



listing



Informazioni sull'Agente

Nome: ArKadia
Nome della ditta:
Nazione: United Kingdom
Telefono:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per: Saldi
Prezzo: USD 117,029.44

Posizione

Nazione: Spain
Stato / Regione / Provincia: Canary Islands
Città: Teror
Cap: 35330
Pubblicato: 29/11/2025

Descrizione:

****Description (British English – Commercial Tone):**** ****Urban Plot for Sale – Historic Centre of Teror (Calle Párez Villanueva)**** A unique development opportunity in the very heart of Teror’s historic centre, just a 2-minute walk from the Basilica of Nuestra Señora del Pino and Plaza de la Alameda. Situated on one of the quietest and most sought-after streets in the traditional old town, this plot offers the perfect balance of heritage, premium location and outstanding building potential. The site is regulated under Ordinance B – Residential Between Party Walls in the Old Town, as well as the Special Protection Plan for the Historic Centre (PEPRI). An ideal plot for residential development or a high-return tourist investment. ****Frontage & Depth**** According to topographic plan: ****Frontage:**** 5.81 m on Calle Párez Villanueva ****Depth:**** approx. 20 m (according to boundaries) ****Regular geometry****, ideal for construction ****Urban Planning Status**** ****Classification:**** Consolidated Urban Land ****Dominant Use:**** Residential ****Previous building:**** An old dwelling (42 m² built, according to the Land Registry), now demolished. Rebuilding is permitted while maintaining traditional street alignments. ****Maximum Plot Coverage:**** 80% † Up to ****80 m² per floor**** † ****Total Buildability:**** 1.6 m²/m² † Up to ****160 m² above ground**** † ****Maximum Height:**** 2 storeys (7 m) † One additional storey permitted on the rear slope, provided the built depth does not exceed 12 m † ****Basement permitted**** † May occupy ****100% of the plot**** † Ideal for parking, storage or technical rooms † ****Mandatory Alignment**** † No setback from the street; façade must respect the historic character of the area ****What can be built here?***** ****1. Traditional-style detached home**** * Ground floor + first floor * Option for an additional level facing the ravine * Large traditional windows, internal patio and walkable roof terrace * Approx. ****160**



m² built + basement** i¹/₂ 2. **Two independent dwellings** Perfect for living in one and renting the other. * Ground floor of 80 m² * Similar first floor * Full basement for storage * High rental demand in the historic area i¹/₂ 3. **High-yield tourist development** Ideal for: * 2â€“3 boutique holiday apartments * A small â€œurban rural houseâ€ concept * Loft-style suites with patio and terrace Teror attracts thousands of visitors every week, and demand for tourist accommodation exceeds supply. i¹/₂ **Exceptional Location** * 200 m from the Basilica del Pino and Plaza de la Alameda * Steps from the Town Hall, Health Centre and Historic Quarter * Quick access to transport, shops, services and public parking * Quiet, residential and highly desirable street One of the most sought-after areas for both residents and visitors. i¹/₂ **Why this plot is an outstanding opportunity** * Ready to develop from scratch * Clear and well-defined planning regulations (Ordinance B + PEPRI) * Higher buildability than the average in the historic centre * Strong potential for residential or tourist investment Feel free to request further information!

Comune

Finito piedi quadrati: 100 mq

Lease terms

Date Available:

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/QTOT-T889/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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