMARILLA GOLF



Extended, ground floor 2 bed, 1 bath apartment with south facing terrace and stunning sea and Marina views.

€155,000

GOLF DEL SUR



Well-maintained 1 bed apt with terrace. Superb views over the golf course and sea, lending itself to watching the sun rise over Moítana Roja.

€145,000

AMARILLA GOLF



Spacious 3 bed, 2 bath duplex apartment with mountain and golf views currently converted into 2 separate apartments. Situated on popular holiday complex.

£215,000 Sterling

AMARILLA GOLF



Beautiful south facing 2 bed 2 bath bungalow in stunning location with golf and sea views. A must to view!

€299,000

WE NEED YOUR PROPERTY URGENTLY!

ALL COMPLEXES IN GOLF DEL SUR AND AMARILLA GOLF

IF YOU OWN A PROPERTY IN FAIRWAY VILLAGE, SAN MIGUEL VILLAGE, OR LAS ADELAS I and II IN GOLF DEL SUR OR PEBBLE BEACH IN AMARILLA GOLF, WE HAVE CLIENTS WAITING!

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OUR OFFICE LOCATIONS:

CC San Blas - Golf del Sur

Las Adelfas I - Golf del Sur

CC Puerto Colon - Playa de Las Américas



NEW!
EXCLUSIVE

1 BED APARTMENT - GOLF DEL SUR

TURNKEY PROPERTY!

If you are tired of viewing properties that need renovating, then throw away your hammer and paintbrush and check this out! Completely renovated from top to bottom! Floors, kitchen, bathroom, doors, absolutely everything is done for you! The property has open views from the balcony terrace across the three community pools and has views to the sea. Walking distance of all local amenities of Golf del Sur.

Ref: GOLF01684
Price: €135,000 (approx. £115,500)



NEW!
EXCLUSIVE

1 BED APARTMENT - GOLF DEL SUR

WONDERFUL OPPORTUNITY!

A wonderful opportunity to acquire a quality one bedroom, two bathroom apartment in an extremely well maintained development in Golf Del Sur. The apartment occupies a third floor position which is accessible via a lift, and there is also the added bonus of a secure, underground, private parking space. The development offers a heated communal pool, bowling green and a bistro.

Ref: GOLF01669
Price: €155,000 (approx. £132,500)



NEW!

1 BED APARTMENT - AMARILLA GOLF

IDYLIC BOLT HOLE!

Do you want to be close to the sea or near the golf course? No need to decide as this ground floor, one bedroom property offers both. Boasting front and rear terraces so you can sit on your terrace soaking up the view of the fantastic San Miguel Marina morning and evening! Inside you will find a double bedroom, galley style fitted kitchen and a comfortable lounge area. An idyllic bolt hole in the sun!

Ref: AMG00571
Price: €157,500 (approx. £134,500)



EXCLUSIVE

1 BED APARTMENT - SAN EUGENIO BAJO

FANTASTIC LOCATION!

A wonderful opportunity to purchase a one bedroom apartment situated within a well maintained, secure development, in a fantastic position in the middle of the tourist areas of Tenerife. The property is located on the ground floor and is easily accessible from the main entrance of the development. The terrace boasts afternoon sunshine and looks directly to the communal pool, heated in the winter months.

Ref: LA01901
Price: €199,000 (approx. £170,000)



NEW!
EXCLUSIVE

2 BED SEMI-DETACHED HOUSE - GOLF DEL SUR

FULLY REFURBISHED!

An amazing opportunity to be the proud new owner of a fully refurbished, fully furnished, two bedroom, two bathroom villa, situated on a stunning development, which features a pool/bar restaurant, two separate communal pool areas, which are awash with tropical plants and swaying palm trees dancing in the blue sky above. There is communal off street parking directly outside the front of the property.

Ref: GOLF01676
Price: €230,000 (approx. £196,500)



5 BED TOWNHOUSE - ALDEA BLANCA

CANARIAN THEME!

This delightful village house is located in the peaceful pueblo of Aldea Blanca, and within easy reach of all local amenities, including supermarkets, schools and shops! The property has been lovingly renovated and extended from its original size, embracing a rustic Canarian theme in keeping with its environment. With five bedrooms in total, wonderful lounge and a fantastic roof terrace, this is a great property!

Ref: OUT01157
Price: €248,000 (approx. £212,000)



NEW!

2 BED DUPLEX - CALLAO SALVAJE

IMMACULATE PROPERTY!

If you are looking for that ideal place in the sun, this is going to come very close. An immaculately presented two bedroom town house. On the ground level is a main entrance leading to an open plan lounge, dining area, kitchen and guest toilet. From the lounge the terrace has access directly out to the pool area, shared by only 18 properties. Property comes with an underground parking space and large storeroom.

Ref: CS00169
Price: €265,000 (approx. £226,500)



3 BED DETACHED VILLA - LAS MORADITAS

RURAL LIVING AT ITS BEST!

A wonderful opportunity to live rural yet remain only a short drive away from all the amenities. This beautiful three bedroom, three bathroom villa is in Las Moraditas, in the municipality of Adeje. This fantastic property is set over two levels, on the lower level you will find a very spacious lounge, boasting views over the coast of Tenerife, and a fireplace which sets the rural scene perfectly on the cooler winter nights.

Ref: OUT01158
Price: €550,000 (approx. £470,000)



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1 BEDROOM GARDEN APARTMENT - GOLF DEL SUR



Sometimes you walk into a property and it just feels like home and this wonderful one bedroom, ground floor apartment, provides that exact sensation. As you enter the property, the lounge, dining area is a wonderful environment, and is also air conditioned. There is a real sense of space and tranquillity in this room. The air-conditioned bedroom is cool, light, bright and airy and offers the bonus of an en-suite bathroom.

Ref: GOLF01679

Price: €160,000 (approx. £136,500)

3 BEDROOM APARTMENT - AMARILLA GOLF



A truly pristine three bedroom, two bathroom ground floor apartment which offers a substantial amount of square metres both internally and externally. Marble floors throughout. Fully equipped kitchen with granite worktops. Three well furnished bedrooms, the master bedroom has an en-suite. Spacious lounge complete with patio doors leading to the terrace and garden. Includes an underground garage and a storeroom too.

Ref: AMG00512

Price: €340,000 (approx. £290,500)



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PARQUE LAS AMERICAS



Lovely, fully furnished 1 bedroom apartment located in the aparthotel Parque Las Americas, only 3 minutes' walk from the nearest beach! The apartment is fully equipped and consists of a bedroom, a bathroom with shower, another room that currently has another bed in. The open plan kitchen and lounge is bright and spacious and has access to a fabulous sunny terrace with sea views! The complex has a heated pool, a pool bar, reception, gym, parking, 24 hour security. Excellent location near all amenities.

€180,000

AP130-BP

LA OROTAVA VALLEY, URB. LAS CUEVAS



Fantastic villa with own pool in exclusive neighbourhood only a few minutes' drive from Puerto de la Cruz. The property is built on a 1,024 m2 plot and consists of 3 beds and 2 baths (1 en suite), spacious (45m2) lounge/dining area with fantastic panoramic views, a good-sized independent fully equipped kitchen. There is also another room, currently being used as an office, which leads out to the lovely covered terrace, perfect for outside dining! This is a very special property in perfect condition – call us today to arrange a viewing!

€520,000

Ref: V430-BP

SAN ISIDRO, APARTMENT



Lovely and spacious 2 bed, 1 bath top floor apartment in residential area, close to all amenities. The property has a bright and roomy lounge/diner, independent fitted kitchen, terrace with mountain views, and a huge private roof terrace with storeroom. Lovely family home. Call us now for a viewing!

€162,000

AP220-AG

BUZANADA



Nice 2 bed, 1 bath 2nd (top) floor apartment only 5 minutes' drive from the tourist areas Los Cristianos and Las Americas. The property has a living room, kitchen and a small balcony. Well-kept building with lift. Garage space and storeroom included in price. Call today to arrange a visit!

€109,000

AP215-BP

NEAR MARAZUL, COSTA ADEJE



Very special, spacious (195sqm on plot of 456sqm), recently refurbished 3 bed, 4 bath villa in a beautiful and tranquil setting just a few hundred meters off the main road, amidst gardens and banana plantations, but still close to Callao Salvaje, Playa Paraiso, and Playa San Juan.

€465,000

V410-BP

PALM MAR, LUXURY VILLA



Beautiful modern Villa for sale! Located in a very quiet location overlooking the village and the sea. The original house was completely refurbished in 2019 to a high standard. The villa is all on one floor and is built on a 500 m2 plot.

€849,000

TH306-BP

3 BED HOUSE, PALM MAR



Great opportunity to purchase a 3 bed, 2 bath semi-detached house. The property, which was built in 2004, has been completely refurbished and modernized to a high standard in 2020. It has a lovely garden which wraps itself around 3 sides of the house. Arrange a viewing today!

€465,000

TH302-BP

LOS CRISTIANOS, AZAHARA PLAYA



Desirable one bedroom (originally studio) apartment on the popular Azahara Playa complex in Los Cristianos, situated just 100m from the "Golden Mile" and the Las Vistas beach. The apartment has a small bedroom, bathroom and an open plan new kitchen/ lounge.

€189,000

AP114-BP

GOLF DEL SUR, GREEN PARK



Lovely and recently refurbished studio apartment. The flat is quite spacious and has a semi-independent bedroom, divided with curtains from the living area. Sold fully furnished! The complex is currently being refurbished. Please call us to arrange a viewing today!

€98,000

ST104-AG

DENTAL CLINIC, PALM MAR



Very stylish and modern clinic, the local, which is on two floors, is fully air-conditioned, in a central location, and sold fully furnished and equipped with high-quality furnishings and fittings. It used to be a skin, beauty and dental clinic and is currently closed.

€399,000

LO-101BP

PALM MAR, VILLA



Plot of 1000sqm on a very quiet street. There is a two-storey house which needs refurbishment and has 5 bedrooms and 5 bathrooms. There is a great potential to transform this into a bed and breakfast. Has to be seen to be appreciated!

€790,000

V430-BP

SAN MIGUEL, BUILDING PLOT



Dreaming of a villa with lovely views? This is a great opportunity to build your dream home in the lovely village of San Miguel, only 10 minutes' drive from the TF1 motorway. The 400sqm (220sqm urban) plot has permission to build a 2 storey villa with a 180sqm garden. Located in a quiet area.

€67,000

L101-BP



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November offers!

Royal Palm, Los Cristianos

EXCLUSIVE!

Large studio apt with pool views.

€145,000 Ref: A456

Club Paraiso, Playa Paraiso

NEW INSTRUCTION!

1 bed apt with sea views.

€135,000 Ref: N1460

Oasis, San Eugenio Alto

1 bed apt with large, south facing terrace.

€149,000 Ref: N1456

El Naranjal, El Madroñal

2 bedroom, 1 bathroom apartment with pool and sea views. Sold with garage space and storeroom.

€180,000 Sterling Ref: T1144

Garden City, San Eugenio

NEW INSTRUCTION!

1 bed, 1 bath apt, fully refurbished.

€200,000 Ref: N1457

Detached villa, Palm Mar

EXCLUSIVE!

Previously belonging to a famous illustrator, this wonderful detached villa is situated in the sought-after resort of Palm Mar on the South Coast of the island. Built on 3 levels, this unique house has many wonderful features: it comprises 3 bedrooms, 2 bathrooms plus a cloakroom, separate kitchen, lounge, garage and various terraces and outdoor, chill-out spaces. The plot is 146m² with the villa 106m². The property has been fully refurbished and renovated to a very high standard. It is in a very quiet location in this upmarket resort and you can enjoy stunning sunsets from its upstairs terraces. The villa is to be sold fully inclusive of furnishings and fittings.

€599,000 Ref: I1414

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Paraiso del Sur, Playa Paraiso

Beautifully presented studio apartment with fantastic ocean views, looking directly out to sea and over to the mountains. You can watch the sunset over La Gomera and on a clear day you can even see the neighbouring islands of El Hierro and La Palma. Internally, the property comprises a lounge/sleeping room, fully fitted kitchen, bathroom with shower and terrace. The apartment has been fully refurbished and maintained to a very high standard. Playa Paraiso is an up and coming resort on the west coast of the island and the complex Paraiso del Sur has a car park, lifts, a communal swimming pool and security.

€145,000 Ref: A460

Castle Harbour, Los Cristianos

2 bed duplex apt with sea views.

€159,000 Ref: T1183

Windsor Park, San Eugenio Alto

2 bed, 2 bath apt with sea views.

€199,000 Ref: T1236

Golf Resort, Las Americas Golf

2 bed duplex with 3 terraces. Pool views.

€360,000 Ref: T1232

Panorama, San Eugenio

3 bed duplex penthouse. 2 terraces. Sea views.

€335,000 Ref: I1412

Sueño Azul, Callao Salvaje

3 bed detached bungalow with garden.

€350,000 Ref: I1332



Translators available for any other languages.



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 Local 3, C.C. Palo Blanco, San Eugenio, Adeje 38660, Playa de las Americas
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VYM Canarias
REAL ESTATE

VYM CANARIAS – November 21

Callao Salvaje, Los Serenos



Beautiful linked villa in a small and quiet residential complex. The property is completely renovated, and consists of fully fitted and equipped kitchen, open plan living and dining area, plus balcony.

€350,000

Ref: VS7974D

Las Americas, Apartamerica



The apartment has two bedrooms with built-in wardrobes, a full bathroom, an American-style kitchen and living room with access to a 7.5 m2 terrace and garden. Living area 53.76 m2. Complex with swimming pool, landscaped area and public parking.

€350,000

Ref: VS7966D

Oasis del Duque, Luxury Villa



Luxury villa with 4 bedrooms, 4 bathrooms, private garden, pool, garage and terrace. Villa has an independence entrance from the street. Plot area 408m2, construction 348m2.

€2,725,000

Ref: VS7589D

Playa Paraiso, Paraiso II



Two bedroom apartment with two bathrooms, American style kitchen, living room and terrace overlooking the mountains, street and the ocean. Three pools in the complex.

€175,000

Ref: VS7640D

San Eugenio Bajo, Tegueste



This bungalow consists of 3 bedrooms (converted from 2), 2 bathrooms, separate kitchen, living room with access to a very spacious and pleasant terrace. Pool in the complex.

€450,000

Ref: VS8061D

Playa de la Arena, Puerto Santiago



Townhouse with sea view in complex with pools, garden and park for children. There are 2 bedrooms, 2 bathrooms, guest toilet, garage, independent kitchen and terraces.

€320,000

Ref: VS7872D

El Duque, Benimar



Penthouse with 2 bedrooms, 2 bathrooms, large living room with open plan kitchen and garage for 2 cars. Total area 178m2, living area 88m2. There are 2 pools in the complex.

€465,000

Ref: VS7849D

El Madroñal, Villa



Brand new villa with 5 bedrooms, 4 bathrooms, garage, pool and garden. on plot of 800m2. Living area 345m2, construction - 498m2.

€1,980,000

Ref: VS7554DN

Callao Salvaje, Agua Viva



The apartment has one double bedroom with fitted wardrobe, full bathroom, American style kitchen with bright living room and a covered terrace overlooking the ocean and mountains

€178,000

Ref: VS7821DE

Callao Salvaje, Oasis Tropical



EXCLUSIVE!

The house is completely renovated and sold furnished. The complex has a heated pool and guest parking. Corner townhouse with 5 bedrooms, 3 bathrooms, living room and terraces.

€530,000

Ref: VS8058DE

Playa Paraiso, Paraiso del Sur



FRONT LINE!

Modern 2 bedroom apartment with wonderful ocean views and morning sun on the terrace of 11m2. Totally reformed and in perfect conditions. For sale furnished.

€188,000

Ref: VS8040D

La Tejita, Las Terrazas II



EXCLUSIVE!

Spacious and bright penthouse apartment surrounded by a 26m2 terrace. It consists of a large living-dining room, kitchen, 2 bedrooms with built-in wardrobes, bathroom with shower and laundry room.

€280,000

Ref: VS8036DE

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



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Calle Tagara,
 Jardin Botanico
 Local 8
 ADEJE



OPPORTUNITIES OF THE MONTH!

PUERTO DE LA CRUZ



Spectacular colonial villa on a plot of 1,362m2 (570m2 built) surrounded by gardens and fruit trees, 5 bed, 3 bath main house with large kitchen, dining room, living room, and garden with pavilion-style building that would suit being a guest property, large pool, garage and beautiful views!

Ref: 1165 €1,950,000

AGUA DULCE



Completely renovated villa on 6,000sqm plot with spectacular views. The property consists of a main, spacious 2 bed house with guest duplex enjoying a room with a terrace upstairs, the rest of the property below. Altogether total habitable space is 120m2 excluding terraces.

Ref: 1166 €790,000

GRANADILLA DE ABONA



Beautiful 3 bed, 2 bath country house on 750sqm plot with garden, fruit trees, parking space for 2 cars, spacious kitchen, several terraces, separate guest accommodation, and a private pool, in a quiet area.

Ref: 1174 €390,000

ADEJE



Fantastic 2 bed, 2 bath house on plot of 2,000sqm. The property has a Jacuzzi, lots of outside space with terraces, a BBQ area, garden, and amazing sea views.

Ref: 1161 €395,000

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PROPERTIES WANTED FOR RENT
CLIENTS WAITING!

PLAYA SAN JUAN



Nice and wide house with 300sqm living area, in a plot of 500sqm. The house has 3 bedrooms and 3 bedrooms, private pool, and several outside spaces like terraces or BBQ area. It also has amazing views where you can see the sea, La Gomera, and from the terrace you can see El Teide.

Ref: 1144 €378,000

Guia de Isora



Finca of 6.300 square meters with 2 Houses, has three bedrooms, two bathrooms, living room and kitchen, possibility to build more, garden, see views.

Ref: 1026 €498,000

EL GALEON



Great 2 bed, 2 bath townhouse in one of the most beautiful and luxurious neighbourhoods in south Tenerife. The property has a dining/living room, kitchen, large sunny terrace, garden and garage.

Ref: 872 €495,000

GUIA DE ISORA



Finca (6,400sqm) with a 3 bed, 2 bath house (120sqm - living room and kitchen plus pool and garden). In addition, a 2nd, smaller wooden house, with living room, porch, bathroom and kitchen. Plus an undeveloped greenhouse, with water tank, and irrigation system.

Ref: 1044 €360,000

GUIA DE ISORA



Beautiful with four bedrooms, two bathrooms, kitchen, garden, terrace and BBQ area, and located in a very quiet area with wonderful views. There is a Great opportunity of Rent to Buy. It is located on an urban plot with the possibility of building more if desired.

Ref: 316 €250,000

CHIO



Fabulous plot of land 4.000m2 which 1.200 are urban plot which you are allowed to build one or two houses, Beautiful views of the sea and the mountains. A lot possibilities, price negotiable.

Ref: 538 €155,000

GUIA DE ISORA



Finca with small building suitable for reform. Water tank. 4,300sqm plot. Nice views.

Ref: 1170 €77,000

GUIA DE ISORA



Finca with a small house with BBQ, water tank and sea views. 4,300sqm plot.

Ref: 1172 €150,000

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 Las Galletas - Next to post office

Las Galletas, 3 bed apartment



EXCLUSIVE!
 Exceptional, fully renovated 3 bedroom, 2 bathroom modern apartment with lots of natural light, unbeatable sea views from the kitchen and living room, and a kitchen with all-new appliances. Ready to move into, the property is located on the second floor (no lift) in a building with few apartments on the Las Galletas beach promenade, just a few steps from the sea. No community fees.

€199,000

Ref: LG091-CV199

Costa del Silencio, Garanana



A cosy 1 bed, 1 bath, 1st floor apartment with west-facing balcony in gated Residential complex with lifts. Being a small complex of only 36 apartments, this residential dwelling is ideal as a second home or even offers the chance to get on the property ladder? A bright and airy living room with small terrace off, overlooking the pool; bedroom with fitted wardrobes; semi-open kitchen.

€103,000

CDS79-G103

San Isidro, Los Cardones



Fantastic terraced townhouse on 3 levels in a very quiet residential street. This property would make an ideal family home with 3-car garage and large storeroom in the basement level. The ground floor comprises an independent kitchen, a very bright and spacious living room with sunny terrace off and a guest cloakroom. On the upper level is the master bedroom.

€199,000

SI091-EC199

Costa del Silencio, Sunflower



A nice cozy duplex style property consisting of 1 bedroom, 1 bathroom and a toilet. Located on two levels, the ground floor has two separate entrances with a nice size gated sun terrace, living room, a semi open-plan kitchen and a toilet. The upstairs boasts a good size double bedroom leading to a small balcony and a bathroom with a shower. Priced to sell, viewings are highly recommended!

€145,000

Ref: CDS531-S145

Las Galletas, apartment



Fantastic, centrally-located and recently renovated, fully furnished, 2 bed, 1 bath 2nd floor apartment. The property has lounge/diner, kitchen and a balcony and is located close to all amenities, such as supermarkets, schools, shops, bars etc. Ready to move into! Viewings are recommended!

€139,000

LG031-EBA139

Cabo Blanco, apartment



Spacious, fully furnished, 4 bed, 2 bath 1st floor apartment with own direct entrance in a residential apartment building in the old town. Lounge/diner, kitchen, close to all amenities, supermarkets, schools, bars etc. Extras include security grilles on all windows. No Community Fees. Opportunity to purchase on a RENT TO BUY, long term! Call for details.

€104,000

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AZAHARA PLAYA – LOS CRISTIANOS



EXCLUSIVE!
 Ref: 621-S
 A gem! Fantastic location, fantastic apartment, located on the fourth floor of this very well maintained, desirable community. Studio apartment just a stone's throw from Las Vistas beach, with stunning sea views. Available to view at any time, viewing is, of course, highly recommended.
0 bed, 1 bath 216.000€

MARINA PRIMAVERA – SAN EUGENIO BAJO



FREEHOLD!
 Ref: 624-CF
 Freehold – Pool Bar. Amazing opportunity! This is a once in a lifetime opportunity – the freehold is available for this extremely popular, well established pool bar. Ready to go with large fitted and equipped kitchen, and bar area. Guest toilets and large terrace. Whether you want to run this yourself or sell on the traspasso (and collect a monthly rent), this is a really excellent opportunity for the right people. Call for more information, or to view.
0 bed, 1 bath 249.950€

GARDEN CITY – SAN EUGENIO BAJO



Ref: 623-S
 Excellent location, close to bars and restaurants, and just a short walk to the beach. This part-refurbished studio apartment offers American style kitchen, bathroom, lounge / bedroom area, on a community with heated swimming pool.
0 bed, 1 bath 144.000€

VICTORIA COURT 2 - LOS CRISTIANOS



Ref: 598-A1
 Just second line to the ocean, with stunning view, rare opportunity, one bedroom apartment with sunny terrace available in this very popular community. Close to all amenities, this well-appointed apartment is ready to move into. Viewing recommended.
1 bed, 1 bath 215.000€

WINTER GARDENS – GOLF DEL SUR



STUNNING!
 Ref: 619-A3
 Large three bedroom apartment with two full bathrooms, and independent kitchen. This apartment is immaculate, offers sea views and comes with private and secure parking. Great community facilities including pool and gardens as well as on site restaurant and bowling green. Viewing highly recommended.
3 bed, 2 bath 230.000€

FAIRWAYS VILLAGE, GOLF DEL SUR



EXCLUSIVE!
 Ref: 593-V3
 Fully refurbished corner villa, well located within this popular community. Spacious, and with many quality features, this large property offers three bedrooms, two bathrooms, lounge, large kitchen/diner, private and sunny gardens/terraces, and views to the swimming pool. Great community pool and on-site restaurants.
3 bed, 2 bath 325.000€

LAGUNA PARK 2 – SAN EUGENIO ALTO



BARGAIN!
 Ref: 576-S
 Looking for a bargain bolthole – this ample studio comes with fitted American style kitchen, bathroom, lounge/bedroom area and small terrace. The community has a heated swimming pool, tennis courts, reception, and on-site supermarket. Call for more information.
0 bed, 1 bath 82.500€

PALM GARDENS – AMARILLA GOLF



STUNNING!
 Ref: 596-A2
 Perhaps the most luxurious 2 bed, 2 bath apartment for sale in Tenerife. This one-off property, located adjacent to Amarilla Golf course in this quality community. The property, with private parking, further boasts a private heated swimming pool with electric retractable pool cover, BBQ area, Jacuzzi, landscaped gardens, air conditioning, state of the art kitchen, and many other features. Viewing is essential.
2 bed, 2 bath 390.000€

LOS HALCONES – CHAYOFA



EXCLUSIVE!
 Ref: 618-TH4
 Fantastic four bedroom family home in quiet residential community. Spacious and well presented, this refurbished property comes with private parking for two cars, three bathrooms, lounge dining room and independent kitchen. 360 degrees virtual tour available on our website. Viewing recommended.
4 bed, 3 bath 230.000€

PRIVATE VILLA – LAS ROSAS



PRIVATE POOL!
 Ref: 612-V4
 Modern detached villa in a quiet residential area close to Las Rosas – Arona. With its own private pool this property boasts four bedrooms including large, master bedroom, four bathrooms, and feature kitchen with island. Garage and guest apartment. Viewing essential just to see all that is on offer here.
4 bed, 4 bath 356.000€

VISTAMAR GARDENS – SAN EUGENIO ALTO



EXCLUSIVE!
 Ref: 590-V3
 Fantastic location, this large, fully renovated villa is close to the centre of San Eugenio, the shopping centre, and only a short walk from the beach. Offering three double bedrooms, two bathrooms, modern fitted and equipped kitchen. Lots of outside space including BBQ area, pool table, and large roof terrace with panoramic view. Located on a quiet community with swimming pool. Viewing recommended. Go to our website and take a 360 degree tour. Price is negotiable.
3 bed, 2 bath 450.000€

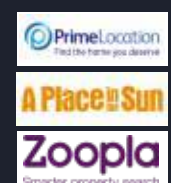
JARDIN SAN MIGUEL – LAS CHIFRAS



EXCLUSIVE!
 Ref: 335-TH4
 Large, family size townhouse, very well located on this popular, well-maintained community. Offering four bedrooms, two bathrooms and guest toilet, large double private garage and sunny terrace with pool views. Offered furnished. Viewing recommended.
4 bed, 2 bath 215.000€

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Detached Villa, Palm Mar



Beautifully presented, outstanding detached villa in the heart of Palm Mar. The property has been lovingly refurbished using the best quality materials and is sold fully furnished with the furniture and decor tastefully selected by the current owners. A bright, spacious, open plan lounge and kitchen/diner look out onto the ample terrace. The property boasts three generous sized bedrooms and three bathrooms.

Price: €695,000

Laderas del Palm Mar, Palm Mar



A bright and extremely spacious three bedroom, two bathroom apartment sold fully furnished. The property is situated on the third floor of this well-run complex overlooking the delightful pool area and has a partial sea view. The price includes a very large, enclosed garage.

Price: €325,000

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

Bahia de Los Menceyes, Palm Mar



Two bedroom apartment situated on this luxury development. The property is very bright and spacious, having a sunny aspect facing the nature reserve and with views out to sea. It consists of a large lounge opening out onto one of the two terraces. There are two bedrooms, both en suite, plus a separate guest W.C.

Price: €525,000

Laderas del Palm Mar, Palm Mar



Beautifully presented apartment situated on the second floor of this delightful complex. The apartment has been lovingly refurbished by the owners to an extremely high standard. There is one bedroom and one bathroom and the terrace has been fitted with glass screening and blinds – effectively making a second lounge. Price includes large garage.

Price: €239,500

Los Balandros, Palm Mar



One bedroom one bathroom apartment with secure underground parking and storeroom. The property is within a short distance to all of the amenities that Palm Mar has to offer including, bars, restaurants, doctor, pharmacy, gym, laundrette and various shops. The natural beach boasts a beach bar and beach club and an attractive promenade.

Price: €145,000

Los Balandros, Palm Mar



One bedroom apartment overlooking the main pool area of this well maintained, attractive complex in the heart of Palm Mar. The apartment consists of lounge, separate kitchen with utility room and bathroom. The lounge and bedroom open out onto a good-sized terrace which enjoys afternoon and evening sunshine.

Price: €159,950



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Playa San Juan

Fully furnished 46m² apartment located at the entrance of the coastal town of Playa San Juan. Communal parking space in garage and a storage room.
Ref: 114-0621 €99,000



Bellavista, Costa del Silencio

This detached bungalow is located a few meters from the sea. The house has a built area of 165m² and can be extended on the sides.
Ref: 134-0921 €1,200,000



Amarilla Bay, Costa del Silencio

Excellent opportunity to buy a 1 bedroom apartment in Amarilla Bay for a good price! Located on the ground floor on a corner with 12m² west-facing terrace.
Ref: 144-1021 €119,000



Las Galletas

Beautifully renovated, fully furnished and bright penthouse located 1 street from the sea. The kitchen is very pleasant, modern, and with direct access to the balcony.
Ref: 36-0120 €315,000



Chayofita, Costa del Silencio

Furnished duplex apartment on complex with pool. This house is very well maintained and the electricity has also been renewed. Comm. fees: 83€ p/m.
Ref: 72-1020 €134,000



Balcón del Mar, Costa del Silencio

Fully furnished, well-maintained 1 bed, 1 bath apartment for sale on popular complex with large communal pool and pool bar. Located on the first floor.
Ref: 147-1021 €139,000

2-bedroom Apartment 115,000€

NEW!



- Buzanada
- Built: 60 m² / Terrace: 5 m²
- Bedroom: 2 / Bathroom: 1
- Ref: D1267
- Price: 115,000€

FRINA Tenerife is happy to offer this modern and bright apartment for sale in Buzanada. This apartment has 2 bedrooms, 1 bathroom and an open kitchen in the spacious and bright living room. Moreover, is a smaller balcony and a washing room. The apartment is fully refurbished to a high standard.

Modern Townhouse 240,000€

NEW!



- El Jable, Callao Salvaje
- Bedroom: 2 / Toilets: 2
- Large terrace + Balcony
- Ref: D1268
- Price: 240,000€

This duplex townhouse has 2 bedrooms, 1 bathroom, 1 toilet, kitchen and a good size terrace that you can enter from the living room. Moreover, is a private parking and a public pool. The apartment is fully refurbished to a high standard and sold semi-furnished.

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This new project consists of 16 exclusive 2 or 3 en suite bedroom apartments and is located in Costa del Silencio (Arona) between the apart-hotel "Westhaven Bay" and "Maravilla". All apartments will be finished with high quality building materials and finishing. More detailed information on request. Completion planned September 2023.

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Abama 4b14



New 3 bed villa under construction. Spring 2022 finished.



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13.600sqm property with typical Canarian house and stables. (to be renovated) 450.000€





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Playa de la Arena**
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1 🏠 2 🏠 €160,000

**Sunflower 1,
El Varadero**
AAEP1581

1 🏠 1 🏠 €165,000

**Sansofe Puerto,
Puerto de Santiago**
AAEP1571

2 🏠 2 🏠 €290,000

**Piedra Hincada,
Guia de Isora**
AAEP1566

4 🏠 3 🏠 €240,000

**Club One,
Los Gigantes**
AAEP1563

3 🏠 2 🏠 €575,000

**El Lajial,
Puerto de Santiago**
AAEP1561

3 🏠 3 🏠 €385,000

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Sales

FAIRWAYS CLUB, AMARILLA GOLF



This ground floor studio is located on the Fairways Club complex in Amarilla Golf. This studio has a sectioned living space meaning that there is a sleeping area and living room. The apartment has an American style kitchen with oven and hob, fridge freezer and ample storage space and there is a fully fitted bathroom with bathtub. The apartment has a good sized private terrace towards the back of the complex with parking almost at the door. On site there is a fantastic pool area with plenty of room for sunbathing, pool bar and restaurant and a reception. This property could be rented out for long term, holiday rental or used as a home in the sun. Close to two fantastic golf courses of Amarilla Golf and Golf del Sur with bars, restaurants and a supermarket close by. Fantastic opportunity!

Ref: EST0656

€110,000

CASTLE HARBOUR, LOS CRISTIANOS



Good sized 1 bed apt on the 7th floor with lift access. The property has a double bedroom with fitted wardrobes, large living dining room with American style fitted kitchen and balcony overlooking the pool with partial sea views. Castle Harbour is a very popular 'Touristic' complex allowing holiday lets. There is a large community pool, pool bar, 24 hour reception, parking and lift access to all areas. The complex is just a five minute walk to the nearest shopping centre with supermarket, shops and restaurants.

Ref: AP0654

€175,000

PARQUE MARGARITA, LOS CRISTIANOS

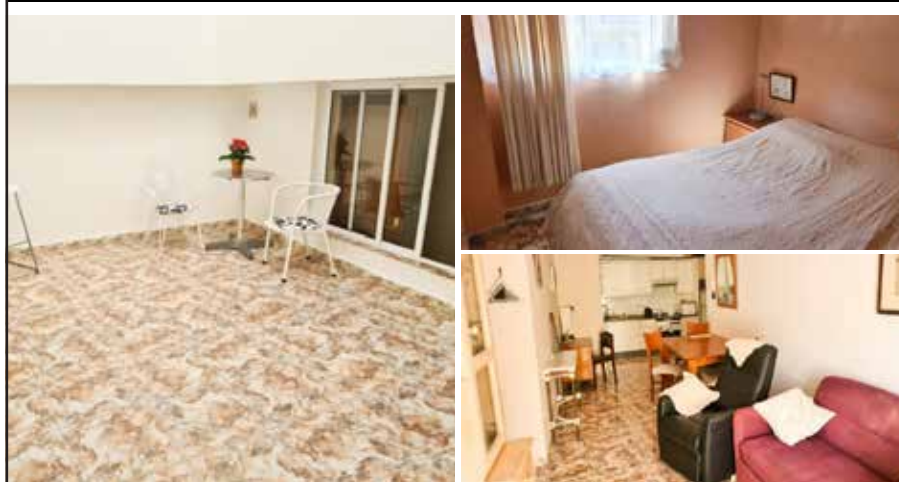


Nice 1 bed, fully furnished apartment on the fourth floor with lift access. The property consists of a good sized double bedroom, bathroom with walk in shower and large living room with American style kitchen and balcony. The apartment would make an ideal holiday home or investment property in a fantastic location in the centre of Los Cristianos and just a five minute walk to the beach. On site there are two swimming pools and pool bar. On street parking is plentiful.

Ref: AP0613

€156,000

EDIFICIO MARGARITA, VALLE SAN LORENZO



This spacious apartment is located on the ground floor of a nicely kept residential complex with a small communal garden area to the front of the building. The property consists of a large open plan living room with American style kitchen, bathroom and bedroom and up a few stairs there is a bedroom with bathroom and large terrace area of 20m2. This is a fantastic property for families and for all year round living. There is plenty of on street parking in front of the property and the town centre is just a five minute walk away. Valle San Lorenzo is a 10 minute drive from Los Cristianos and is a busy town with shops, restaurants, medical centre and schools. Priced to sell and shouldn't be missed.

Ref: AP0645

€115,000

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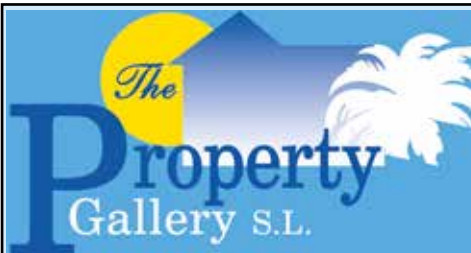
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TORVISCAS ALTO, THE SUNSET



Well-presented, fully renovated 2 bed, 1 bath apartment on quiet residential complex with pool (heated in winter). The property has a large terrace and great views.

Ref: C2230 €280,000

ICOD DE LOS VINOS, FARM



5 bed, 3 bath finca on fantastic 7,886sqm plot. The main house has 2 floors and easy access to the farming land. Must be seen!

Ref: D725 €580,000

TORVISCAS ALTO, LAS MIMOSAS



Fully furnished, light and bright 3 bed, 2 bath bungalow set on 2 floors on popular complex with lovely pool. Large terrace with views to La Gomera.

Ref: D2082 €300,000

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- Large plot with Private Pool
- 3 bedrooms and 3 bathrooms
- Private garage
- Fully equipped kitchen
- Air conditioning
- Lift

Ref: D1844 from €950,000

ARICO, FINCA



Lovely 5 bed, 4 bath country house on large plot with loads of space. The property is in excellent condition with loads of potential. Ideal family home or investment opportunity.

Ref: D1238 €737,450



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TAUCHO, VILLA



Luxury, fully furnished 3 bed, 2 bath (1 en suite) apartment in small complex with gym. Walk-in wardrobe, utility room, large terrace with fantastic views.

Ref: D1847 €550,000

Los Cristianos, Vista Hermosa

Lovely, fully furnished, 3 bedroom, 2 bathroom (1 en suite) first floor apartment on sought after residential complex with communal pools and low community fees (€80 per month). The apartment has a lounge/dining room, independent, fully fitted kitchen, and a spacious, sunny terrace with spectacular sea views. Close to all amenities.



€245,000

REF: S-03 1457

La Tejita, Vista Roja

REDUCED!

Spacious (150sqm plus 120sqm terraces) 3 bed (all en suite), 3 bath (+WC) penthouse apartment on sea front complex with lifts and 2 pools. The property has a lounge/diner, American-style fully fitted kitchen, sunny terraces with sea views, and 2-car garage. Extras include parquet flooring throughout and Jacuzzi.



€550,000

WAS €560,000

REF: S-03 1447

PROPERTIES REQUIRED FOR LONG TERM RENTAL IN ALL AREAS



€120,000

REF: S-02 1456

Costa del Silencio, Coral Mar

Part-furnished 2 bed, 1 bath (plus WC) 1st floor apartment on popular complex with community pool. The property has a lounge/diner, new open plan fitted kitchen and sunny 8sqm terrace overlooking the pool area.



€195,950

REF: 965

Los Cristianos, Royal Palm

Fully refurbished, part furnished, 1 bed, 1 bath penthouse apartment. This spacious property has an open plan lounge/kitchen/diner with feature breakfast bar, and sunny terrace. Well-kept complex with 2 pools and reception area.



€95,000

REF: S-02 731

Costa del Silencio, El Trebol

Lovely, fully furnished, 2 bed, 1 bath, 1st floor apartment with lounge, separate fitted kitchen and good-sized terrace of 16m2. Close to lots of bars and restaurants and just a short walk to Las Galletas village.



€140,000

REF: S-01 1354

Amarilla Golf, Augusta Park

Beautiful, fully refurbished and furnished 1 bed, 1 bath ground floor apartment on popular complex with pool. Walking distance to San Miguel marina. Extras include air con and electric shutters.



€350,000

REF: S-03 1434

Amarilla Golf, Sun Bay Villas

Fully furnished 3 bed, 3 bath (1 en suite) linked villa in a great location. Modern kitchen, bright and spacious lounge, large sunny terrace with private plunge pool. Close to sea.



€950,000

REF: S-04 1409

San Miguel, Finca

Fully furnished, 4 bed, 3 bath villa with private heated pool and fully equipped gym. Plus self-contained guest apartment with bodega, artist's studio/office, and 2,000sqm plot.



€168,000

REF: S-03 1450

Costa del Silencio, Westhaven Bay

Fully furnished, 2 bed duplex on popular complex with pool and excellent restaurant. South facing terrace and sea view from the upstairs balcony. Low community fees.



€159,000

REF: S-02 1454

La Jaca, Arico

Unfurnished 2 bed, 1 bath, fully refurbished apt with good size lounge, American kitchen, community roof terrace, and private underground garage space. Low community fees.

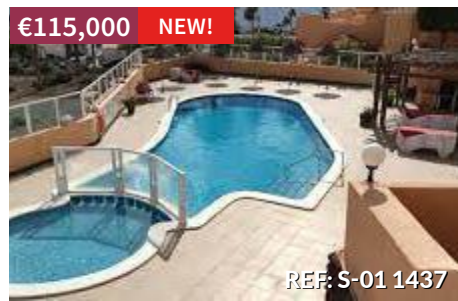


€720,000

REF: S-03 1441

El Madroñal, Villa

Beautiful, fully furnished, 3 bed, 2 bath (1 en suite) bungalow-style villa with large lounge, wrap-around gardens and terraces plus a covered-in porch, private swimming pool.



€115,000 **NEW!**

REF: S-01 1437

Golf del Sur, Terrazas de la Paz

Bright and spacious, unfurnished 1 bed, 1 bath apartment on complex with pool. Large lounge with space for an American style kitchen, a large terrace with sea views beyond the golf course,



€90,000

REF: S-01 1414

Tenbel, Primavera

Ground floor 1 bed, 1 bath apartment in popular complex with large communal pool. Extras include security grilles. Close to Las Galletas.



€285,000 **REDUCED!**

REF: S-01 1379

Playa Fanabe, Lagos de Fanabe

1 bed, 1 bath refurbished, fully furnished apartment on this sought after, touristic complex with 3 pools (a heated one at the front door!). Private underground parking.

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ENERGY PERFORMANCE CERTIFICATES IN SPAIN

NOVEMBER 2021 UPDATE

Eight years and five months have now passed since EPC's were introduced in Spain. The total number issued as at the end of October shows 270,548, including 2,261 issued in October, approximately 15% more than in October 2019 and 25% more than in October 2020. This is very encouraging as it continues to show that the trend is an increase in activity encompassing both properties being sold

and to a lesser extent, rented long term.

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 July 2013 property owners are required by law to present an Energy Performance Certificate when a property is placed on the market and prior to any advertising. When the property is sold, the Notary will need to see the EPC, termed the Certificado de Eficiencia Energética in Spain.

Renting your property

Either you or your agent, must obtain an EPC. An agent will not be legally allowed to offer or advertise your property for long term letting without one. Where a property has already been let prior to 1st July 2013, no EPC is required until one tenant leaves and the property is offered for long term rental again. If your property was built after 2007 you should already have an EPC provided by the seller. If you only rent your property out on a short term basis, for less than 4 months of each year, you may not need to have an EPC. If you are the tenant your landlord or the letting agent should be able to show you the EPC for your property.

The EPC contains:

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



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

An EPC allocates an Energy Efficiency Rating, ranging from 'A' (most efficient) to 'G' (least efficient). The Certificate, registered with the Canarian Government is valid for 10 years.

How to arrange an EPC:

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be restored shortly.

Damp in properties has long been a scourge of the construction industry in the Canary Islands – due in no small part to constructors' poor building practices. When the Savills came to Tenerife in 1985, they weren't sure what to focus on, but Derek Savill quickly decided to use his many years in construction in the

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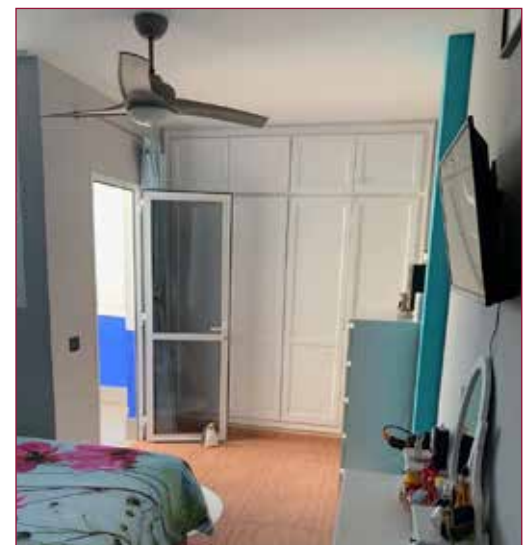
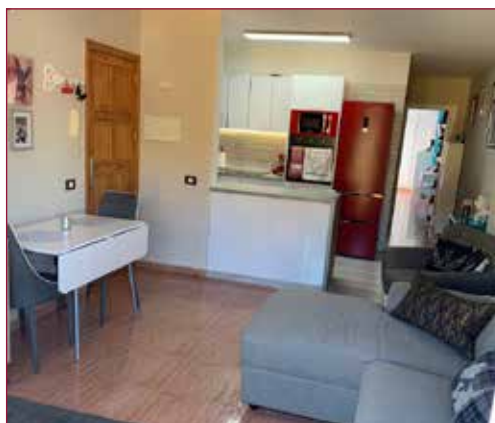
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Pound fluctuates on mixed data and bets for a BoE rate hike

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...

Latest currency news

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...

GBP exchange rates fluctuated through the second half of October amid mixed economic data, Brexit tensions, and expectations of an imminent Bank of England (BoE) rate hike.

GBP/EUR wavered between €1.19 and €1.18, trending sideways overall, while EUR/GBP traded between £0.84 and £0.85.

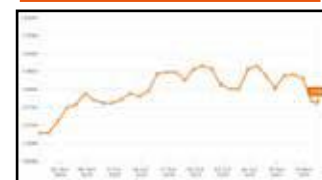
GBP/USD dropped from \$1.37 to \$1.36, after briefly touching \$1.38, and EUR/USD

ranged from \$1.15 to just shy of \$1.17, losing ground overall.

What's been happening?

The pound fluctuated as mixed data indicated the UK's uneven economic recovery, while BoE rate hike bets prevented significant losses. The euro was fairly muted as German data continued to disappoint investors. However, expectations that the European Central Bank (ECB) may tighten policy sooner than expected saw the euro spike. Meanwhile, the US dollar edged higher, despite a mixed market mood, surging at the end of the month due to a market correction ahead of the Federal Reserve interest rate decision this week.

What do you need to look out for?



Traders expect the BoE to hike rates at its meeting this week but many economists disagree. If markets are disappointed, GBP could slip.

November's ZEW economic sentiment index for Germany could influence the Euro. No forecasts are out yet, but a sixth consecutive drop could dent EUR.

The Fed is likely to announce tapering plans at its next rate decision, which could see the US dollar soar.

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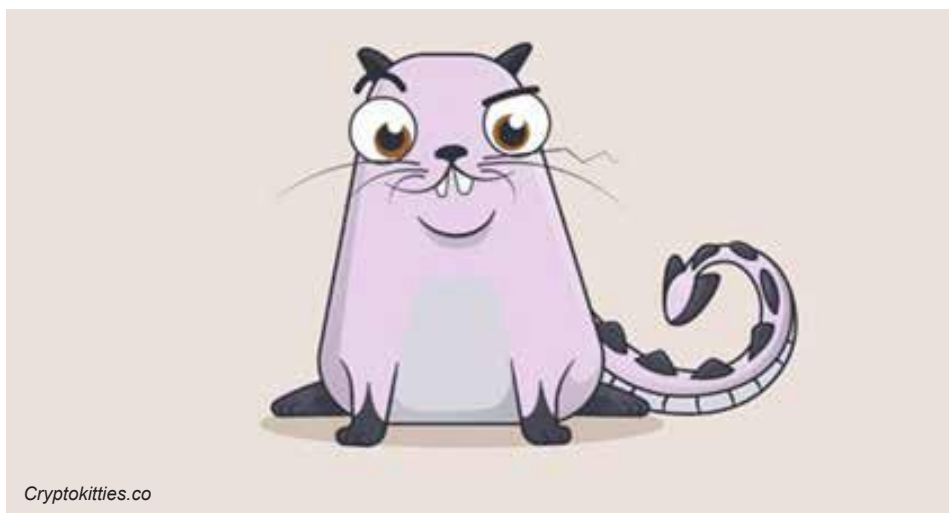
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NFTs explained

By Mitchell Clark, The Verge



Cryptokitties.co

There's nothing like an explosion of blockchain news to leave you thinking, "Um... what's going on here?" That's the feeling I've experienced while reading about Grimes getting millions of dollars for NFTs or about Nyan Cat being sold as one.

And by the time we all thought we sort of knew what the deal was, the founder of Twitter put an autographed tweet up for sale as an NFT. Now, months after we first published this explainer, we're still seeing headlines about people paying house-money for clip art of rocks — and

thing else. For example, a bitcoin is fungible — trade one bitcoin for another, and you'll have exactly the same thing. A one-of-a-kind trading card, however, is non-fungible. If you traded it for a different card, you'd have something completely different. You gave up a Squirtle, and got a 1909 T206 Honus Wagner, which StadiumTalk calls 'The Mona Lisa of Baseball Cards' (I'll take their word for it.)

How do NFTs work?

At a very high level, most NFTs are part of the Ethereum blockchain. Ethereum is a cryptocurrency, like bitcoin or dogecoin, but its blockchain also supports these NFTs, which store extra information that makes them work different-

stop you, but that's not really what I meant. A lot of the conversation is about NFTs as an evolution of fine art collecting, only with digital art. (Side note, when coming up with the line "buying my good tweets," we were trying to think of something so silly that it wouldn't be a real thing. So of course the founder of Twitter sold one for just under \$3 million shortly after we posted the article.)

Do people really think this will become like art collecting?

I'm sure some people really hope so — like whoever paid almost \$390,000 for a 50-second video by Grimes or the person who paid \$6.6 million for a video by Beeple.

Actually, one of Beeple's pieces was auctioned at Christie's. You can copy a digital file as many times as you want, including the art that's included with an NFT. But NFTs are designed to give you something that can't be copied: ownership of the work (though the artist can still retain the copyright and reproduction rights, just like with physical artwork). To put it in terms of physical art collecting: anyone can buy a Monet print. But only one person can own the original.

What do you think of the \$3,600 Gucci Ghost (below)? Also, you didn't let me finish earlier. That image that Beeple was auctioning off at Christie's ended up selling for \$69 million, which, by the way, is \$15 million more than Monet's painting *Nymphéas* sold for in 2014.

Whoever got that Monet can actually appreciate it as a physical object. With digital art, a copy is literally as good as the

original.

But the flex of owning an original Beeple...

I think I remember hearing that NFTs are already over. Didn't the boom go bust? But surely you've heard of penguin communities?? P...Penguin communities?

Right, so... people have long-built communities based on things they own, and now it's happening with NFTs. One community that's been exceedingly popular revolves around a collection of NFTs called Pudgy Penguins, but it's not the only community built up around the tokens. It could be argued that one of the earliest NFT projects, CryptoPunks, has a community around it, and there are other animal-themed projects like 'The bored ape yacht club' that have their own clique. Of course, the communal activities depend on the community. For Pudgy Penguin or Bored Ape owners, it seems to involve vibing and sharing memes on Discord, or complimenting each other on their Pudgy Penguin Twitter avatars.

What's the point of NFTs?

That really depends on whether you're an artist or a buyer.

I'm an artist.

First off: I'm proud of you. Way to go. You might be interested in NFTs because it gives you a way to sell work that there otherwise might not be much of a market for. If you come up with a really cool digital sticker idea, what are you going to do? Sell it on the iMessage App Store? No way. Also, NFTs have a feature that you can enable that will pay you a percentage every time the NFT is sold or changes hands, making sure that if your work gets super popular and balloons in value, you'll see some of that benefit.

I'm a buyer.

One of the obvious benefits of buying art is it lets you financially support artists you like, and that's true with NFTs (which are way trendier than, like, Telegram stickers). Buying an NFT also usually gets you some basic usage rights, like being able to post the image online or set it as your profile picture. Plus, of course,

there are bragging rights that you own the art, with a blockchain entry to back it up.

No, I meant I'm a collector.

Ah, okay, yes. NFTs can work like any other speculative asset, where you buy it and hope that the value of it goes up one day, so you can sell it for a profit. I feel kind of dirty for talking about that, though.

So every NFT is unique?

In the boring, technical sense that every NFT is a unique token on the blockchain. But while it could be like a van Gogh, where there's only one definitive actual version, it could also be like a trading card, where there's 50 or hundreds of numbered copies of the same artwork.

Who would pay hundreds of thousands of dollars for what basically amounts to a trading card?

Well, that's part of what makes NFTs so messy. Some people treat them like they're the future of fine art collecting (read: as a playground for the mega-rich), and some people treat them like Pokémon cards (where they're accessible to normal people but also a playground for the mega-rich). Speaking of Pokémon cards, Logan Paul just sold some NFTs relating to a million-dollar

are soon parted, I guess?

It would be hilarious if Logan Paul decided to sell 50 more NFTs of the exact same video.

Linkin Park's Mike Shinoda (who also sold some NFTs that included a song) actually talked about that. It's totally a thing someone could do if they were, in his words, "an opportunist crooked jerk." I'm not saying that Logan Paul is that, just that you should be careful who you buy from.

Are NFTs mainstream now?

It depends on what you mean. If you're asking if, say, my mom owns one, the answer is no. But we have seen big brands and celebrities like Marvel and Wayne Gretzky launch their own NFTs, which seem to be aimed at more traditional collectors, rather than crypto-enthusiasts. While I don't think I'd call NFTs "mainstream" in the way that smartphones are mainstream, or Star Wars is mainstream, they do seem to have, at least to some extent, shown some staying power even outside of the cryptosphere.

But what do The Youth think of them?

Ah yes, excellent question. We here at The Verge have an interest in what the next generation is doing, and it certainly does seem like some of them have been experimenting with NFTs. An 18 year-



Dogecoin isn't an NFT. But the above GIF of a dogecoin is. GIF: NyanCat on Open Sea

my mom still doesn't really understand what an NFT is. You might be wondering: what is an NFT, anyhow? After literal hours of reading, I think I know. I also think I'm going to cry. Okay, let's start with the basics:

What is an NFT? What does NFT stand for?

Non-fungible token.

That doesn't make it any clearer.

Right, sorry. "Non-fungible" more or less means that it's unique and can't be replaced with some-

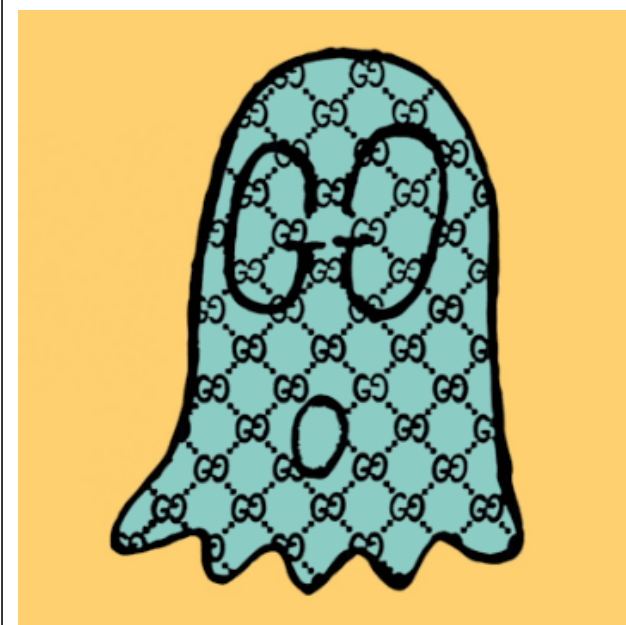
ly from, say, an ETH coin. It is worth noting that other blockchains can implement their own versions of NFTs. (some already have).

What's worth picking up at the NFT supermarket?

NFTs can really be anything digital (such as drawings, music, your brain downloaded and turned into an AI), but a lot of the current excitement is around using the tech to sell digital art.

You mean, like, people buying my good tweets?

I don't think anyone can



Gucci Ghost - this last sold for \$3,600, but the current owner is asking for \$16,300. GIF by Trevor Andrew

box of the—Please stop. I hate where this is going.

Who paid \$20,000 for a video clip of Logan Paul?!

A fool and their money

old who goes by the name FEWOCIOUS says that his NFT drops have netted over \$17 million — though obviously most haven't had the

Continued on page 32

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Continued from page 30

same success. The New York Times talked to a few teens in the NFC space, and some said they used NFTs as a way to get used to working on a project with a team, or to just earn some spending money.

Can I buy this article as an NFT?

No, but technically anything digital could be sold as an NFT (including articles from Quartz and The New York Times, provided you have anywhere from \$1,800 to \$560,000). deadmau5 has sold digital animated stickers. William Shatner has sold Shatner-themed trading cards (one of which was apparently an X-ray of his teeth).

Gross. Actually, could I buy someone's teeth as an NFT?

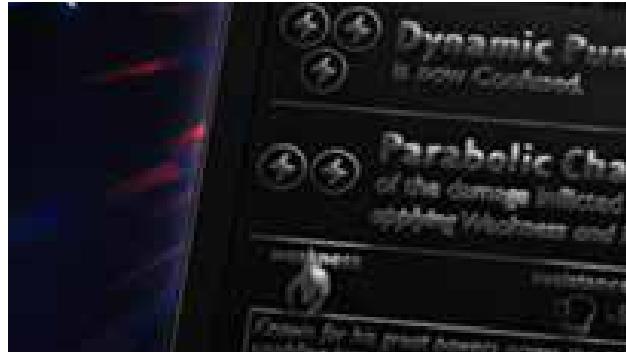
There have been some attempts at connecting NFTs to real-world objects, often as a sort of verification method. Nike has patented a method to verify sneakers' authenticity using an NFT system, which it calls CryptoKicks. But so far, I haven't found any teeth, no. I'm scared to look.

Look? Where?



This one I like. Maybe not for \$700, but... Image by deadmau5 and Mad Dog Jones

There are several marketplaces that have popped up around NFTs, which allow people to buy and sell. These include OpenSea, Rarible, and Grimes'



You've activated my trap card (which sold for \$17,000). Image by Logan Paul

choice, Nifty Gateway, but there are plenty of others.

I've heard there were kittens involved. Tell me about the kittens.

NFTs really became technically possible when the Ethereum blockchain added support for them as part of a new standard. Of course, one of the first uses was a game called CryptoKitties that allowed users to trade and sell virtual kittens. Thank you, internet.

I love kittens. Not as much as the person who paid over \$170,000 for one.

Arrrrrgggg!

Same. But in my opin-

ion, the kittens show that one of the most interesting aspects of NFTs (for those of us not looking to create a digital dragon's lair of art) is how they can be used in

games. There are already games that let you have NFTs as items. One even sells virtual plots of land as NFTs. There could be opportunities for players to buy a unique in-game gun or helmet or whatever as an NFT, which would be a flex that most people could actually appreciate.

At least it's not digital pet rocks... right?

In fact, there are people who are spending tens or hundreds of thousands of dollars on NFT pet rocks (the website for which says that the rocks serve no purpose other than being tradable and limited).

Can I cry on your shoulder?

Only if I can cry on yours.

Could I pull off a museum heist to steal NFTs?

That depends. Part of the allure of blockchain is that it stores a record of each time a transaction takes place, making it harder to steal

and flip than, say, a painting hanging in a museum. That said, cryptocurrencies have been stolen before, so it really would depend on how the NFT is being stored and how much work a potential victim would be willing to put in to get their stuff back. Note: Please don't steal.

Should I be worried about digital art being around in 500 years?

Probably. Bit rot is a real thing: image quality deteriorates, file formats can't be opened anymore, websites go down, people forget the password to their wallets.



This image is not an NFT. Yet. Image: Wallace and Gromit: The Wrong Trousers

But physical art in museums is also shockingly fragile.

I want to maximize my blockchain use. Can I buy NFTs with cryptocurrencies?

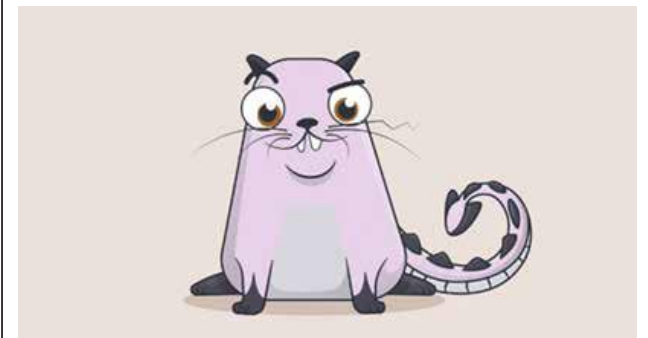
Yes. Probably. A lot of the marketplaces accept Ethereum. But technically, anyone can sell an NFT, and they could ask for whatever currency they want.

Will trading my Logan Paul NFTs contribute to global warming and melt Greenland?

It's definitely something to look out for. Since NFTs use the same blockchain technology as some energy-hungry cryptocurrencies, they also end up using a lot of electricity. There are people working on mitigating this issue, but so far, most NFTs are still tied to cryptocurrencies that generate a lot of greenhouse gas emissions. There have been a few cases where artists have decided to not sell NFTs or to cancel future drops after hearing about the effects they could have on climate change. Thankfully, one of my colleagues

has really dug into it, so you can read this piece to get a fuller picture.

Can I build an underground art cave / bunker to store my



My face when I'm worth \$170K. Image: Cryptokitties.co

NFTs?

Well, like cryptocurrencies, NFTs are stored in digital wallets (though it is worth noting that the wallet does specifically have to be NFT-compatible). You could always put the wallet on a computer in an underground bunker, though.

What if I wanted to watch a TV show that's somehow related to NFTs?

Believe it or not, you have options! Steve Aoki is working on a show based on a character from a previous NFT drop, called Dominion X. The show's site says that it'll be an episodic series launched on the blockchain (the first short video is on OpenSea), and there are hundreds of NFTs already associated with the show. There's also a show called Stoner Cats (yes, it's about cats that get high, and yes it stars Mila Kunis, Chris Rock, and Jane Fonda), which uses NFTs as a sort of ticket system. Currently, there's only one episode available, but a Stoner Cat NFT (which, of course, is called a TOKEN) is required to watch it.

Are you tired of typing "NFT"?

Yes.

Who's to blame for the energy crisis? And can we prevent the next one?

By Peter Franklin, writer and Associate Editor, Unherd



Even if the lights stay on this winter, can we afford the bill? The price of natural gas — on which this country relies for both power and heat — has gone through the roof.

The spot price is down

from its crazy peak earlier this month, but at over 200 pence/therm it is still three to four times what we'd normally pay. It's an inflationary shock that comes at the worst possible time for households and businesses struggling to recover from the pandemic. For energy intensive industries it is potentially ruinous.

By unhappy coincidence this is all happening while we get ready for the COP26 climate summit in Glasgow next month. With Boris Johnson bigging-up Britain's leading role in climate policy, the backdrop of an energy crisis doesn't suit his boosterish message at

all. However, the timing couldn't be better for the right wing critics of Tory environmentalism. They've been out in force lately trying to pin the blame on the "Jolly Green Giant", as Andrew Neil calls the Prime Minister.

But what has the UK government's "green virtue signalling" got to do with the worldwide surge in the price of fossil fuels? Very little, is the answer. The eco-sceptics blaming British climate policy for this energy crisis are like diehard Remainers blaming Brexit for the supply chain crisis. They're pinning a global problem on a domestic enemy. Far from

causing the crisis, the progress we're making on renewable energy, insulating buildings and electrifying transport is reducing our dependency on fossil fuels. But what about the argument that we'd be even less dependent if we'd made more use of two other resources — shale gas and nuclear power? Did green ideology stop the government from exploiting these controversial technologies?

Let's take a look at what actually happened.

Andrew Neil says that the government "turned its back" on shale gas. In fact,

Continued on page 34



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it passed legislation in favour of the fledgling UK industry and spent millions in support of it. However, ministers called a halt in 2019 after an earthquake with a magnitude of 2.9 was recorded near Britain's only active shale gas site. It doesn't seem unreasonable to expect a solution to this problem. Of course, if any MPs would like to volunteer their constituencies for a game of seismic Russian roulette, they should speak up.

As for nuclear, progress has also been glacial. Hinkley Point C in Somerset is the one and only new plant under construction — and that's still a few years from completion. So, is government greenery to blame again? Not really. Anyone who's spent any time in the relevant Whitehall departments can tell you that HMG is desperate to go nuclear. The stumbling block is the nuclear industry itself which is having cold feet about these time-consuming and very expensive new build projects. For instance, Toshiba withdrew from the proposed Moorside plant in Cumbria and Hitachi did the same at Wylfa in Anglesey.

In the Telegraph, Juliet Samuel says the Government is at fault for insisting that "all new nuclear plants would have to fi-

nance themselves". But why should British taxpayers have to take on such a massive liability? Given the recent history of new build nuclear projects going very badly wrong in France and Finland, we'd be crazy to underwrite these risks. In any case, the government is supporting the industry — by offering an extremely generous price for its electricity. For Hinkley Point C the price agreed was £92.50 for every megawatt hour (MWh) of electricity supplied. This is indexed-linked, so is now worth well over £100 per MWh. As long as they build a power station that actually works, the owners will make shedloads of money. By comparison, new offshore wind capacity is getting built for a price of around £40 per MWh. What's more, while the nuclear price is guaranteed for 35 years, renewables only get 15 years. Nuclear, therefore, is getting a very good deal — at the consumer's expense, of course.

It's about time that we stopped expecting government to do everything in the energy space. It's right for the state to provide support in the early days of a promising new technology, but after that each industry has to stand on its own feet. Businesses that depend on permanent subsidies or permission to dump

the cost of their pollution on other people are not owed a living.

Fortunately, there are plenty of examples of private sector businesses that are delivering clean technology at increasingly competitive prices. When the Conservatives took office in 2010, one of the first



things they did was slash subsidies for renewables. There was a lot of whinging about that, but the industry responded by cutting costs. In the UK and beyond, the price of wind and solar power has come tumbling down. The same goes for lithium-ion batteries — which are now cheap enough for electric vehicles to own the future.

Free marketeers should celebrate these achievements, because they're a stunning vindication of cap-

italism at its best. Instead, we see eco-sceptics fretting about the cost of the next wave of clean technologies — for instance, heat pumps and long-term energy storage. This is worrying about the wrong thing. Trying to price a technology transition ahead of it actually happening is a fool's er-

jective look at each candidate technology. Can the components be mass produced? Are the structures prefabricated? Are there economies of scale to be exploited? Is new capacity deployed in small enough chunks to allow developers to learn from experience and do better next

state not to be involved. For instance, cars need a road network; aeroplanes need airports; power stations need an electricity grid.

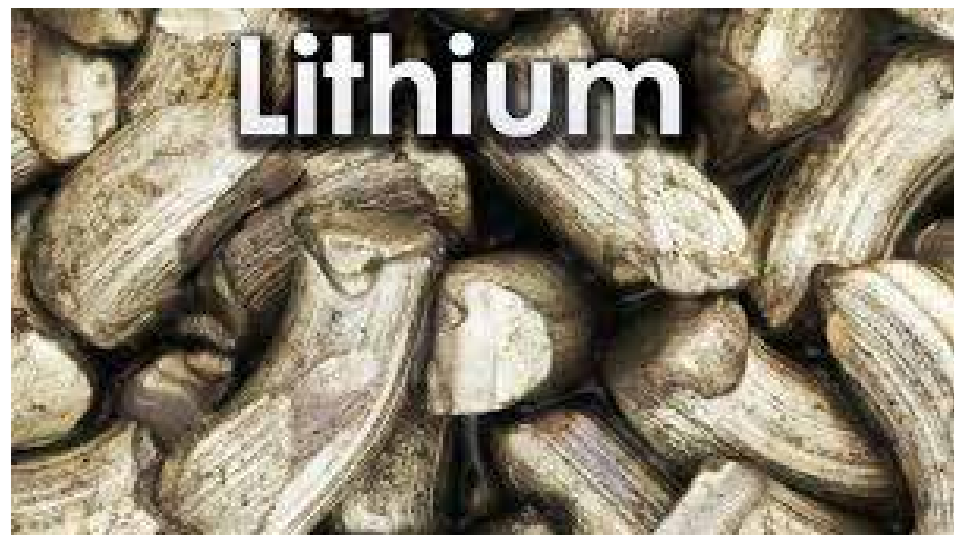
However, politicians have a habit of wasting taxpayers' money — especially on major infrastructure projects. How then do we assess the danger of things going sideways? Again, we need to ask some objective questions about the technology involved. For instance, are we talking about a bespoke facility that's never been built before (as opposed to repetitive stuff like laying down lots of cable)? Is it an all-or-nothing construction project that's completely useless if it isn't finished? Does it involve buying up lots of land? Will the planning process get messy? Will the neighbours be angry? Are there lots of consultants involved?

If the answer to these questions is yes, then we can expect budgets to be overspent and deadlines to be missed. None of this is secret knowledge. It's all based on long decades of civil engineering experience.

In choosing the technologies of the future, we need to learn the lessons of the past.

Electric car boom ushers in new era of tin mining in Cornwall: Poldark mine's £1.4bn boost after new deposits are discovered as prices for metal rocket

By Francesca Washtell for the Daily Mail



A new era of Poldark mining is drawing closer after Cornish Metals revealed that there are bigger re-

serves of tin in the county than previously thought. There is £1.4billion of the metal, which is used in

electric batteries, around the South Crofty mine near Redruth, the company said yesterday. About 65,000

tonnes of tin are thought to be in the area and tin prices have rocketed in recent months to more than \$33,000 (£23,380) per tonne.

There is £1.4bn of tin - which is used in electric batteries - around the South Crofty mine near Redruth, the company said recently.

The findings are a huge boost to Cornwall, which is one of the UK's most deprived regions and a focus of the Government's levelling up agenda. Cornish Metals plans to mine the tin, providing much needed jobs and investment.

The news comes as Cornwall is gearing up to host the G7 meeting at St Ives, which will see political leaders from all over the world descend on the seaside town. Cornish Metals has planning permission to renovate the mine and build a processing plant nearby. The AIM-listed group wants to restart operations at a site, where tin was mined from the 1590s until 1998.

It believes it could have everything up and running in four years' time.

Cornwall had some of the richest copper and tin reserves on earth during the 18th and early 19th century, and the county's mining technology was the most sophisticated in the world. During this heyday, highly skilled miners were sent to nations including Australia, South Africa and Mexico to establish nascent industries. It is claimed that the Cornish pasties they made helped to inspire international dishes such as Mexico's 'pastes'.

In Winston Graham's Poldark novels, set in that era, hero Ross Poldark's family had made their fortune in Cornish copper mines. The stories were adapted in two hit BBC TV series starring Robin Ellis in the 1970s and Aidan Turner more recently. Cornish Metals chief executive Richard Williams said: 'The potential here is enormous - there's 2,000 years of mining history here. 'We

will use mining technology and techniques and, hopefully, this is just the start. 'If you can build one mine here you could encourage lots more investment.

'We have a lot of mining experts in the region, many of whom still live in Cornwall but ply their trades all over the world. Mining will bring highly paid and highly skilled jobs into the local economy. Richard Williams said the mine could create around 1,300 jobs - 280 or so directly and potentially 1,000 indirectly - in an economically deprived area. Around 150 local investors who have put their own money into the company could benefit too.

Britain's mining industry has been seeing a revival for several years and demand for tin is likely to keep soaring as there is not enough supply to meet the needs of companies and countries are now ploughing money into what has

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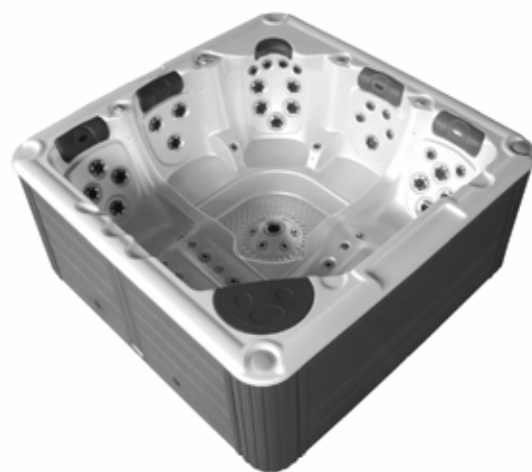
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been dubbed the 'green industrial revolution'. Last September another firm, Cornish Lithium, said it had found 'globally significant'



amounts of lithium in underground waters.

But beyond the county, the rest of the UK could benefit from Cornwall's transformation back into a mining hub. Green metals such as tin and lithium are hard to get hold of, and manufacturing companies in Britain are likely to be keen to purchase local supplies. Williams said a number of firms have already been in touch. No agreements have been signed yet, though when a mine is being built it is usual

for a potential customer to enter talks for what is called an 'offtake agreement'. This means that in exchange for providing some funding for the project, they will be able to receive a portion of the materials produced by the mine. Williams said: 'Tin is essential in batteries and the rise in prices has been driven by this. We see an opportunity to tap into end users like electronics or car makers, who might want to secure that supply by investing in us at the devel-

opment stage.'

The South Crofty mine is also likely to be much more environmentally friendly than many other mines. According to Williams, there are empty areas underground that could be safely turned into places where Cornish Metals could dispose of waste from the mine. This would mean it would not need to create a separate waste area – known as a 'tailings' dam or pond – above ground.



COP26 – A DIFFERENT VIEW: Net zero is a disastrous solution to a non-existent problem

By Nigel Lawson, Ex-Chancellor of the Exchequer and journalist, The Spectator Magazine



Human folly is all too common. But in a long life I have never come across anything remotely as bad as the current climate scare. The government's COP26 targets are ambitious (and eye-wateringly

expensive). Amid the debate, one important question seems to be missing. Are we really facing an existential threat? Or might the climate change 'crisis' in fact be quasi-religious hysteria, based

on ignorance?

It is true that, since the industrial revolution, when we began to use fossil fuels — first coal, then oil and gas — as our source of energy, this has led to a steady, albeit gradual, increase in the amount of carbon dioxide in the atmosphere. The know-nothings (notably but by no means exclusively the BBC) customarily refer to this as pollution. In reali-

ty, it is the very reverse: so far from carbon dioxide being pollution, it is the stuff of life. It is the food of plants, and without plants there would be little animal life and no human life.

The principal effect of increased carbon dioxide in the atmosphere is to stimulate plant growth, known as the fertilisation effect. Careful studies have shown that the planet is indeed becoming greener thanks to increased CO₂. And yet we're told that we need to prevent any further increase in CO₂ in order to become 'green'.

A secondary effect of increased CO₂ in the Earth's atmosphere is to warm the planet slightly. This is no bad thing: many more people die each year from cold-related illnesses than from heat-related ones. And the warming is very slight indeed. According to the Intergovernmental Panel on Climate Change, an offshoot of the United Nations, the Earth is warming at a rate of at most one-sixth of a degree per decade, a barely perceptible amount.

And of course, we don't experience the mean global temperature anyway: we experience the temperature in our own neck of the

woods, which varies enormously. Humankind is nothing if not adaptable. For example, the difference between the mean annual temperature in Finland, a cold place, and that in Singapore, a warm place, is some 22 degrees. And both these countries are pretty successful.

The climate hysteria is by no means a harmless folly. The reason the world uses fossil fuels is that they are far and away the cheapest source of large-scale reliable energy. Nuclear power is reliable, but not cheap. Renewables — wind and sun — are not particularly cheap and certainly not reliable (the wind doesn't always blow, nor does the sun always shine).

The economic cost of abandoning fossil fuels — what is nowadays known as net zero — is massive: even the Treasury admits that it will cost the UK tens of billions of pounds a year. That is why China, by some distance the world's largest emitter of CO₂, while paying lip service to the net-zero target, continues to build new coal-fired power stations hand over fist (and not just in China: it is also building them throughout much

of the developing world).

Decarbonisation, in short, would be an unparalleled economic calamity. So how is it that the UK and most of the western world have signed up to it? The answer can only be conjectural. I suggested at the start that the current climate scare is a quasi-religious hysteria. Mankind seems to have a psychological need for a belief system. Traditionally in the West, this has been Christianity; but with the waning place of Christianity in the modern world, climate catastrophism has emerged to take its place.

And needless to say, it is particularly convenient for our political leaders, who will be gone before the full extent of the economic damage caused by the measures they advocate becomes apparent. Meanwhile, whatever errors they may commit in this non-deferential age, they can pass themselves off as saviours of the planet.

But whatever the cause of the climate change madness, the effect is clear. While global warming is not a problem, the policies intended to prevent it are a disaster.

- One estimate suggests drone technology will add £42bn to Britain's GDP by 2030
- The big challenge for the UK is how to safely integrate drones into one of the busiest airspaces in the world
- Drones have only just begun to show their enormous potential



The drone revolution is already here – but we need the right rules to take full advantage

By Anton Howes, CapX

There's a technological revolution taking place in the sky above us.

Most people's experience of drones will be as a fun way to take aerial photographs, or even just a toy to fly about in their gardens, but they are capable of so

much more. Indeed, drones are already being used for inspections of buildings, roads, railways, power lines and even planes in airports, saving the time and money involved in sending people to great heights or across great distances.

With the help of drones, potential problems are being identified and resolved

sooner rather than later, making our infrastructure cheaper to maintain and repair. And this is only the start. In some countries, drones are helping to save lives through emergency medical deliveries of organs and medicines. Their commercial potential

Continued on page 38

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Continued from page 36

is also enormous, with trials of door-to-door deliveries beginning in the US and Ireland. Drone deliveries of mail, packages and food promise to bring access to big city amenities much farther into the suburbs and even the countryside.

The fact drones can take off and land vertically, without the need for a long runway, may even one day be applied to passenger transportation. They may provide a faster and cheaper alternative to getting to areas currently only served by roads, without having to go through the major costs and delays of trying to lay new tram or railway lines. As with home deliveries, a drone revolution in passenger transportation will make it much easier for people to live further away from the

big cities, while still being able to enjoy the perks of a city lifestyle.

With ever-cheaper and lighter batteries, and ever more sophisticated navigation systems, inventors and entrepreneurs are rapidly solving the technical barriers that stand in the way. The key obstacles now are political. Trials of drone services have already been taking place under the auspices of the Civil Aviation Authority, and although the regulator has to take a safety-first approach, they have been remarkably forward-thinking in this area. The big challenge for the UK is finding a way to safely integrate drones into one of the busiest airspaces in the world. It is one thing to set aside some airspace temporarily for a trial, but quite another to have drones continually making deliver-

ies above and around London.

To actually achieve the potential of drones, they will have to be integrated into the area below 10,000 feet, traditionally the near-uncontested domain of recreational flyers. As it stands, recreational flyers can fly when and where they like, subject to very simple rules, and with pilots taking full responsibility for their own safety. Pilots flying in this airspace do not even have to emit electronic signals from their aircraft. Drones threaten to change all that. If drones are to be integrated into our skies, the less regulated parts of our skies will need a new set of rules. And although the technology already exists to make this possible without needing traditional air-traffic control systems, it will require all recreational flyers to



emit electronic signals so that they become visible, in effect, to drones.

At the moment, recreational flyers are being asked to pay for much of the cost of becoming electronically conspicuous themselves. But a new report by The

Entrepreneurs Network, 'Digitise the Skies', makes the case that the Government should bear the entire one-off cost of all existing aircraft installing these electronic signal emitters, which will likely be less than £10m. That's small change

compared to the £42bn estimated to be added to the country's economy thanks to drones by 2030, and a simple solution that should satisfy recreational flyers, helping them to make the transition to much busier and more regulated skies.

Expats: Spain rejects 2,000 residency applications after Brexit - most common reasons

By Andrea Blazquez, Daily Express



Britons who are applying for residency in Spain for the first time are rejected the most.

SPAIN has rejected an important number of residency applications from Britons who were planning to move there. But why are applications being denied?

Many Britons wish to retire in the Mediterranean country, looking for sun, warm weather and delicious food. This year, however, many UK nationals who applied for the Spanish residency under the Withdrawal Agreement had their applications rejected. Many even received notices saying they had to leave the

country within 15 days or they could be classified as illegal. **Why?**

Currently, there are 381,400 Britons living in Spain. According to recent data by the EU's Specialised Committee on Citizens' Rights, Spanish authorities received 168,700 applications for residency in Sep-

tember 2021. Out of these, 141,700 have now been concluded. According to the report, 81,200 applications were approved for permanent residence, meaning it was granted to those Britons who had been living in Spain for over five years. 57,300 applications were approved for tem-

porary residence. Temporary residence is granted to those who have been living in Spain for less than five years.

However, 2,400 applications were rejected this year and 800 were withdrawn or considered not valid. Why? Britons who are applying for residency in Spain for the first time under the Withdrawal Agreement are the ones who are being rejected the most. That means those who applied after Brexit, or didn't apply before Brexit came into force even though they were living in Spain before the end of 2020. These are Britons who don't hold the old green residency document or, since July 2020, known as the TIE card.

What are the reasons Britons are being rejected?

The head of citizen help group Brexpaths, Anne Hernández, said the most common reason is insufficient proof they have been legally living in the country.

"Applications are mostly being rejected on the grounds of insufficient evidence of legally residing in Spain in 2020, such as a Padrón (Town Hall registration), medical insurance or other proof people were actually living here before 2021," she told The Local. Mark McMillan from Sun Lawyers in Alicante explained: "Problems arise when people do not provide enough evidence of legally residing in Spain before

the end of 2020." Mark explained the Padrón certificate is the most accepted form of evidence. However, Diego Echavarría from Fairway Lawyers in Marbella

Therefore, they were not actually legally living in Spain at that time, so they weren't covered under the Withdrawal Agreement. Al-



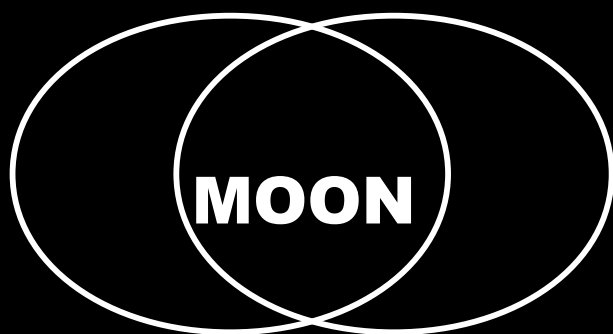
said the most common reason to be rejected is "because people did not have medical health insurance in Spain issued before 2021."

Diego also explained many British people were trying to apply for residency while being in the UK.

though Spain hasn't given a deadline to apply for residency for the first time, the UK and Spanish authorities have urged unregistered Britons who were in the country before Brexit to do so as soon as possible if they want to stay.



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Spanish Courts have just declared the Plusvalía tax 'unconstitutional'



On 26 October 2021 Spain's High Court abolished the Plusvalía tax on sales, inheritances, donations and any other form of transfer of ownership of property.

Plusvalía is the tax paid to the Town Hall that has punished sales, inheritance and even donations

for many years to the tune of between €500 on a small flat owned for a couple of years to €8,000 or €9,000 on a villa with a large plot of land that has been owned for many years.

The Spanish High Court (the Tribunal Consitucional) has declared that the Plusvalía tax in its present form is unconstitutional.

The end of the Plusvalía tax!

The Court considers that the method the law used to

calculate this Tax (based on catastral values) is unfair because it is both artificial and has no correlation to any real increase in value of the property in question. This meant that the current method of calculation goes against Article 31 of the Spanish Constitution that states that the amount of tax due must have a direct link to the economic capacity of the person paying the Tax. With Plusvalía, this connection does not exist.

In principle this judge-

ment will affect transactions that have not yet taken place or deaths that have not yet occurred, but not those cases where the Tax has already been paid or even cases where the deeds have already been signed or the death has happened and the Tax not yet paid.

The fact that it is not retroactive is based on a press release by the Court but the judgement is yet to be published for public review (We must not lose hope!)

Informal advice is that, if you have signed a sales deed but not paid the Tax, lost a loved one and not yet paid the tax, wait for clarification before doing so (i.e. check with your Solicitor/ Abogado before doing so).

Likewise, anyone who has already paid the Tax over the last 4 years should keep their eyes out for any



surprises. The chance of claims being made possible for payments already made are small but until the judgement is read in full anything is possible.

Plusvalía is collected and used by Town Halls, so this judgement is going to cause serious financial difficulties. The Hacienda has declared that as soon as they have the chance to assess the judgement in full they will act as soon as practicable to amend the legislation, creating a Tax that is both constitutional and at the same time guaranteeing the financing of Town Halls.

Conclusion for now:

If you are about to sell, inherit or donate a property in the near future you will save yourself the Plusvalía Tax (which can range from

€500 for small, and €9,000 on larger properties). If you have already signed for the sale or a probate deed but have not yet paid the Tax to the Town Hall, it is recommended that you or your representative waits for as long as possible until everyone has had a chance to read the judgement.

If you have paid Plusvalía Tax in the last four years and it has been a substantial amount, you should contact your representative in the next couple of weeks in case a claim might be in order. The information about the ruling not being retroactive as per the short press release made by the Court, may well be overruled once all parties have studied and considered the judgement and their findings made public.



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The One Stop Problem Shop

Some Tenerife Property Guide readers and advertisers will have heard of the One Stop Problem Shop which has been operating for many years. The owner has recently retired and Emma Swain and her team have now taken over the business.

The One Stop Problem Shop offers all sorts of assistance to Non-Spanish-speakers (and sometimes to

those who do too!) including obtaining NIE Numbers, Certificates of Empadronamiento, TIE Card exchanges from old style green residencias for UK passport holders, and the Green Residencia for holders of an EU passport. Plus changing over utility bills on new property purchases, assistance at social security offices, Hacienda, Town Halls, assistance with obtain-



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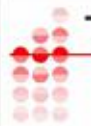
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MOTORWORLD Insurance legislation being enforced by the DGT

With thanks to Emma Swain, Motorworld, Las Chafiras

The DGT have, and have for some time, had at their disposal the means to check that a vehicle has the necessary - and obligatory - minimum Third-Party Insurance to drive on a public highway. They can check this telematically from the roadside either after an accident or during a routine check. Their findings have shown that, in recent years, nearly 2 million vehicles are uninsured throughout Spain and their objective now is to stamp out this

practice by means of fines, sanctions, or the disposal of uninsured vehicles - not so different to the system now in force in the UK. As a result, people who drive, or leave their vehicles parked, uninsured are not only breaking the law but can face fines ranging from €600 to €3,000 plus the possible seizure of their vehicle. These cases are particularly prominent with foreign (i.e. non-Spanish) registered vehicles.

We must remember that



driving an uninsured vehicle is potentially putting lives at risk, not only of the driver and its passengers but also other vehicle drivers and pedestrians. Statistics show that the DGT have imposed around 50,000 sanctions for this type of offence and, in the case of tourists, the fines have been €1,500; and, for buses and trucks €2,800, which are very substantial amounts, especially when compared with the actual cost of insurance in the first place.

At present the DGT are monitoring the Insurance register of vehicles and checking cars at various places, and their findings show that approximately 10% of vehicles registered since 1996 are currently uninsured but not in 'Baja' (registered as 'Off the Road').

Drivers who have not insured their vehicles are forc-

ing other drivers to pay higher premiums with seemingly total disregard of the potential consequences of their actions. Each Insurance policy premium includes a proportion for the Insurance Compensation Consorsio (CCS), whose job it is to cover the costs of uninsured vehicles or drivers' damages who they in turn reclaim from the uninsured drivers. People who are involved in an accident with uninsured drivers are often caused a great deal of hardship, distress, delay, and monetary inconvenience.

Owners who do not hold the obligatory insurance face fines ranging between €601 and €3,005 plus the seizure of their vehicle. The amount will be dependent on the type of vehicle and circumstances involved.

The DGT receives thousands of complaints regard-



ing uninsured drivers. As an example, to ride a moped without insurance can incur a fine of around €1,000. In the case of motorcycles, it is €1,250, cars are €1,500, and trucks and buses are €2,800. All significant fines which will be assessed by Trafico, then passed through the system with official notification and ending in bank, property or

vehicle embargos, if not paid. We must remember that it is the individual owner's responsibility to ensure that his/her vehicle has at least the minimum third-party insurance cover, (as required by Spanish Law). You must therefore ensure that you carry your current Insurance documents in the vehicle at all times, along with proof of payment.



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SCAN ME

The Captain's Table

NOVEMBER 2021



To my many past readers and fans, it is wonderful to write my Captain's Table restaurant review again. I feel, after many requests, and in these very difficult times, we should

try to appreciate and support the many restaurants and bars that have opened under the most severe restrictions.

Of course, many of you might ask: Where is open?

Or, Do we have to go to Mars? Now, every month, you will just need to read this column in The TPG through which we can once again read about (and visit!) the many great

eateries of our Island of Eternal Spring!

If you are a restaurant owner in the South (or the North) and are open for business in these difficult times, I would be

pleased to hear from you and pay you a visit to perhaps share a bottle of wine while I tell my hundreds of readers what they are missing!

If you would care to

contact me, I will organize myself to renew or discover your fine establishment. I hope to read about you one day soon in my monthly Captain's Table!

The Ocean View Restaurant and Bar, Comodoro, Los Cristianos

There is a famous English saying, "if you can find it, you can have it!" So, this month I want to tell you about wonderful eatery I highly recommend you visit - especially if you like fine food!

Just across the road from the famous Los Cristianos Sunday and Tuesday markets, is the apartment complex: Comodoro. Go past the barrier, up a few steps to the Reception area and you will find this hidden gem!: **The Ocean View Restaurant and Bar** has been there for quite a few years but recently has been taken over by Belgian master chef Yuri, who has created a wonderful restaurant, open to everyone!

We were lucky enough to visit this lovely little restaurant at lunchtime

(very few places cater for clients at lunchtime), but this restaurant, by reputation alone, attracts people to its intimate inside or outside areas to enjoy a wide range of wonderful dishes.

The House Speciality, when we visited, was Meatballs in a beer sauce but I can inform readers that every day there is a different menu (apart from À La Carte). How many restaurants offer this? The Ocean View also offers a superb selection of hors d'oeuvres, main courses – meat or fish - but their Specialities are Sole Meunière, Goat's cheese with bacon, or *Filet de sole à l'ostendaise*. The desserts are superb too (and rival the reputation of Belgian chocolate!), so, if you love good

food, you are in for a wonderful (and, hopefully, romantic!) meal!

I personally had the delicious portions of salmon in a purée. Belgian cooking has always been renowned as being superb and now, we in Tenerife have been very fortunate that someone has brought a taste of Belgian cuisine to the island.

The owner of **The Ocean View** tells me that they will soon be opening a 2nd restaurant (in Fañabe) for lovers of fine dining - this certainly must be one to look out for!

So, head for **The Ocean View** today, where parking is easy, and you are guaranteed a wonderful experience, great staff, great food and great eating!

The Captain



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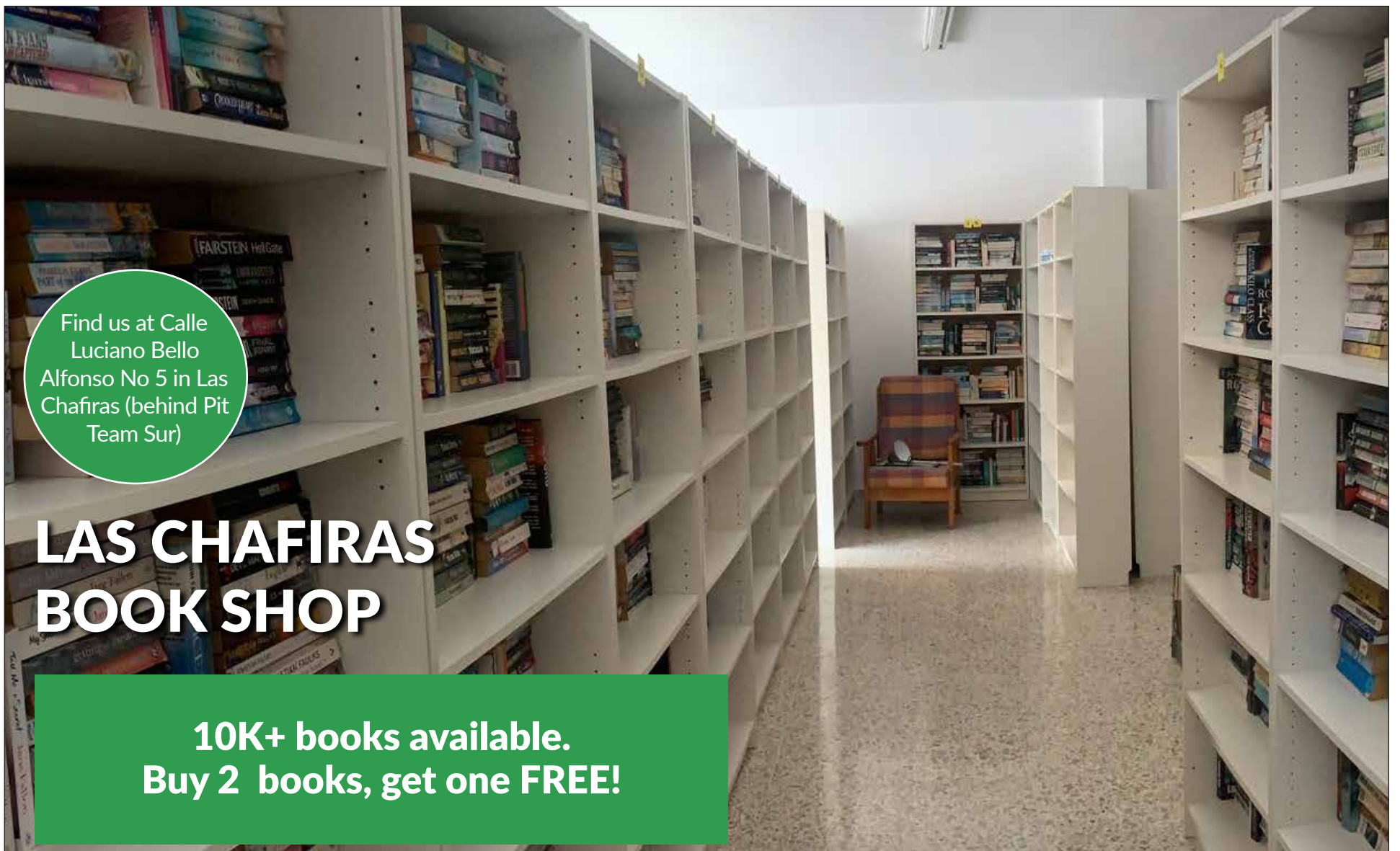


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Brexit, currency transfers and the law

EU_Regulation_2021



As we adjust to life post-Brexit there are many things to consider, but if you need to move money abroad there is one particular change that it's essential to be aware of.

The free movement of services came to an end at the close of the transition period, with service providers instead having to comply with the different rules of the EU member states in order to operate legally.

Of particular note to people making international money transfers is the fact that UK financial service firms lost their financial services 'passports' on

1st January 2021.

What is a financial services 'passport'?

Before Brexit the 'passporting' of financial services meant that firms were able to operate in the European Union (EU) and European Economic Area (EEA) under a UK-based licence. For example, a company authorised by the Financial Conduct Authority (FCA) in the UK could use this licence to work with customers based in any other country in the EEA.

However, as the UK has now lost these passporting rights, any financial services firm (including currency transfer providers) must

have a valid EU licence if they want to continue working with customers in the EU/EEA.

The Royal Decree

On 29th December 2020 the Spanish Royal Decree-Law 38/2020 was published. This Decree outlines measures for the adaptation to the status of a third State of the United Kingdom of Great Britain and Northern Ireland after the end of the transition period. The Royal Decree came into force on 1st January 2021 and included a specific section about financial services and how firms from that sector can work with customers based

in Spain moving forwards.

According to the Royal Decree:

'From 1st January 2021, UK authorised entities will be subject to the relevant Spanish legislation and applicable regimes in respect of third country firms. UK entities will have to obtain a new authorisation to operate in Spain.'

The Bank of Spain (Banco de España) is the FX supervisory authority in Spain and can impose penalties on any currency providers who fail to comply with the decree in order to safeguard the interests of customers.

Understanding equivalence

You may have heard some discussions in the media about 'equivalence' – whereby the European Commission can open up market access for some UK-based service providers. The European Commission can grant a country equivalence if it views the country's laws as being similar in intent and purpose to the laws of the EU, but it can also withdraw equivalence on 30 days' notice if the situation changes.

While this is good news for some sectors, financial services are subject to different equivalence regimes and the level of access offered is far narrower than

passporting permitted.

It should also be noted that equivalence operates in fewer areas, covers fewer services and is less secure than passporting.

International currency transfers are one of the financial services not covered by equivalence, so the provider you use must still have a valid EU licence if you're going to continue working with them.

What do you need to know?

Any currency transfer provider offering their services to customers based in Spain must be regulated by a relevant EU authority.

If they aren't licenced appropriately and in accordance with the Royal Decree they cannot renew contracts with existing customers or solicit new customers. They must also have concluded working with existing customers based in Spain by 30th August 2021.

If you're using a currency transfer specialist to move money to or from Spain and they haven't sent you any communications regarding a change of licencing post-Brexit, get in touch with them to find out whether or not they have a valid EU licence. This is a simple question and something they should be able to answer instantly.

As mentioned previously, this licence must be with a relevant EU-based regulator, like the Bank of Spain

(Banco de España), and your provider should be able to tell you their licence number.

If your provider is only authorised by the FCA they will be unable to continue servicing your requirements from June (and should inform you of that fact) so you will need to find a new currency transfer company in order to ensure the security and continuity of your payments. When switching providers find a currency company that is licenced to operate in Spain. You may also want to check things like their online reviews, whether or not they've won any industry awards and when they were established. You may find that by moving providers you actually end up working with a company whose customer service and range of products is better suited to your needs, so start looking into your options now.

Residents of Spain choosing a currency exchange company post-Brexit

If you don't currently have an FX company to work with and you're a Spanish resident please ensure you only enter into an FX agreement with an EU regulated FX company. As a Spanish resident **you won't be covered** by the FCA or Bank of Spain post-Brexit if you enter into a new contract with a non-EU regulated company.

The Spanish Royal Decree (Law) - 8/2020

The Spanish Royal Decree (Law) - 38/2020, of December 29th 2020, published in the Spanish Official Gazette - Boletín Oficial del Estado (BOE) - which adopts measures to adapt to the status of a third State of the United Kingdom of Great Britain and Northern Ireland after the end of the transitional period provided for in the Agreement on withdrawal of the United Kingdom of Great Britain and Northern Ireland of the European Union and the European Atomic Energy Community, of January 31, 2020.

The above RDL 38/2020,

which entered into force on 1 January 2021, establishes the necessary measures to adapt the Spanish legal regime once the transitional period ended. It includes a specific section dedicated to financial services, which is summarised as follows:

Continuity of contracts

The continuity of financial services contracts (banking, securities, insurance or other financial services) concluded by UK financial entities (mainly including investment firms, credit institutions and insurance companies) before 1 January

2021 will remain valid. The obligations of the parties under such contracts will remain applicable and enforceable.

Licensing requirements

From 1 January 2021, UK authorised entities will be subject to the relevant Spanish legislation and applicable regimes in respect of third country firms. UK entities will have to obtain a new authorisation to operate in Spain in the following cases:

- to renew existing contracts entered into before 1 January 2021;
- to amend existing contracts where changes imply provision of new services in Spain or that have an impact on the essential obligations of the parties;
- When the activities linked to the management of the contracts trigger licensing

requirements; and

- to sign new contracts.

RDL 38/2020 expressly states that the activities derived of the management of the contracts entered into before 1 January 2021 that are not under the first three cases mentioned above shall not trigger new authorisation. In this regard, UK entities would need to verify carefully whether their business in Spain involves any of those cases in order to take appropriate measures to obtain the corresponding licence to operate in this country.

Temporary permission

Authorisation or registration initially granted by the relevant UK competent authority to UK entities shall temporarily maintain its validity until 30 August 2021 with the purpose of carrying out the activities needed to complete the termination or assignment of contracts

entered into before 1 January 2021 to an entity duly licensed or passported to provide financial services in Spain and in accordance with the contractual provisions.

In Spain the FX supervisory authority is:

- the Banco de España (Bank of Spain) authorises and supervises entities providing banking services);

The Bank of Spain will have supervisory powers and may request UK entities to provide documentation and/or information or request certain steps to be taken, if needed.

Penalties

If an entity fails to comply with the requirements imposed by the Bank of Spain, the temporary permission could cease to apply. In that event, the Bank of Spain as appropriate, will inform the UK entity that

an activity which triggers a licensing requirement in Spain is being carried and, accordingly, Spanish penalties or sanctions may apply (which can lead to the imposition of very serious sanctions).

What happens next?

The Bank of Spain will adopt measures, as necessary, to ensure the legal certainty and safeguard the interests of financial services clients who could be affected by the withdrawal of the UK from the EU.

UK entities must ensure that: (i) all provisions applicable in Spain are duly complied with and that indications imposed by Bank of Spain are properly followed and that (ii) provision of financial services is only carried out by entities duly authorised or passported in Spain, which must be included in the relevant registries of the Bank of Spain.

The definition of, and the difference between, Minor and Major Works

When considering alterations to a property clients often ask me what the difference is between 'minor' and 'major' works in the eyes of the local Town Hall.

The importance of distinguishing between one and the other lies in the necessity to apply for either a major works license or notify them of your intention to do minor works to your property. If the works are classed as minor works then it is a relatively simple process to do the Town Hall notification. If however the works do not fall within the scope of a minor works then a detailed project developed by an architect and technical architect will need to be submitted within an application and the approval awaited.

What is covered by a 'Minor' works licence?

'Minor' works which are simple in nature and do not affect the structure or 'footprint' of the building. They are also works which don't affect service installations

or common area services or the actual number of dwellings or commercial units. Also, 'Minor' works must not alter the exterior finish or design of the property or the foundations or structure. Finally the works must not adversely affect existing provisions for occupation, fire safety or security.

'Minor' works should include replacing floor tiling, sanitary ware, baths, kitchens, repairing render and repainting external walls, repairing roofs, replacement of windows, doors, shutters or awnings, provision, repair or replacement of pipework for service installations, waste or soil pipes, clearance and fencing of parcels of land and installation of solar panels.

This list is by no means exhaustive and is only given as an indication taken from research and consultation with various Town Hall technical departments. Individual cases and proposals should be consulted with the relevant technical departments to ascertain if

they consider the proposed works to be covered by a Minor Works Notice or Major Works Licence.

If the works that are proposed do not appear to be covered by the definitions above then it may be necessary to apply for a Major Works Licence.

To accompany this type of application it will be necessary to provide a detailed report specifying the works with plans, calculations etc. This will normally be produced by an Architect working in conjunction with a Technical Architect.

To make the Notification of Minor Works, a Technical Report, plans and priced specification of works are usually required. These can be produced by a Technical Architect or Architect. The Town Hall fee is usually around 4% of the cost of the works, although some Town Halls do not charge a fee.

If you ever find yourself unsure which application is likely to be necessary for something that you are proposing to carry out, please do not hesitate to contact me, Philip Wright, Technical Architect and Chartered Building Surveyor, on Mobile number 667 757 323.



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

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

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

Physiotherapist

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

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

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

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

Chiropractor

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

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

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

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

Osteopath

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

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

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

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

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

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

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

OFFICIAL REGISTRATION OF ALTERATIONS OR EXTENSIONS TO PROPERTIES



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

which has been created or altered.

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

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

firm this point one way or the other.

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

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

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

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

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

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

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

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

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

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

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

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

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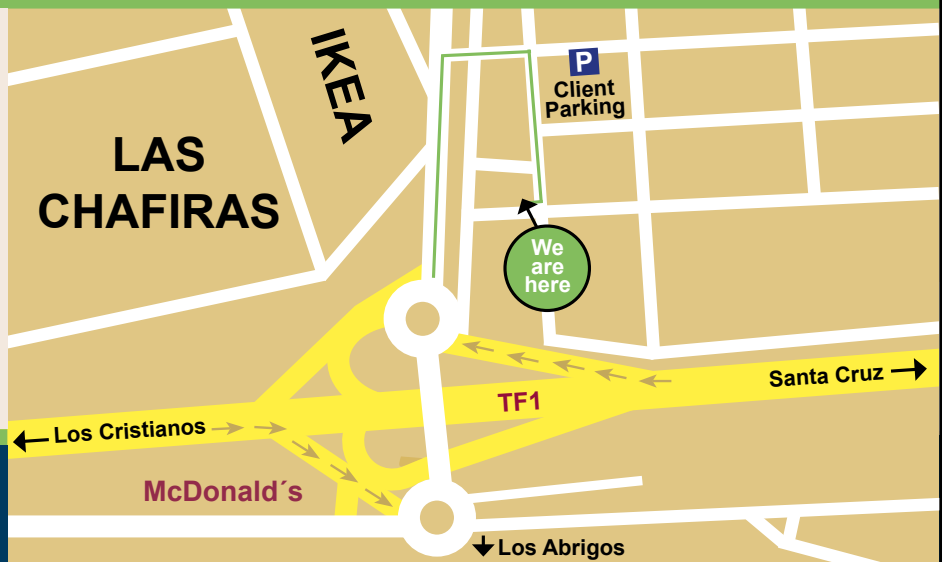
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Callao Salvaje, Apartment

€800

2 bed · Duplex for rent with two bedrooms in Callao Salvaje. It is a furnished duplex and has 103 m2 including 2 terraces. The ground floor has independent kitchen, living room, toilet and large terrace with surface 16m2. The first floor has two bedrooms (one bedroom with sea view) and the bathroom. The third floor has terrace with surface 12m2 with sea view. T... For full information see website or contact:
Ref: ONR6800A | Agata's Real Estate |

El Medano, Townhouse

€800

2 bed · Nice 2 bed 2 bath townhouse, corner position, in complex with pool, within walking distance to the sea, and 5 minute drive to El Medano centre,

shopping area and schools. 2 double bedrooms, 2 bathrooms, kitchen, living, terrace and garage underground with large storage. Bills extra.

Ref: KV0238 | Tenerife Alizes Properties | 922 738653 / 626 274040

Amarilla Golf, Apartment

€775

1 bed · Beautifully appointed, spacious one bed garden apartment with two terraces in quiet location, near the Golf course. Wi-Fi access included. Water and electricity bills included up to 50€ per month.

Ref: 2083 | Homes & Away | 922 737 044

Las Americas, Apartment

€750

1 bed · Nice 1 bedroom apartment in the touristic complex Las Floritas situated on the first floor with the terrace overlooking the swimming pool. Centric area close to all touristic services and the beach. Good option for rent or for personal use for holidays.

Ref: VR7002D | Vym Canarias | 922 787 210

Costa del Silencio, Apartment

€750

1 bed · *Available for March/April/May* One bed, one bath apartment on a popular complex. Close to all amenities. Weekly clean, linen and towels change included.

Ref: 1775 | Homes & Away | 922 737 044

Amarilla Golf, Apartment

€750

2 bed · Well-appointed, two bed duplex apartment on residential complex with heated pool.

Ref: 1986 | Homes & Away | 922 737 044

Golf del Sur, Apartment

€725

1 bed · Spacious one bed apartment in quiet location on popular residential complex. Close to all amenities. Water and electricity included.

Ref: 2135 | Homes & Away | 922 737 044

Golf del Sur, Apartment

€700

1 bed · *Available from 25th November* Nicely presented, one bed apartment on popular complex with heated swimming-pool. Wi-Fi included. Water and electricity on top.

Ref: 1961 | Homes & Away | 922 737 044

Golf del Sur, Apartment

€700

Lovely, modern and bright one bed apartment, in residential complex with heated pool, lift and Wifi access. Situated on the 6th floor, the apartment has a large terrace with side views to the sea. 1 double bedroom with built-in wardrobe, one bathroom, living room with American kitchen, fully equipped and furnished. No pets. Bills extra. Available Sept to ... For full information see website or contact:
Ref: KV0176 | Tenerife Alizes Properties | 922 738653 / 626 274040

Puerto de La Cruz, Apartment

€700

We offer a 50 m2 studio for long term rental in Casa Ikarus, in the area of La Paz. The studio is furnished and equipped, has a large terrace overlooking the Atlantic and the city. The building has an elevator, a room with a coin-operated washer and dryer, and an acclimatized pool with solarium area. The costs of water, electricity and WiFi are included. For full information see website or contact:

Ref: IR700S | Agata's Real Estate |

Playa Paraiso, Apartment

€700

1 bed · Long term rental. Bright apartment with a large terrace in the complex "Vista Nautica", Playa Paraiso. The apartment is rented unfurnished, but the kitchen is furnished and equipped with the necessary electrical equipment, there is also an air conditioner and a washing machine. The apartment consists of one bedroom with built-in wardrobe and access to the... For full information see website or contact:
Ref: VR7210D | Vym Canarias | 922 787 210

Amarilla Golf, Apartment

€695

1 bed · Fully refurbished, one bed apartment on popular complex with Golf course and Teide views. Wi-Fi included.
Ref: 2040 | Homes & Away | 922 737 044

Callao Salvaje, Studio

€680

Studio on the seafront in Sueño Azul complex. Renovated and equipped.

Price 680 eur per month with all expenses included (including wifi).
Ref: VR7243D | Vym Canarias | 922 787 210

Costa del Silencio, Apartment €675

1 bed · *Available from 6th September 2017 for 6 months*Spacious, south facing, well furnished one bed apartment with large terrace on popular complex. Close to all amenities.
Ref: 1785 | Homes & Away | 922 737 044

Amarilla Golf, Apartment €675

1 bed · Spacious, ground floor, one bed apartment on popular complex with communal pool. Water and electricity bills included up to 40€ per month.
Ref: 2026 | Homes & Away | 922 737 044

Amarilla Golf, Apartment €675

1 bed · Nicely presented, top floor apartment with sunny terrace on popular complex.
Ref: 2065 | Homes & Away | 922 737 044

San Isidro, Apartment €670

1 bed · Cosy 1 bed 2nd floor apt with a ocean views, open kitchen. Private roof terrace of 5m2 with lockup washroom. Lift. Close to shops and transport, just a 5 min drive to the sunny El Medano beach, and only a 5 min drive to the south airport. Bills excluded
Ref: LAPR1081 | Los Abrigos Properties | 922 170021

Golf del Sur, Apartment €660

1 bed · This 1 bed, 1 bathroom apartment is on the beautiful complex of Aguamarina. Close to the sea, marina, bars, shops and restaurants. Fully furnished to a very nice standard. Ideal for a retired couple. Lift and pool in building. No pets allowed.
Ref: 1080 | Rentals in Tenerife | 606 284883

Golf del Sur, Apartment €660

1 bed · Perfect for a retired couple, fully furnished and with a large outside terrace. Quiet complex with 2 pools. Beautiful sea view. Very close to San Blas Commercial Centre and bus stop.
Ref: 1086 | Rentals in Tenerife | 606 284883

Costa del Silencio, Apartment €650

1 bed · Top floor, fully furnished 1 bedroom, 1 bathroom apartment with lounge and American style fitted kitchen which leads off to a large terrace with its own stairs up to the private roof terrace. There is also a private parking space available and community swimming pools. Nice quiet residential complex.
Ref: 01 1168 | Tenerife Prime Property | 922 703 725

Golf del Sur, Apartment €650

1 bed · *Available from mid-February*Spacious one bedroom apartment overlooking the pool on popular residential complex. Quiet location. Water and electricity on top. Pets not allowed.
Ref: 1930 | Homes & Away | 922 737 044

Playa Paraiso, Apartment €650

1 bed · Ideal for your second residence, situated in few minutes walk from the beach and the sea, in the complex with big swimming pool. The apartment has 1 bedroom, 1 bathroom, a spacious living room with open kitchen, a terrace overlooking the sea and the resort. There is a new commercial center just in front of the complex. Excellent opportunity to buy an apar... For full information see website or contact.
Ref: VR5020D | Vym Canarias | 922 787 210

Callao Salvaje, Apartment €650

1 bed · Front line apartment near the beach of Callao Salvaje. There is a large terrace with sea view and the sun from

early morning. The apartment has 1 bedroom, 1 bathroom, a kitchen and a spacious living area, it is totally refurbished and with new modern furniture. There is a swimming pool in the complex and a private access to the beach. Situated near all to... For full information see website or contact.
Ref: VR5013D | Vym Canarias | 922 787 210
UNDER €650 p/m

Los Abrigos, Apartment €600

2 bed · Modern 2 bed 1 bath Apartment in Los Abrigos, American kitchen, Balcony, close to shops transport school and beach, Airport south 15 min. No pets or Children
Ref: LAPR1084 | Los Abrigos Properties | 922 170021

Torviscas Alto, Studio €600

Long term rent (from 6 months). Studio apartment with ocean view in the tourist complex "Laguna Park II", San Eugenio Alto. The bright apartment consists of a bathroom, a room with a kitchen and a terrace overlooking the ocean. Nice complex with lifts, playground, reception, swimming pools, solarium, mini market and parking. Nearby there is a supermarket... For full information see website or contact.
Ref: VR7266D | Vym Canarias | 922 787 210

Torviscas Alto, Studio €600

Beautiful studio in the Island Village Heights complex in San Eugenio. Fully equipped Bills included up to 50€ per month Very well located Available from June 1.
Ref: VR5973D | Vym Canarias | 922 787 210

Golf del Sur, Apartment €595

1 bed · *Available from 8th of October*First floor one bed apartment in excellent condition overlooking the pool. With sea views. Close to all amenities.

Ref: 1901 | Homes & Away | 922 737 044

Amarilla Golf, Apartment €575

1 bed · Second floor one bed apartment on popular complex with swimming-pool.
Ref: 1462 | Homes & Away | 922 737 044

Amarilla Golf, Apartment €575

1 bed · * Available from March 2021 *Ground floor one bed, one bath refurbished apartment with terrace and Internet connection. Price includes water and electricity bills.
Ref: 1847 | Homes & Away | 922 737 044

Playa San Juan, Apartment €550

2 bed · Cosy, centrally-located and just 1 minute from the main promenade, 2 bed, 1 bath apartment located in pretty fishing village. Close to restaurants, supermarkets, medical center, playground, beach. The property has a living room, an open kitchen and a small balcony that connects the master bedroom with the living room. Electric bill on top, water included... For full information see website or contact.
Ref: DHT Rentals 005 | Dream Home Tenerife | 617 203 578

Puerto de La Cruz, Apartment €550

1 bed · This furnished apartment is located in one of the most beautiful areas of Puerto de la Cruz, in the famous attraction and beautiful park "Taoro Parque". From this property you can walk to the city center of Puerto de la Cruz in less than 5 minutes crossing this park. Waterfalls, bars and restaurants can be found in this park. The apartment has a bedro... For full information see website or contact.
Ref: IR550A | Agata's Real Estate |

San Isidro, Apartment €530

2 bed · Spacious 2 Bed Apartment, on residential building in San Isidro. 2nd floor with lift, underground parking space incl.

The apartment has 2 bathrooms, separate kitchen, large living room, and double bedroom with small balcony. Built-in wardrobe, fully equipped and furnished. Close to shops and transports, quiet position. Bills extra.
Ref: KV0174 | Tenerife Alizes Properties | 922 738653 / 626 274040

Golf del Sur, Apartment €500

Refurbished studio apartment in residential area close to all amenities. Includes wi-fi and utilities.
Ref: 2134 | Homes & Away | 922 737 044

Guargacho, Apartment €500

1 bed · Spacious apartment for rent in the quiet area of Guargacho. Building located next to the medical centre and in a short distance from the main road. 1 bedroom, bathroom with shower, large living room with kitchen. On the communal roof there is a private laundry room. Do not hesitate to contact us for more information.
Ref: VR7102D | Vym Canarias | 922 787 210

Los Abrigos, Apartment €500

2 bed · Bright 2 bed/1 bath ground floor with patio apt for rent in new building in Los Abrigos. Close to school, shops, transport. 10 min drive to South airport. Small pets allowed. Bills excluded
Ref: LAPR1102 | Los Abrigos Properties | 922 170021

Los Abrigos, Apartment €500

2 bed · 8 bright apt with 2 bedroom/1 bath available for long term rental in new building, Los Abrigos. 1st and 2nd floor. All with balconies and views to Teide. Close to shops, school, transport. 10 min. drive to South airport. Small pets allowed. Water&Electric excluded.
Ref: LAPR1093-1101 | Los Abrigos Properties | 922 170021

Las Galletas, Apartment €495

1 bed · 2nd floor, fully furnished, 1 bed, 1

bath apartment in the centre of Las Galletas. There is no lift in the block. Electric is included up to €50/month and water is included up to €25/2 months.
Ref: 01 1100 | Tenerife Prime Property | 922 703 725

Las Americas, Studio €490

Long term rental. Complex "Borinquen", Las Americas. 2nd floor. Studio apartment with a kitchen, a bathroom and a terrace with pool and ocean views. Complex with a bar, pool and parking. Located very close to the beach.
Ref: VR6970D | Vym Canarias | 922 787 210

Las Rosas, Apartment €480

Very cosy rustic style studio in grounds of a large house but with its own entrance. Comprises of lounge, kitchen, bathroom and some outside space. Ideal for someone looking for complete peace and tranquility. Available from beginning of June 2020.
Ref: 00 1173 | Tenerife Prime Property | 922 703 725

Los Abrigos, Apartment €450

1 bed · Bright ground floor 1 bed/1 bath apt for long term rent in new building in Los Abrigos. Close to school, shops, transport. 10 min drive to South airport. Small pets allowed. Bills excluded
Ref: LAPR1103 | Los Abrigos Properties | 922 170021

Puerto de La Cruz, Apartment €450

This flat is at Calle Richard J. Yeoward, 38400, Puerto de la Cruz, Santa Cruz de Tenerife, at Tenerife North, on floor 4. It is a furnished flat that has 30 m2 and has 1 bathrooms. It is studio with south. It includes equipped kitchen, elevator, furnished kitchen, sea views and balcony and besides, it includes community garden, mountain views and good... For full information see website or contact.
Ref: IR480S | Agata's Real Estate



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Business Section

OVER €350,000

San Eugenio Alto, Fully Equipped Local

€875,000

For sale with FRINA is this large Tenerife freehold with a garden. These premises are perfect for a large restaurant or even a large nightclub. The freehold local can with guarantee opens as a music club or dancehall. This freehold for sale is 1,498 m2 divided into 2 levels. The ground level is 573 m2 and the lower level is 925 m2. The locals are empty a... For full information see website or contact: **Ref: D1254 | FRINA Tenerife SL - Property Sales | 922 085 191**

Las Americas, Bar/Cafe

€580,000

You will be hard pushed to find a better business in Las Americas than this cafeteria. The owner has run the place for 30 years and the regular guests and proof of income speaks for itself. Also, the cafeteria has a licensed lottery booth, which also brings clients and a healthy income. If you are ready to take over a Spanish cafeteria this business wi... For full information see website or contact: **Ref: 1944 | FRINA Tenerife SL - Business Sales | 922 085 191**

Golf del Sur, Empty Local

€577,000

In need of TLC, large commercial property with separate apartment above the premises. **Ref: 1948 | Homes & Away | 922 737 044**

Fanabe, Empty Local

€530,000

FRINA Tenerife offers this large freehold for sale, which is located in a complex in Fañabe. The local used to be a restaurant but is empty today and would need a refurbishment before it can reopen. The local could be great both as a restaurant, but also shop or office. Premises of the Fañabe Freehold for Sale The premises are spacious 330 m2 and installe... For full information see website or contact: **Ref: 2294 | FRINA Tenerife SL - Business Sales | 922 085 191**

Puerto de La Cruz, Restaurant

€500,000

A famous well-run restaurant in Puerto de la Cruz, La Paz. It is situated in a privileged location of La Paz, one of the best areas of the city with many tourists, as well as residents. The premises operates since 1980 and has a coming back clientele. It has a commercial space of 165 m2, a large terrace of 85 m2 with outdoor tables, kitchen, in the bas... For full information see website or contact: **Ref: I1570L | Agata's Real Estate |**

Fanabe, Sports Bar

€499,000

FRINA Tenerife is happy to offer this amazing Sport and Entertainment Pub for Sale. The business is located in Fanabe and known for sports events and live music entertainment several nights a week. The pub has been operating for more than 20 years and is well-visited both mornings, days, and evenings. Whether you want to enjoy a proper breakfast, a col... For full information see website or contact: **Ref: 2412 | FRINA Tenerife SL - Business Sales | 922 085 191**

Puerto de La Cruz, Restaurant

€485,000

An established restaurant in the heart of Puerto de la Cruz, zone of plaza del Charco. The heart of the city with many tourists, as well as residents. The premises has a commercial space of 145 m2 and an outdoor space rented from the town hall. It is fully equipped and sold with all licences. The staff can be taken over. Great opportunity to overtake the ... For full information see website or contact: **Ref: I1485L | Agata's Real Estate |**

Fanabe, Restaurant

€480,000

FRINA Tenerife offers for sale this fun and inviting British bar in Puerto Colón. It has a prime location, as this harbor is one of the most touristic spots on the island. The bar is known for a menu of British pub specialties, and also some great live entertainment, such as karaoke, quizzes and music. The bar enjoys great footfall and has many regular c... For full information see website or contact: **Ref: 2336 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Americas, Bar/Cafe

€399,000

You will be hard pushed to find a better business in Las Americas than this cafeteria. The same owner has run this place for 30 years and the regular guests and proof of income speaks for itself. If you are ready to take over a Spanish cafeteria this business will make sure you earn money from day 1! Premises of the Business The freehold premises ... For full information see website or contact: **Ref: 1943 | FRINA Tenerife SL - Business Sales | 922 085 191**

Golf del Sur, Supermarket

€395,000

FRINA Tenerife offers for sale a well-located and busy supermarket in Golf del Sur. It has been running for 6 years and serves both local residents and tourists. The store is around 180m2 and well-maintained and equipped. **Ref: 2339 | FRINA Tenerife SL - Business Sales | 922 085 191**

Tenerife South, Manufacturing business

€390,000

FRINA Tenerife offers here a unique opportunity to take over this Jewellery Manufacturer & Supplier business that designs, produces and sells high-quality jewellery to both B2B and B2C customers. Under one SL company are different brands of jewellery and you will find designs for both men and women. All collections are made of carefully selected m... For full information see website or contact: **Ref: 2410 | FRINA Tenerife SL - Business Sales | 922 085 191**

San Eugenio Bajo, Night Club

€350,000

FRINA Tenerife is happy to offer this Large & Modern Music Club for Sale which is known for live music performances in the heart of a busy touristic area of Tenerife. The music club was recently refurbished and is fully licensed and meets all standards for a live music club. It is refurbished to perfection, it is modern, large, and has tables ... For full information see website or contact: **Ref: 2396 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Chafiras, Fully Equipped

Local

€350,000

Additional: Viewing recommended. Rooms: Store rooms, Bar, Bathroom. Quality: Tastefully decorated, Traditional features, Bright, Well presented, Furnished, Good condition, Spacious. Features: Many special features. Outside: Large terrace. Parking: Parking nearby, Parking available. **Ref: 464-C | Island Estates | 922 790 767**

€349,999 - €250,000

Puerto Colon, Excursion Business

€330,000

For sale with FRINA Tenerife is this luxury boat charters business with 2 boats. One of the premier brands, this yacht excursion charter businesses based in Puerto Colon boasts an enviable reputation with a unique offering of a sailing yacht and a highly sought-after motor yacht. Offering typical 3-hour excursions to see whales and dolphins and priv... For full information see website or contact: **Ref: 2338 | FRINA Tenerife SL - Business Sales | 922 085 191**

Golf del Sur, Investment Property

€329,175

1 bed · air conditioning, modern. **Ref: VS5424D | Vym Canarias | 922 787 210**

Adeje Town, Fully Equipped Local

€320,000

FRINA Tenerife offers this investment - commercial property for sale in Adeje old town. The property has a long-established business and a good tenant that pays 1,500€ monthly. Premises of the Commercial Property for Sale The premises of the freehold have 2 floors which altogether measures 206 m2. If you wish to know more about this commercial pr... For full information see website or contact: **Ref: 2379 | FRINA Tenerife SL - Business Sales | 922 085 191**

Los Cristianos, Freehold Pub

€320,000

FRINA Tenerife is happy to offer this long-established and very popular Freehold Pub for Sale in Los Cristianos. This business had the same owner for many years and is known for its lovely atmosphere and food, so no doubt you will have guests from day 1. Note the owners wish to keep the sale very discreet, hence we can only provide limited details here... For full information see website or contact: **Ref: 2422 | FRINA Tenerife SL - Business Sales | 922 085 191**

Puerto Colon, Restaurant

€320,000

This large international restaurant is offered for sale freehold! Occupying one of the best positions in Puerto Colon with fabulous views over the La Pinta beach this restaurant is undoubtedly a popular choice for the thousands of tourists visiting the area daily. The business has been established for more than 15 years and known for its delicious roas... For full information see website or contact: **Ref: 1419 | FRINA Tenerife SL - Business Sales | 922 085 191**

Vilaflor, Excursion Business

€320,000

New on the market is this Tenerife Buggy Excursion that offers safaris to Teide National Park and around a

Finca in the mountains. Every buggy excursion is about 3 hours. Due to the weather and nature of Tenerife, this is a very popular attraction that runs year-round. Included In The Business The business includes 6 Arctic Cat buggies from 2016 wi... For full information see website or contact: **Ref: 2030 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Americas, Bar/Cafe

€299,000

For 22 years this pub and snack bar has been placed in the center of Las Americas. The pub is facing a busy street with a lot of passing by traffic. Furthermore, it is only 2 minutes of walk from the beach promenade. The pub is very well visited epically by tourists, hereunder many returning tourists, since the pub has been running for so many years. T... For full information see website or contact: **Ref: 1813 | FRINA Tenerife SL - Business Sales | 922 085 191**

San Eugenio Bajo, Fish and Chip Shop

€285,000

This freehold fish & chips shop has been open for 25 years and benefits from a strong name! And it is famous for using local British products to make the perfect fish & chips. Today the business is run by the owners with help from 3 employees and is open 6 days a week from 14:00 to 02:00. Also, the shop offers fast food and delivery. Premises of the... For full information see website or contact: **Ref: 2160 | FRINA Tenerife SL - Business Sales | 922 085 191**

Torviscas Bajo, Supermarket

€275,000

FRINA Tenerife offers for sale this busy supermarket in Torviscas Bajo. It has been running for 2 years and has a good reputation. The customer profile is both tourists and locals. The location secures a lot of footfall and there is not a lot of direct competition in the area. The supermarket is spacious 100m2 and well-equipped. **Ref: 2320 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Eras, Warehouse

€275,000

Freehold warehouse for sale in the industrial area of Las Eras in the town of Arico in the southeast of Tenerife. Arico is conveniently situated between the capital of Santa Cruz and the busy touristic Tenerife South, less than 20 minutes drive from the Tenerife South airport. The warehouse sits on a 398 m2 of land and measures 347 m2 with 8 m high ... For full information see website or contact: **Ref: 1733 | FRINA Tenerife SL - Business Sales | 922 085 191**

Tenerife South, Excursion Business

€270,000

For sale with FRINA Tenerife is this long-established Tenerife jet ski excursion in the south. You will not find a jet ski business with a better reputation, newer jet skis, and less work than this. Moreover, this business comes with a unique opportunity/license allowing you to expand with another water sports business, which we can explain at a meeting. ... For full information see website or contact: **Ref: 2080 | FRINA Tenerife SL - Business Sales | 922 085 191**

Los Cristianos, Supermarket

€269,000

This supermarket in the Los Cristianos is a great opportunity, if you want to buy an already established business. You do not need to change anything, but have possible development options. This supermarket has the butcher license and the license to sell fresh fish, therefore the new owners will have the possibility to expand with fresh meat and fish. The... For full information see website or contact: **Ref: 1891 | FRINA Tenerife SL - Business Sales | 922 085 191**

Puerto de Santiago, Car Leasing/Rental Business

€267,000

New on the market is this Car Rental for sale in Puerto Santiago, which is sold as a leasehold or a freehold. Furthermore, the business sells Tenerife excursions and the office has an ATM, which both provide to the healthy income. Premises of the Business for SaleYou find the main office centrally in Puerto Santiago and a fully equipped workshop close by... For full information see website or contact: **Ref: 2233 | FRINA Tenerife SL - Business Sales | 922 085 191**

Tenerife South, Furniture & Interior Decoration

€250,000

If you are a successful entrepreneur looking to relocate to Tenerife and run here your own serious and profitable business, this opportunity is definitely waiting for you! For sale leasehold or freehold a very successful and highly reputable furniture business with the established name which is widely recognized almost throughout the whole island. Incl... For full information see website or contact: **Ref: 1732 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Galletas, Excursion Business

€250,000

This is a great opportunity to be the owner of a successful jet ski business in the South of Tenerife. The excursion trips are from 40 minutes to 3 hours with great fun and even the chance to see whales and dolphins. Included in the Jet Ski Business Included in the jet ski business are 10 Sea-Doo jet skis. 8 of the jet skis are from 2016, 1 jet ski ... For full information see website or contact: **Ref: 2050 | FRINA Tenerife SL - Business Sales | 922 085 191**

Puerto Colon, Excursion Business

€250,000

FRINA Tenerife is excited to offer this Unique Diving Business for Sale in Puerto Colon. If you dream about a great water sport business on the island of external spring, you cannot miss this! It has been established for many years and has no direct competition. The diving experience is offered on underwater scooters making it possible for everyone to par... For full information see website or contact: **Ref: 2409 | FRINA Tenerife SL - Business Sales | 922 085 191**

Puerto Colon, Excursion Business

€250,000

This Excursion Boat & Shop for sale includes a Bavaria sailboat and a busy office selling excursions both directly and online. The business is run as an SL company and both the boat, shop and online

shop is included in the sales price. The shop and website sell many different excursions in Tenerife and earns a healthy income. Nevertheless, the website and... For full information see website or contact: **Ref: 2262 | FRINA Tenerife SL - Business Sales | 922 085 191**

Costa Adeje, Dive school

€250,000

If you are looking for a successful excursion business in Tenerife, you cannot miss this Diving School for Sale. This school offers internships, diving licenses, instructor licenses, and diving & snorkeling excursions all over Tenerife. And every year since 2015 they earned the TripAdvisor Certificate of Excellence! The business has been established ... For full information see website or contact: **Ref: 2358 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Americas, Restaurant

€250,000

FRINA Tenerife offers for sale this Large Front-Line Restaurant in Las Americas facing the beach promenade which is always busy and offers a lovely view. Moreover, the restaurant is located on a corner, so you have even more people passing and a large terrace! If you are looking for that amazing location to open a large restaurant or lounge bar you... For full information see website or contact: **Ref: 2459 | FRINA Tenerife SL - Business Sales | 922 085 191**

Playa Paraiso, Fully Equipped Local

€250,000

If you are looking for a well-established and easy-to-run business, you cannot miss this store for sale in a busy complex of Playa Paraiso. This store sells everyday products like snacks, drinks and sun lotion but also toys and quality suitcases and bags of brands like Valentino and Guess. The business shows a healthy income and especially the profit on b... For full information see website or contact: **Ref: 2237 | FRINA Tenerife SL - Business Sales | 922 085 191**

€249,999 - €150,000

Puerto Colon, Excursion Business

€249,000

For sale with FRINA Tenerife is this well-established sailboat excursion which includes 2 boats. The excursion business is located in Puerto Colon and the last 4 years this business has made unforgettable whale & dolphin excursion to the many tourists visiting Tenerife every year. Puerto Colon is without a doubt the busiest and most popular touristic harb... For full information see website or contact: **Ref: 2272 | FRINA Tenerife SL - Business Sales | 922 085 191**

Tenerife South, Distribution & Wholesale

€246,000

If you are looking for a unique investment you cannot miss this service business for sale, which offers luggage scales to hotels all over Spain. Today the owner cooperates with 140 hotels, which all use the luggage scales from this business. How to run the Service Business For SaleThis is an easy to run business, where you install the scales at the hotels... For full

just 3 minutes from the always popular Los Cristianos market. Premises Of The Business For Sale The restaurant has a terrace of 60 m2 with tables for 50 guests. The inside premises are 1... For full information see website or contact: **Ref: 2098 | FRINA Tenerife SL - Business Sales | 922 085 191**

Tenerife South, Estate Agent

For sale with FRINA Tenerife is this Real Estate Business established for more than 20 years in the south of Tenerife and registered as an SL. If you dream of entering the property market of Tenerife this is a safe way to a strong position. Today the business is run by the owners and 2 employees. Included In The Estate Business For Sale Besides from, a st... For full information see website or contact: **Ref: 2112 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Americas, Excursion Business

For sale with FRINA Tenerife is this Quad Excursion Business that sells safaris to Teide National Park. Every excursion is about 4 hours and 100 km - with the weather and nature of Tenerife, this is a very popular attraction. Included In The Business The business includes 10 quads of the brand TGB 325. These quads are known to be workhorses built t... For full information see website or contact: **Ref: 2020 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Galletas, Charter Yacht

For sale is this Charter Boat, which is a Bavaria 46 sold with the A6 License. Therefore, if you dream about relocating to Tenerife and work at the sea this boat can be your perfect match. The ocean around Tenerife is amazing to go fishing, whale watching, and diving and attracts tourists all year round. Boat Details And Premises The sales price inc... For full information see website or contact: **Ref: 1928 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Galletas, Charter Yacht

For sale is this Charter Sail Boat - Bavaria 39 sold with the A6 License. If you love the ocean and looking to change your life, then this can be your chance to run a successful charter business in Tenerife. The ocean around Tenerife is amazing to go fishing, whale watching, and diving all year round. Boat Details And Premises The sales price includes... For full information see website or contact: **Ref: 1927 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Galletas, Bar/Cafe

New on the market is this long-established bar-café in Las Galletas, which has been open for 11 years. Today it is still run by the owner with help from 2 staff. The bar-café is open from 10 mornings to late evenings and is well-visited during day and night. The owner wishes to retire and that is why he put this business for sale. Premises Of The Busin... For full information see website or contact: **Ref: 2092 | FRINA Tenerife SL - Business Sales | 922 085 191**

San Eugenio Bajo, Restaurant

You find this large restaurant in a great location next to large hotels and beaches. Today the menu is freshly made Asian food for both take away and dining in the Thai restaurant. Premises of the Business The premises are spacious and everything is newly built to a high standard. The inside measures 95 m2 and have a fitted

bar and new toilets and ... For full information see website or contact: **Ref: 1949 | FRINA Tenerife SL - Business Sales | 922 085 191**

Los Cristianos, Pub

FRINA Tenerife is happy to offer this amazing Leasehold Pub for sale in Los Cristianos. The place has been established for many years and is known and loved by many residents and returning tourists. Note the owners wish to keep the sale very discreet, hence we can only provide limited details here. The pub is about 100m2, decorated as a classic pub ... For full information see website or contact: **Ref: 2421 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Galletas, Charter Yacht

If you love the ocean and are looking to change your life, then this can be your chance to start a successful charter business in Tenerife. The ocean around Tenerife is amazing to go fishing, whale watching, and diving all year round. Moreover, you are guaranteed breathtaking views and amazing adventures every day. Boat Details And Premises The sales ... For full information see website or contact: **Ref: 1926 | FRINA Tenerife SL - Business Sales | 922 085 191**

Costa del Silencio, Bar/Cafe

You find this freehold bar for sale in Costa del Silencio, where it has been open for 15 years. The bar is especially popular among British guests, has many regular clients and is especially known for a lovely Sunday Roast and Saturday Night Special. This bar will be a perfect option for a British couple who wishes to run their own business in Tenerife. P... For full information see website or contact: **Ref: 2162 | FRINA Tenerife SL - Business Sales | 922 085 191**

Torviscas Alto, Empty Local

Large local of 128m2 for sale in Puerto Colon. **Ref: VS3416D | Vym Canarias | 922 787 210**

Las Americas, Pub

New business for sale in Las Americas is this British pub that has been established for almost 10 years and is very popular. The business has many regular clients and is known as a great sports bar with pool/billiard tables, sports on the TV, lovely Sunday Roasts, and an amazing atmosphere. The pub is cozy, personal, and very inviting with chairs for a... For full information see website or contact: **Ref: 2401 | FRINA Tenerife SL - Business Sales | 922 085 191**

Adeje Town, Pizzeria

FRINA Tenerife offers this Pizza Restaurant for Sale Adeje city. The menu is not only pizzas but also pasta and dishes of the day. Moreover, the restaurant opens in the morning and serves breakfast and lunches too. Premises of the Pizza Restaurant for Sale This restaurant is spacious 90 m2 and has a large covered terrace, and all together are tables... For full information see website or contact: **Ref: 2173 | FRINA Tenerife SL - Business Sales | 922 085 191**

El Duque, Fully Equipped Local

1 bed · New commercial premises with a license "take away" on one of the central streets of the city Adeje. The inner area is 36 m2 and 36 m2 - external. Contact us for more information. **Ref: VS6407DN | Vym**

Canarias | 922 787 210

Adeje Town, Bar/Cafe

FRINA Tenerife offers for sale this Spanish Traspaso Cafeteria located centrally in the old city center of Adeje. And it is the preferred place for breakfast and lunch for both locals and those who work in the area. The cafeteria has been established for 18 years, has many regular clients and is financially healthy. The cafeteria measures 75 m2 and ... For full information see website or contact: **Ref: 2390 | FRINA Tenerife SL - Business Sales | 922 085 191**

Fanabe, Bar/Cafe

FRINA Tenerife is happy to offer this Sandwich Café in Fañabe, which is part of a popular and well-known franchise. Hence, it is a great success already and easy to run. Also, this particular café of the franchise has very good reviews on Tripadvisor and Google. Since 2015 the café has been in this amazing location next to the beach, so it is well-established... For full information see website or contact: **Ref: 2280 | FRINA Tenerife SL - Business Sales | 922 085 191**

Golf del Sur, Pizzeria

FRINA Tenerife offers for sale this well-established leasehold pizzeria which is located in Golf del Sur and runs very well since the direct competition in this area is very low. It is a take away and delivery pizzeria which offers pasta dishes as well, but there is a proper extractor in the kitchen so you can expand the menu with other snacks like burger... For full information see website or contact: **Ref: 2273 | FRINA Tenerife SL - Business Sales | 922 085 191**

Adeje Town, Pizzeria

Now FRINA Tenerife offers this Adeje Pizzeria for Sale that has been established for several years and is known for delicious pizzas. If you wish to keep running this business as a pizzeria, this location is perfect to establish yourself as a takeaway and delivery business for all the surrounding complexes. This is the area for you that gives loyal cus... For full information see website or contact: **Ref: 2416 | FRINA Tenerife SL - Business Sales | 922 085 191**

Golf del Sur, Commercial Property

Freehold commercial premises for sale as an investment in Golf del Sur in the south of Tenerife. This investment brings a fantastic gross return of over 9% annually! The premises are situated on the territory of a luxury time-share and private resort with 184 villas, located just in the middle of a championship golf course. This freehold locale is rented ... For full information see website or contact: **Ref: 1724 | FRINA Tenerife SL - Business Sales | 922 085 191**

Los Cristianos, Minimarket

FRINA Tenerife offers this unique opportunity to buy a Traspaso Minimarket and Fast Food Shop in Los Cristianos. This business sales both fast food like kebab, fries and burgers. Moreover, is the store installed with shelves and fridges to sell everyday goods like alcohol, chips, sweets, ice cream, sun cream etc. The premises are 60 m2 inside and has a... For full information see website or contact: **Ref: 2431 | FRINA Tenerife SL - Business Sales | 922 085 191**

UNDER €50,000

Puerto Colon, Pub

€49,000

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. Location & Premises of the Traspaso pub for Sale The business is located in San Eugenio Bajo and the pub measure... For full information see website or contact: **Ref: 2267 | FRINA Tenerife SL - Business Sales | 922 085 191**

Los Cristianos, Beauty Salon

FRINA Tenerife is happy to offer this high-end Beauty Clinic for Sale in Los Cristianos. This clinic offers a wide range of advanced treatments like laser treatments for hair removal, acne, wrinkles, spider veins and so much more. Also offered are full-body treatments like body wraps and infrared sauna. Lastly, the business is also equipped for standar... For full information see website or contact: **Ref: 2407 | FRINA Tenerife SL - Business Sales | 922 085 191**

Fanabe, Bar/Cafe

A new listing with FRINA Tenerife is this small Mojito Bar for Sale in Fanabe that is ideal for a single person or a couple that wishes to run a small bar together. Today the place is closed but it used to be known as an excellent mojito bar. The premises are small but cozy and in good condition. The inside is 20 m2 and offers a bar and guest toilet... For full information see website or contact: **Ref: 2418 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Americas, Bike/scooter Rental Business

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 Th... For full information see website or contact: **Ref: 2185 | FRINA Tenerife SL - Business Sales | 922 085 191**

Puerto Colon, Irish Bar

— RESERVED — See other Leaseholds for sale in Tenerife If you are looking for a well-established business with a healthy income at a bargain price you cannot miss this Successful Irish Bar For Sale. This Irish bar has been established for years and has many fixed clients. From the large terrace is a lovely beach view and it is packed whenever t... For full information see website or contact: **Ref: 2347 | FRINA Tenerife SL - Business Sales | 922 085 191**

Costa del Silencio, Pet wash

The Self Service is open 6 days a week and the Groom Room is open Tuesday to Friday. Our Pet Services are available 7 days a week, 365 days a year. Good client base. Security system and medicum sized store room at the side of the shop. **Ref: 2080 | Homes & Away | 922 737 044**

Costa Adeje, Clothes Shop

Now for sale with FRINA Tenerife is this busy clothing boutique in a shopping center in Costa Adeje. The store sells womens clothes, shoes and bags. It is in a good location where it's guaranteed footfall, and the customers are mainly tourists. The store is 53m2 spacious. The interior is clean, well-

maintained and equipped. There is also a small storage r... For full information see website or contact: **Ref: 2322 | FRINA Tenerife SL - Business Sales | 922 085 191**

Puerto Colon, Excursion Business

This unique excursion boat for sale includes a battery-driven boat which is charged by the sun so, when you live on the island of eternal spring you will never run out of free power. Moreover, the boat is environmentally safe because no noise or pollution will disturb the animals and you can get very close to the animals here. The overheads are very lo... For full information see website or contact: **Ref: 2251 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Americas, Beauty Salon

FRINA Tenerife offers for sale in las Americas this bargain beauty salon that offers pedicures, manicures, massages, make-up, esthetic comitology, and more. The clients are both men and women. It is located centrally in Las Americas facing a busy walking path next to the ocean and among shops, hotels, and restaurants. The premises are 70 m2 with nai... For full information see website or contact: **Ref: 2429 | FRINA Tenerife SL - Business Sales | 922 085 191**

Adeje Town, Retail Food Shop

Now FRINA Tenerife offers this small and charming Delicacy Shop for Sale in Adeje. The shop sells a variety of gourmet delicatessen, wines, chocolate, coffee, tea, and more. It is located in Adeje old town and is a great little business that offers quality products from all over the world. Also, there is a small seating for guests to enjoy a cup at the... For full information see website or contact: **Ref: 2420 | FRINA Tenerife SL - Business Sales | 922 085 191**

Tenerife South, Local

FRINA Tenerife offers this large commercial property and showroom to rent. The premises used to be a motorbike showroom and would be perfect for another showroom or store. The premises are spacious 150m2 and have a large terrace/parking area of 100 m2 too. The premises have large display windows, an electrical garage port, and employee toilets. **Ref: 2269 | FRINA Tenerife SL - Business Sales | 922 085 191**

Las Americas, Empty Local

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, ... For full information see website or contact: **Ref: 2205 | FRINA Tenerife SL - Business Sales | 922 085 191**

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2005 KIA SORENTO 2.5



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Success is not final,
failure is not fatal,
it is the courage to continue
that counts.

Las Americas Lounge Bar



This lounge bar is beautifully furnished and known for a large cocktail and shisha menu. It is located centrally in Las Americas facing a busy street among complexes and hotels. The bar is 60m2 and has an elevated terrace of 24 m2.

Ref.: 2488

Price: 65,000€

Cafeteria in Las Americas



This small cafeteria faces a busy street in Las Americas and is a popular place for breakfast, lunch, and afternoon tea. The premises are 40m2 and newly refurbished. Moreover, it is a terrace of 10m2. Great for 1 person or a couple.

Ref.: 2487

Price: 40,000€

Karaoke & Cocktail Bar



This busy bar in Torviscas Bajo is not only known for cocktails and music but also a popular Italian menu of pasta and tapas. The premises are spacious 60 m2 and moreover, have a large terrace with both sunshine, shade and a pool table.

Ref.: 2480

Price: 49,000€

Bar Supply Company



This business has been established for more than 20 years and delivers soft drinks and alcohol. It is a proven profitable company with many clients and a good reputation. Included are 2 vans and a large storage with low rent.

Ref.: 2481

Price: 299,000€

Bargain Bar & Cafe



This bargain bar and cafe will sell fast! It is located on a busy road in San Eugenio and offers a large terrace of 100 m2 and the inside is fully renovated and with a new bar, kitchen, toilets, extractions, and machinery.

Ref.: 2496

Price: 25,000€

Management-Service Business



This profitable business offers a wide range of services for residents and tourists like paperwork related to cars, rentals, and real estate. It has been established for more than 10 years and is a must see if you want a non-catering business.

Ref.: 2466

Price: 47,000€

Los Cristianos Minimarket

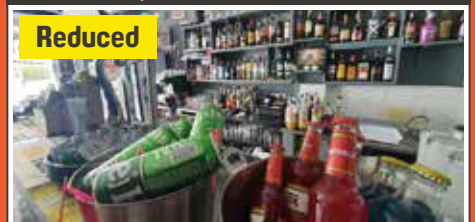


This minimarket sells refreshments, everyday goods, beach toys, and souvenirs. It is fully furnished, 40 m2, and with a terrace that faces one of the busiest streets in Los Cristianos.

Ref.: 2492

Price: 23,900€

Busy Bar in Torviscas



This bar is located close to the beach and known for live entertainment both music and comedy and has many regular clients, the bar is especially popular among British residents and tourists. It is 60m2 and has a terrace of 20m2.

Ref.: 2485

Price: 35,000€

Las Americas Juice Bar & Cafe



This large pool bar in Torviscas Bajo is well-established and placed in a large and busy holiday resort. The inside premises are spacious with a fully equipped kitchen and the terrace is overlooking the pool and has tables for 50 guests.

Ref.: 2385

Price: 100,000€

First Line Cafe in Las Americas



This is a rare opportunity to buy a first-line cafe in Las Americas facing the busy promenade. The cafe is small with a simple kitchen but has a terrace for 30 guests. and a great turnover on drinks. It is perfect for 1-2 people.

Ref.: 2183

Price: 49,500€

Successful Fish & Chips Shop



This is an amazing opportunity that has been open for years and well-visited place from day 1. It is known for much more than the classic Fish & Chips and offers delicious tapas. It has space for 55 guests and is popular for take-away as well.

Ref.: 2471

Price: 150,000€

Cafe in Play Paraiso



Further reduced is this cafe, known for quality meals inspired by the Italian kitchen and especially their fish and pizzas are popular. The premises are modern, newly refurbished and has tables for 70 guests and a larger terrace.

Ref.: 2474

Price: 59,999€

Las Americas Excursion Sales

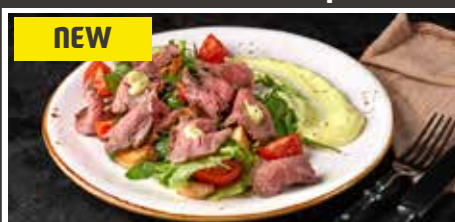


This is a smaller excursion shop in Las Americas, which has been established for 3 years. This shop sells all kinds of Tenerife excursions like boat and Teide excursions and tickets for amusement parks. It is run by 1 employee today.

Ref.: 2470

Price: 33,000€

Cafe-Bistro in Complex



This bistro is in a busy complex in Torviscas Bajo, where it has been run by the same owners for more than 10 years. The menu is inspired by the British kitchen and many guests are British too. It is perfect for another expat couple.

Ref.: 2475

Price: 55,500€

Large and Modern Cafe

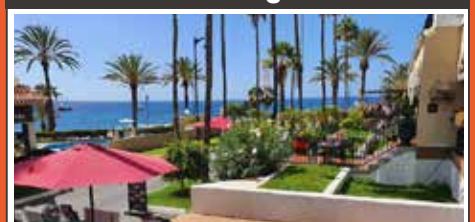


This cafe in San Eugenio is sold as a freehold or a leasehold. The premises are spacious 150m2, fully renovated and offers an open kitchen, all new furniture and machinery. The terrace is large and you get tables for 90 guests.

Ref.: 2489

Price: 325,000€

Cafe in Amazing Location



This cafe is in the heart of Las Americas next to Playa Las Vistas and the Golden Mile. It is 75 m2 including a good size kitchen with gas. The terrace of the cafe is elevated, covered and measures 40 m2.

Ref.: 2286

Price: 65,000€

Freehold office in Puerto Colon



The office is bright and spacious 92m2 + a terrace. It was refurbished in 2019 with new electrical installations, floors, air condition, and more. The office has meeting room, director office, kitchen with dining area and 2 toilets.

Ref.: 2477

Price: 140,000€

Entertainment Pub



This freehold for sale is closed today but used to be a busy entertainment pub and is still fully furnished and ready to open. It is spacious 120 m2 with a stage, professional kitchen, pool tables, and moreover a small terrace.

Ref.: 2425

Price: 179,000€

Large Freehold in Las Americas



If you are looking for a successful and large restaurant in Las Americas you cannot miss this large freehold facing one of the busiest streets. The premises are 250 m2 inside and with a terrace of 50 m2. Established for many years and popular!

Ref.: 2180

Price: 995,000€

Successful Freehold Restaurant



Rare opportunity to buy the freehold of one of the most successful and highly regarded restaurants in Costa Adeje. Taking the pace of 3 freehold locals you get a large kitchen, a large terrace and tables for more than 50 guests.

Ref.: 2064

Price: 700,000€

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frina@tenerife-business.com

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