

Farm In Gran Canaria



Price: **12000000 €**

Town: Telde

Zone: Caserones - La Higuera

Type: farm

Covered Area: 80000 m²

No. bathrooms: 2

No. bedrooms: 6

Property Descriptions

Stately estate with winery and great potential in Telde, Gran Canaria

Total area: 8 hectares | Main residence: 225 m² | Equipped wine cellar | Auxiliary house to be renovated

Located in the municipality of Telde, in a privileged setting with excellent transport links, this spectacular estate of approximately 80,000 m² combines rural charm with a solid agricultural and residential infrastructure. Just 10 minutes from Santa Brígida, with easy access from the center of Telde, and 25 minutes from Las Palmas de Gran Canaria, it offers a perfect balance between privacy, nature, and proximity to the island's main urban centers.

Main Residence

The estate houses a majestic two-story manor house, with a constructed area of 225 m², in excellent condition and use. Its traditional architecture and spacious rooms invite you to enjoy comfort and an unbeatable natural setting.

Agricultural Production and Winery

The land is planted with a careful selection of fruit trees, mainly orange, lemon, and olive trees that line part of the property's perimeter. The heart of this estate is its exceptional vineyard and working winery, which not only defines the property's unique and charming character but also guarantees an attractive source of income. The fully equipped winery currently produces its own red wines, ideal for continuing or expanding a winery or agritourism project.

It also has a water tank for irrigation and a technical room that houses the drip irrigation system, ensuring efficient management of water resources.

Auxiliary House

Within the complex is a second building: the former butler's house, which retains its original structure and offers excellent renovation potential. Perfect for transformation into a guest house, a country house, or a family home.

***Visits to the property*:** All those interested in viewing the property must present a valid identification document, such as DNI, NIE or passport, before the visit. Additionally, they will be asked to sign a visit sheet upon entering the property.

Additional information:

- The use of the property will always be subject to current legislation.
- Legal Information: The Retail Price (PVP) does not include taxes or closing costs, which legally correspond to the buyer and are estimated at an additional 8% to 10%. These costs include Property Transfer Tax (ITP at 6.5% general rate, subject to exceptions) for resale properties, or IGIC (7%) and Stamp Duty (AJD at 1%) for new builds, as well as Notary and Land Registry fees (approx. 0.3% - 0.8%) and administrative handling. The taxable base will be calculated on the highest value between the sale price, bank appraisal, or cadastral reference value. Financing costs (appraisal and bank fees) are the buyer's responsibility based on their choice, while real estate brokerage fees are included in the price and paid by the seller. The transaction is subject to the seller's express acceptance, and full legal documentation is available to the consumer upon request.
- Information about the property is subject to possible errors and involuntary changes.













