



Gestión 40 Inmobiliaria

Paseo Panamá, 2
Los Realejos

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reference: 437-437

property type: house

sale/rent: for sale

price: 320.000 €

condition: reformed



address:

Nº: floor: 0

town: La Laguna

province: Tenerife

postal code: 38203

zone: San Honorato

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m ² año	Emisiones kgCO ₂ /m ² año
A más eficiente		
B		
C		
D		
E		
F		
G menos eficiente		
	In process	

sqm built: 162
living area: 0
plot sq.meters: 0
sqm terrace: 15
bedrooms: 4
bathrooms: 2
toilets: 1
cupboards: 0

elevator: no
swimming pool: no
garages: 2
terraces: 1
storage room: no
garden: no
courtyard: no
furnished: no

floor:
air conditioner:
hot water:
fuel:
orientation:
antiquity:
outward/inward: outward
community fees/month: 0

description:

We offer you your new home project in a house located in the heart of La Laguna, specifically the San Honorato neighborhood, built in 1962 and currently undergoing comprehensive reform for expansion and transformation into a bright space with modern and functional architecture, with a well studied distribution and top quality finishes. It will consist of three floors, with a total of 162.03 built square meters and 135.34 useful square meters and inside it will be distributed internally with 4 bedrooms, one of them with a terrace and a private bathroom en suite a spacious living room with a fully functional American kitchen with modern lines two full bathrooms, interior patio, a toilet and a garage for two cars. A house with a modern design in a central location and with unbeatable connections, the ideal place to create your home and share unique moments in the best company. The house will be finished at the end of October 2022 approximately. Offering the following finishes: **FACADE:** Facade with SATE system for exterior insulation of the house with a broken white single-layer mortar finish. Natural stone plinth for greater protection of the ground floor. **COVERS:** Inverted type cover with thermal insulation inside. Prefabricated roof made of aluminum sandwich panels and an 8cm thick polyurethane core for high insulation reinforced inside with a suspended false ceiling made of laminated plasterboard and mineral wool insulation. **FLOORS:** General flooring of laminated floating flooring, with waterproof white skirting on the floors of the entire house, except kitchen, bathrooms and garage. Rectified porcelain stoneware in 80x80 format in beige Roca Couvet Arena on the kitchen and bathroom floors. Built-in shower tray made with imitation wood rectified porcelain stoneware with C3 non-slip classification in the main bathroom shower. **COATINGS:** Matte white 30x60 format tile cladding in bathrooms combined with decorative panels of imitation wood porcelain stoneware and/or the same stoneware used as flooring. Smooth white washable and ecological paint on walls, ceilings and false ceilings. **EXTERIOR CARPENTRY:** ALUCAN brand doors and windows in black anodized aluminum with thermal break. Double glazing with chamber for greater thermal and acoustic comfort. **INTERIOR CARPENTRY:** Smooth wooden doors with a minimalist aesthetic, lacquered in white. Frosted tempered glass doors with stainless steel fittings. **SANITARY:** Plumbing installation made with cross-linked polyethylene pipe for hot and cold water with cut-off valves for wet rooms and appliances. Separate sanitation installation with intakes and drains for washing machine, dishwasher, sink and sink in the kitchen and for all sanitary appliances in bathrooms. Drains in series B PVC pipe, lowered with a siphonic bottle in bathrooms. The bathrooms will have current design sanitary fixtures, in white vitrified porcelain, with dual-flush toilets to facilitate water saving. The faucets will be single-lever type with discharge control. If you want to know more details, talk. Real estate management 40
