

GUÍA DE ISORA · TENERIFE · ISLAS CANARIAS





Finca *Los Maguenes*

Finca los Maguenes, now on sale, is a profitable farm located on the west side of the island of Tenerife. Its closeness to the coast makes it an ideal location for growing bananas. For this purpose, the farm has been equipped with all the resources and materials, both technical and human, needed to produce a certified agri-food product intended for export to the European market.

The objective of this web is that those interested parties consider what opportunities Los Maguenes offers as an investment, both now and in the future. In this regard, it provides benefits such as those offered by its specific characteristics, its relief, the climate and the setting.

FINCA «LOS MAGUENES»

Playa de San Juan · Guía de Isora

The estate is accessible via the Main Road Ctra. Gral TF-47, it is located in Playa San Juan, which belongs to the municipality of Guía de Isora, 70 minutes from the capital Santa Cruz de Tenerife and around 30 minutes from Tenerife Reina Sofia Airport in the south of the island.

ABAMA GOLF

The estate consists of the following list of areas:

Surface areas:

- Total surface area: 45,493 m²
- Cultivated area: 39,147 m²

Constructions:

- Housing: 300 m²
- Water tanks: 790 m² (3.160 m³)
- Warehouses and services: 45,73 m²



CARRETERA TF-47



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ABAMA GOLF

Finca
Los Maguenes

Warehouses

Water tank

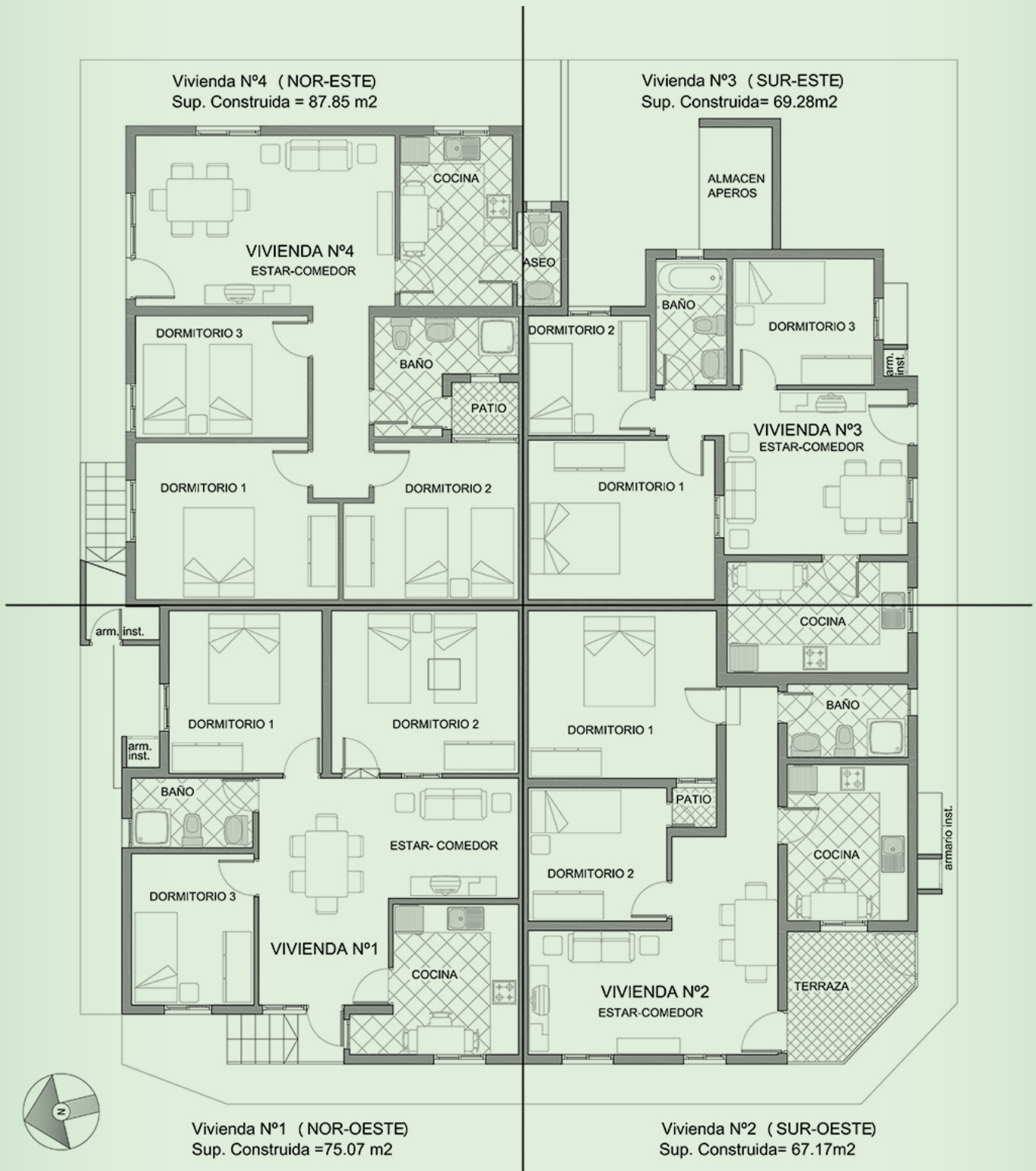
Housing

HOUSINGS

The estate has a property divided into 4 homes currently used by the estate's staff. A possible reconversion of the farm for tourist use would make it possible to obtain annual profits of €80,000 with rural properties, even taking into account the possible investment in improving these properties. This reasonable profit is based on the fact that the property is surrounded by a golf course.

CONSTRUCTION	SURFACE	Construction finished by
HOME Nº 1	75,07 m2	02/08/04
HOME Nº 2	67,17 m2	02/08/04
HOME Nº 3	69,28 m2	02/08/04
HOME Nº 4	87,85 m2	02/08/04
TOOLS AND WAREHOUSE	45,73 m2	02/08/04
WATER TANK	790,00 m2	02/08/04
TOTAL CONSTRUCTED	1.135,10 m2	02/08/04











WAREHOUSE AND SERVICES

Irrigation Room and Warehouse. Built surface: 45,73 m²



WATER TANK

Irrigation of crops is ensured by a 790 m² water tank with a capacity for 3,160 m³ (6,583 pipes) of water and a drip system supplied through an irrigation head at the bottom of the tank.

The water supply of Los Maguenes comes from the Water Community of Himeche, of which the current owner of the estate has 18 shares which, if deemed appropriate the new owner can purchase or they can choose to lease them.

The price of each water share is €20.000.

optional resource: water package

Shares	18 shares
1 Share	1,5 hours (90 minutes)
Capacity	240 pipes an hour
Volume of water per share	360 pipes every 26 days (1,5 x 240)
Total pipes per share package	6.480 pipes every 26 days
Electrical conductivity	1.200 S/m

FARM

At present, Los Maguenes is used to grow bananas, offering an annual productivity of around 380,000 kg of bananas.

The location of the estate, the characteristics of the soil and the climate in the area would enable a “simple” reconversion of the farm to other crops that are more profitable or that offer greater marketing opportunities, such as mango, papaya and avocado...

The average annual profitability of the estate is €103,422.65 before tax as outlined in the following table.

Accounting documentation of the last 10 years

Year	Results	Farm Los Maguenes	Kilos	Benefit per kg.	Tiers	Average weight
2007	Benefit	132.616,30 €	285.909,00	0,46	6.971	41,01
2008	Benefit	147.614,54 €	257.359,00	0,52	5.824	44,19
2009	Benefit	160.522,72 €	271.476,00	0,56	6.440	42,15
2010	Benefit	85.395,65 €	379.230,00	0,30	8.758	43,30
2011	Benefit	115.094,07 €	261.996,00	0,40	6.547	40,02
2012	Benefit	115.380,98 €	272.170,00	0,40	6.680	40,74
2013	Benefit	84.546,84 €	235.310,00	0,30	5.984	39,32
2014	Benefit	48.183,94 €	222.700,00	0,17	5.662	39,33
2015	Benefit	66.420,27 €	306.488,00	0,23	7.799	39,30
2016	Benefit	99.077,44 €	298.825,00	0,35	7.289	41,00
2017	Benefit	97.883,71 €	282.215,00	0,34	7.144	39,50
2018	Benefit	88.335,34 €	217.794,00	0,31	5.524	39,43

Average total: € 274,289.33



OPPORTUNITIES

The location of Los Maguenes offers enormous future opportunities considering that the area is, in itself, one of the most valued spaces on the Island of Tenerife. It is home to the Hotel Resort The Ritz-Carlton Abama, the 18-Hole Abama Golf Course and the residential complex Las Terrazas de Abama. The occupancy, use and ownership of these infrastructures is aimed at an international audience with high purchasing power.

Comparatively, Los Maguenes offer a unique opportunity to investors as it is possible to purchase 45,493 m² and a home of 300 m² at a price that is significantly lower than the price of the surrounding land and properties.

VALUTATION

The valuation of Los Maguenes is based on objective criteria which are listed below:

- Target market value of the land, infrastructure and properties of the estate.
- Quality residential setting offered by Playa de Abama
- Appeal of the natural setting, landscape and climate
- Unbeatable connections
- Immediate and profitable productivity as a banana plantation
- Productivity over the medium-term as a farm reconverted to other crops or as a rural tourism establishment.
- Ideal as a high-end second or third home.
- Future urban development and tourism opportunities.

All of these aspects endorse a valuation of:

3.500.000 €





Tenerife · Canary Islands · Spain

Los Maguenes is located on the island of Tenerife, which is part of the archipelago of the Canary Islands (Spain).

Alongside La Palma, La Gomera and El Hierro, Tenerife forms the Province of Santa Cruz de Tenerife.

The island covers an area of 2034.38 km² and has a population of 904,713 inhabitants (2018).





Guía de Isora in Tenerife



Vista satélite de Google





Playa San Juan · Guía de Isora



Further information
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Area:
*Living
in Tenerife*

Mild Atlantic climate

Landscape

History

Gastronomy

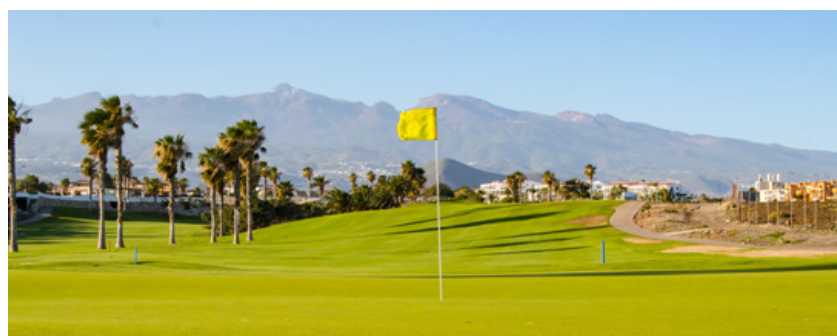
Adventure


Sport

Leisure

Tourism





The background of the entire page is a photograph of a coastal town. In the foreground, there are large, green banana leaves. To the left, a portion of a brick wall is visible. In the background, a dense cluster of orange-colored buildings with domes and arches is situated on a hillside, overlooking the sea under a clear blue sky.

You can download this document at:

www.losmaguenes.com

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