



**KENSINGTON**<sup>®</sup>

Finest Properties International

# Fabulous finca with Canarian house for commercial use



## general:

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<b>object number external:</b>	KPTC1513	<b>as from:</b>	21.11.2024
<b>usage:</b>	business	<b>marketing method:</b>	purchase
<b>property:</b>	House	<b>place:</b>	38380 La Victoria
<b>living space:</b>	555,14 m <sup>2</sup>	<b>Floor space:</b>	1.149,00 m <sup>2</sup>
<b>Total size of site:</b>	3.702,34 m <sup>2</sup>	<b>Number of Rooms:</b>	14,0
<b>Number of sep. bathrooms:</b>	4,0	<b>Condition:</b>	groomed

## prices:

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**purchase price:** 935.000,00 €

## energy certificate:

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## contact person:

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<b>company:</b> EV Immobilienmanagement Teneriffa S.L.	<b>name:</b> Oliver Brüderle
<b>street:</b> Marqués Villanueva del Prado 1, Edf. Casablanca,	<b>place:</b> 38400 Puerto De La Cruz
<b>phone:</b> +34 674 094 409	<b>Email:</b> tenerife@kensington-international.com

## Infrastructure:

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**Highway :** 2 km

## Description:

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For sale is a renowned restaurant with great accessibility below the motorway in the sunny district of La Victoria. The building and the land offer many different possibilities. The classic use would be the continuation of the gastronomy. A conversion of the gastronomic premises into flats or holiday flats would also be conceivable.

Description:

The renowned gastronomy is still in operation and is offered for sale for personal reasons, which is exactly why, in order

not to harm the running business, the sale and viewings should be held very discreetly in the interest of all parties involved.

This versatile gastronomic business is built in the old-Canarian style and stands on a plot of approx. 3000m<sup>2</sup>, which is designated as a rustico. The more than 1000m<sup>2</sup> built-up area with the Canarian building, covered terraces (there are 3 with 35m<sup>2</sup>, 50- and 75 m<sup>2</sup>n) and generous parking areas (550 and 480m<sup>2</sup>) has been continuously maintained and modified over the years.

The building is divided into various areas.

With an area of 490m<sup>2</sup> at ground level and 60m<sup>2</sup> above, it offers both large and smaller spaces, in lovingly and traditionally decorated rooms with a high feel-good factor and for group catering nevertheless with a sense of privacy. In total, the stylishly furnished restaurant offers a lot of space the guests.

The noble, rustic interior design gives the whole a classic and original touch. The rooms feel cosy and inviting.

The kitchens, preparation areas and cold rooms are equipped to a high standard and are, of course, fully functional and ready for use.

The entire building is in good structural and visual condition. The interior and exterior facilities are well-maintained and lovingly designed.

The generously sized parking spaces in front of and next to the building offer plenty of room for cars.

## Location:

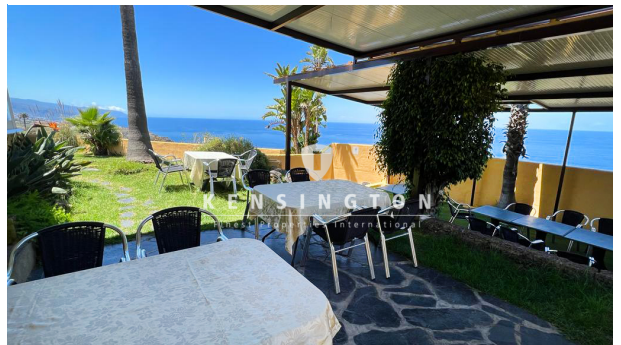
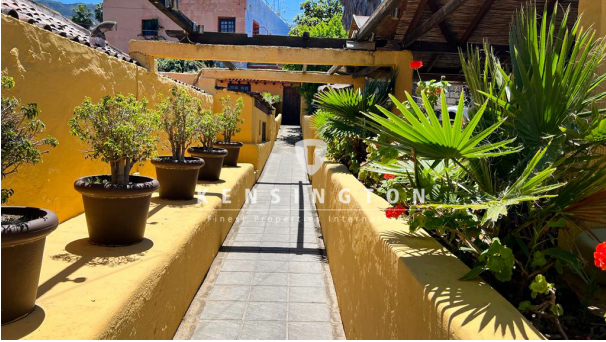
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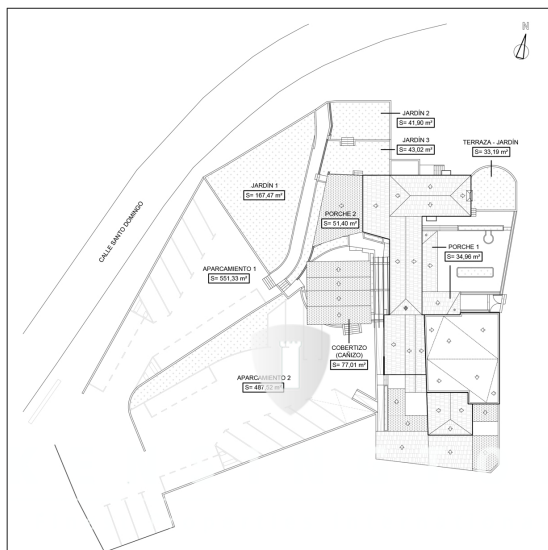
The municipality of La Victoria de Acentejo is located in the northwest of Tenerife. It is rural and agricultural and this is also reflected in the landscape, where grain fields, banana plantations and vineyards dominate the picture. The district's wine production under the designation of origin Tacoronte-Acentejo is also one of the most important in the north of the island. The name of the municipality comes from the second battle of Acentejo, from which the conquerors emerged victorious over the Guanches. There is a widespread tradition in the municipality of handicraft production of pottery and embroidery and the production of the popular Victoria chairs.

## images

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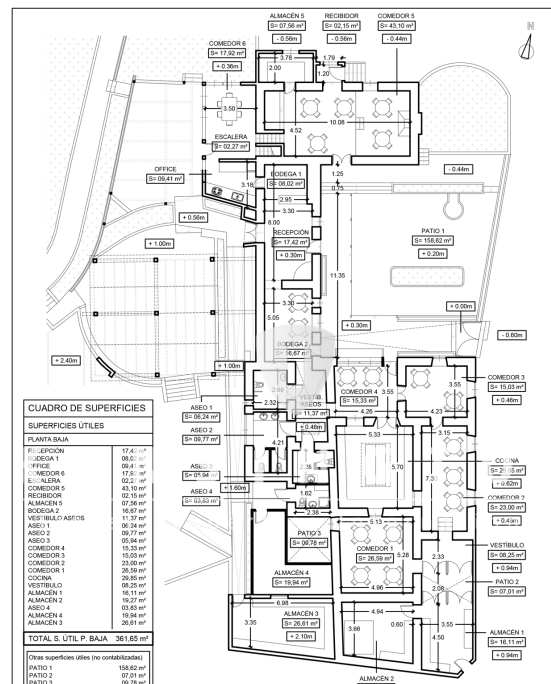






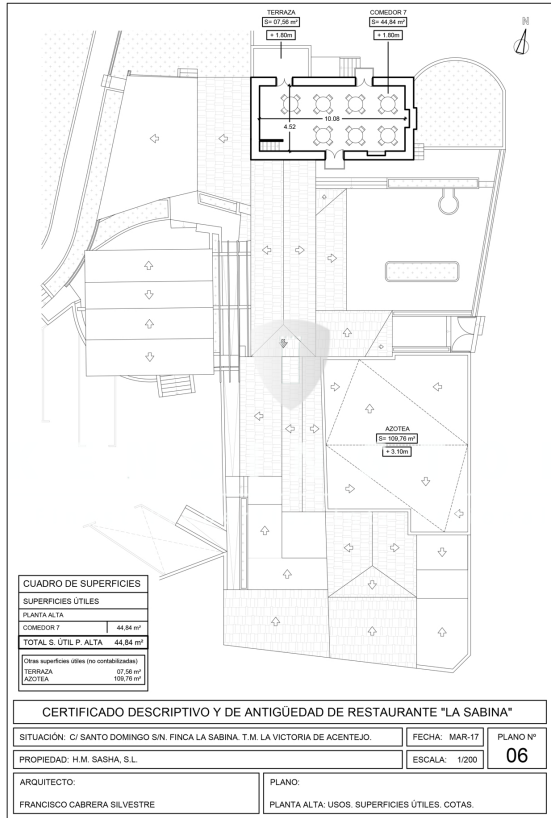
CUADRO DE SUPERFICIES			
SUPERFICIES CONSTRUIDAS	OTRAS SUP. CONST. (CUBERTAS)	OTRAS SUP. (AJARDINADAS)	OTRAS SUP. (APARCAMIENTOS)
PLANTA BAJA	480,32 m <sup>2</sup>	34,06 m <sup>2</sup>	551,33 m <sup>2</sup>
PLANTA ALTA	64,82 m <sup>2</sup>	51,40 m <sup>2</sup>	487,52 m <sup>2</sup>
TOTAL SUP. CONST.	545,14 m <sup>2</sup>		

CERTIFICADO DESCRIPTIVO Y DE ANTIGÜEDAD DE RESTAURANTE "LA SABINA"			
SITUACIÓN: C/ SANTO DOMINGO S/N. FINCA LA SABINA. T.M. LA VICTORIA DE ACEITEJO.	FECHA: MAR-17	PLANO Nº	
PROPIEDAD: H.M. SASHA, S.L.	ESCALA: 1/400		04
ARQUITECTO:	PLANO:		
FRANCISCO CABRERA SILVESTRE	UBICACIÓN. SUPERFICIES CONSTRUIDAS. OTRAS SUPERFICIES.		



CUADRO DE SUPERFICIES	
SUPERFICIES ÚTILES	
PLANTA BAJA	73,41 m <sup>2</sup>
PLANTA ALTA	158,62 m <sup>2</sup>
TOTAL S. ÚTIL P. BAJA	361,65 m <sup>2</sup>

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PROPIEDAD: H.M. SASHA, S.L.	ESCALA: 1/200		05
ARQUITECTO:	PLANO:		
FRANCISCO CABRERA SILVESTRE	UBICACIÓN. SUPERFICIES ÚTILES. COTAS.		



CUADRO DE SUPERFICIES	
SUPERFICIES ÚTILES	
PLANTA ALTA	44.84 m <sup>2</sup>
COMEDOR ?	44.84 m <sup>2</sup>
<b>TOTAL S. ÚTIL P. ALTA</b>	<b>44.84 m<sup>2</sup></b>
Otras superficies útiles (no contabilizadas):	
TERRAZA	07.56 m <sup>2</sup>
AZOTEA	100.76 m <sup>2</sup>

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PROPIEDAD: H.M. SASHA, S.L.	ESCALA: 1/200	<b>06</b>
ARQUITECTO: FRANCISCO CABRERA SILVESTRE	PLANO: PLANTA ALTA: USOS, SUPERFICIES ÚTILES, COTAS.	