

THE ALTAVISTA ESTATE ARONA TENERIFE

THE ALTAVISTA ESTATE
ARONA • TENERIFE

Comprehensive Legal, Technical,
and Financial Information Dossier
Direct Private Sale by the Owner
Nick Francis

ESTATE METRICS:

- Registry Plot: 5,234 m²
- Certified Built Footprint: 449 m²
- Energy Rating: Class A Certified



COMPLIANCE & LEGAL STATUS

Administrative Consolidation: Built in 1999, both the main villa and the independent guest house hold complete architectural consolidation under Spanish law.

Airtight Prescription: Under Canary Islands planning regulations, the 27-year age of the structures renders the estate entirely safe from any historic municipal or urbanistic challenges.

Fully Registered Footprint: All core residential and utility structures are fully mapped and integrated into the local municipal framework under official **IBI Urbana** status (Catastral Ref: 38006A013000180001JP).

Demolition Protection: The estate enjoys absolute legal longevity; municipal authorities cannot fine, alter, or challenge the existing built footprint

Stable Continuity: Utilities have been securely connected and active for over two decades, guaranteeing that core infrastructure cannot be disconnected or restricted.



ARCHITECTURAL VERIFICATION

- **Official Verification:** Fully mapped and certified in **May 2026** by registered Spanish Technical Architect, Antonio Alfonso Barroso Herrera (Colegiado Nº 2845).
- **Exact Dimensions Verified:** Certifies a total structural footprint of **449 m²** built residential and utility area.
- **Main Villa Footprint:** Formally verified at **429.69 m²** total built footprint across three structural levels (Sótano, Planta Baja, Planta Alta).
- **Guest House & Garage:** Officially mapped at **38.89 m²** built footprint for the self-contained guest villa and **47.90 m²** for the secure garage.

Promovido por: **Nicholas Francis.**

CERTIFICO:

Que las edificaciones situadas en el camino Altavista, nº 73, Arona (diseminado), municipio de Arona, se ubica sobre una finca rústica con una superficie de 6.222 m², según catastro, le corresponde la Referencia Catastral 38006A013000180000HO para el uso agrario y la referencia catastral 38006A013000180001JP para el uso residencial.

Tras visita de inspección y vista de documentación aportada se informa que:

Que los inmuebles aparecen en la Sede Electrónica del Catastro con el año de construcción de 1999.

Año construcción 1999

PARCELA CATASTRAL

Parcela, a efectos catastrales, con inmuebles de distinta clase (urbano y rústico)

Localización

Pólígono 13 Parcela 18
ALTAVISTA, ARONA (S.C. TENERIFE)

Superficie gráfica

6.222 m²

CONSTRUCCION

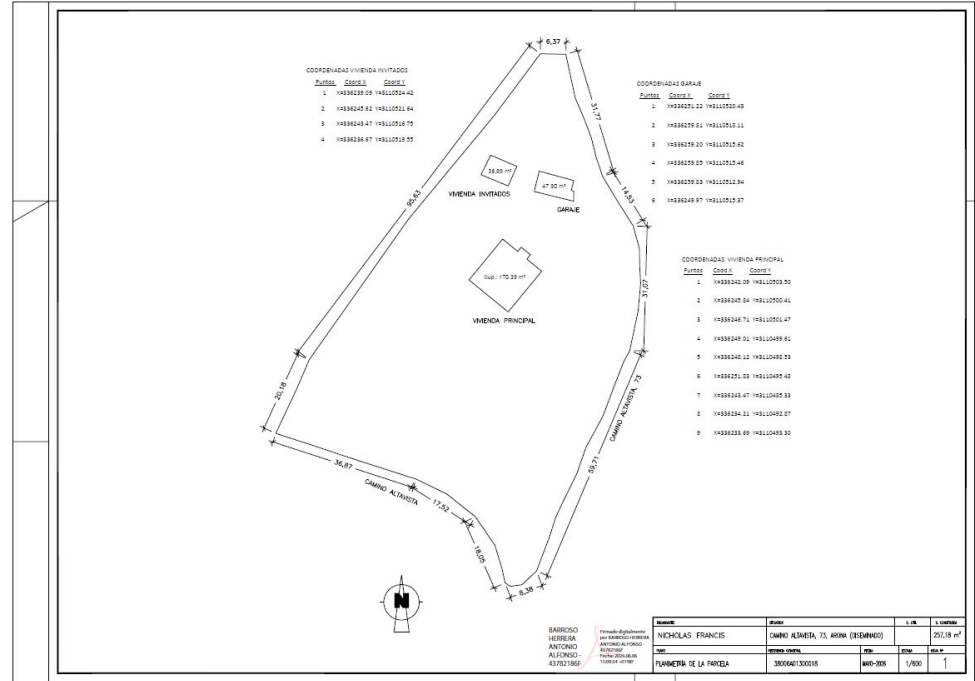
Uso principal	Escalera	Planta	Puerta	Superficie m ²	Tipo Reforma	Fecha Reforma
ALMACEN	1	-1	01	107		
VIVIENDA	1	00	01	172		
VIVIENDA	1	01	01	92		
ALMACEN		00	02	43		
ALMACEN		00	03	35		

Detalle de los datos catastrales

Note: Complete multi-page Technical Report, certified UTM coordinates, and high-resolution architectural floor plans are available in full digital PDF format upon request.

ESTATE PLANIMETRY & LAYOUT

- **Total Visual Clarity:** Comprehensive architectural layouts fully mapped by a registered technical surveyor to ensure absolute precision.
- **Main Villa Distribution:** Detailed architectural flow across all three structural levels, outlining the sit-out terraces, sunrooms, and lifestyle suites.
- **Independent Guest House:** Explicit dimensional mapping confirming visual, practical, and functional separation from the primary villa.
- **Garage & Workshop:** Exact structural outlines detailing the independent covered garage and adjacent secure storage unit.



Note: Complete multi-page Technical Report, certified UTM coordinates, and high-resolution architectural floor plans are available in full digital PDF format upon request.

MUNICIPAL TAX & COMPLIANCE

- **Official Classification:** Legally categorized under **IBI Urbana** status by the Arona Town Hall (*Ayuntamiento de Arona*), formally recognizing the property as a fully integrated residential dwelling.
- **Airtight Synchronization:** The tax roll perfectly matches the technical architect's structural footprint under Catastral Reference: **38006A013000180001JP**.
- **Exceptionally Low Overheads:** Total annual municipal property tax is just **621.05 Euros per year**, paid fully up to date via active direct debit.
- **No Community Fees:** The estate is completely independent with zero monthly community overheads or external administrative charges.



INFORME DE SITUACIÓN

CONSORCIO DE TRIBUTOS DE TENERIFE

C/ Leoncio Rodriguez Nº 3, 3ª Planta - Edif. El Cabo
38003 Santa Cruz de Tenerife

CSV: 16771651571134420361 validar en www.tributostenerife.es

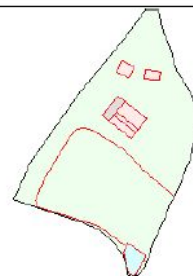
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TIPO DE INGRESO	REF. RECAUDACIÓN	EJERCICIO	INSTITUCIÓN
IBIU - IBIU - Impuesto Bienes Inmuebles Urbana	41478372-36-0	2025/1	38006 - AYTO. ARONA

SUJETO PASIVO			
NOMBRE	FRANCIS NICHOLAS CHARLES	D.N.I./C.I.F.	Y6957936-J
DOMICILIO FISCAL	CMNO CRUZ ALTA (LA HONDURA) 38640 ARONA (S C TENERIFE)		

Municipio: AYTO. ARONA Recibo Num: 41478372
IBIU - Impuesto Bienes Inmuebles Urbana 2025 Periodo: Anual
Domic. Tributario: CM CRUZ ALTA (LA HONDURA) 80 HOYAS
Ref. Catastral: 38006A013000180001JP Importe: 621,05
Uso: V - Cotitulares: 2 - %Cotitulares: 100 - Nº Fijo: 11385373
VC.Suelo: 1.532,43 Reducción: 0 Cuota: 621,05
VC.Const.: 111.386,46 Bliiquidable: 112.918,89 Bonificación: 0
VC.Total: 112.918,89 Tipo impositivo: 0,55 % Deuda tributaria: 621,05

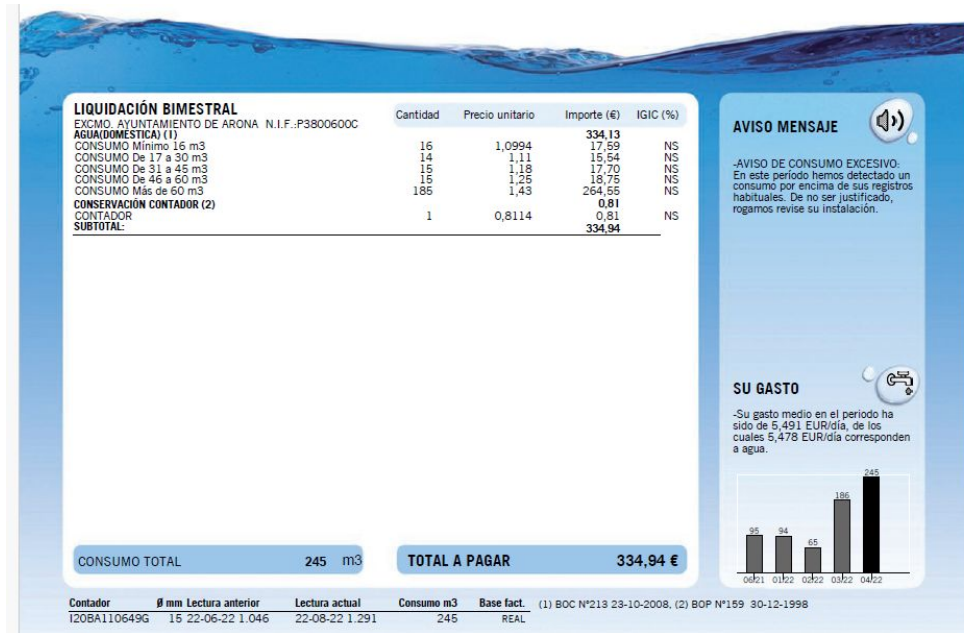
más información en www.sedecatastro.gob.es



DETALLE IMPORTES			
CONCEPTO	OBJETO TRIBUTARIO	EJERCICIO	IMPORTE
I.B.I. URBANA	38006A013000180001JP - CMNO CRUZ ALTA (LA HONDURA), Esc T OD OS BO HOYAS Pol: 13 Par: 18 - ALTAVISTA	2025	621,05 €
TOTAL			621,05 €

VERIFIED UTILITY ARCHIVE

- **Established Infrastructure:** Fully connected to official Endesa mains electricity and the municipal mains drinking water network.
- **7-Year Billing Audit:** The owner holds an uninterrupted, 7-year physical archive of paid electricity and water invoices, proving continuous, stable occupancy.
- **Risk-Free Transition:** All physical utility connections are fully active and paid up to date; a dedicated legal firm is seamlessly executing standard contract name-transfers ahead of completion.
- **Resource Optimization:** Mains supplies function as a seamless backup to the estate's high-capacity 5.4 kW solar array and private gravity-fed water reservoir (*estanque*).



NEXT STEPS & ACQUISITION

- **Direct Owner Sale:** This transaction is managed directly by the property owner, ensuring clear, immediate communication with zero intermediary delays.
- **Legal Support Prepared:** A reputable local legal firm is already retained and handles the formal administrative updates, ensuring a seamless contract handoff to your chosen legal representation.
- **Full Documentation Access:** The complete multi-page Technical Architect's report, certified UTM coordinates, and original registry deeds are ready to be transferred to qualified buyers upon request.
- **Arranging a Viewing:** To coordinate a live video walkthrough via WhatsApp/Zoom or to arrange a physical viewing on-site in Altavista, please contact the owner directly through the portal inquiry channel.



Nick & Eve — Homeowners