



## listing



### Agent Info

Naam: ArKadia  
Bedrijfsnaam:  
Mistlampen: United Kingdom  
Telefoon:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 117,029.44

### Locatie

Aanbevolen Auto Onderdelen: Spain  
Staat/Regio/Pronvincie: Canary Islands  
Plaats: Teror  
Postcode: 35330  
Geplaatst: 29-11-2025

### Omschrijving:

**\*\*Description (British English â€“ Commercial Tone):\*\*** **\*\*Urban Plot for Sale â€“ Historic Centre of Teror (Calle PÃ©rez Villanueva)\*\*** A unique development opportunity in the very heart of Terorâ€™s historic centre, just a 2-minute walk from the Basilica of Nuestra SeÃ±ora 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 â€“ 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. â€” **\*\*Frontage & Depth\*\*** According to topographic plan: \* **\*\*Frontage:\*\*** 5.81 m on Calle PÃ©rez Villanueva \* **\*\*Depth:\*\*** approx. 20 m (according to boundaries) \* **\*\*Regular geometry\*\***, ideal for construction â€” **\*\*Urban Planning Status\*\*** \* **\*\*Classification:\*\*** Consolidated Urban Land \* **\*\*Dominant Use:\*\*** Residential \* **\*\*Previous building:\*\*** An old dwelling (42 m<sup>2</sup> built, according to the Land Registry), now demolished. Rebuilding is permitted while maintaining traditional street alignments. â€” **\*\*Maximum Plot Coverage:\*\*** 80% â†’ Up to **\*\*80 m<sup>2</sup> per floor\*\*** â€” **\*\*Total Buildability:\*\*** 1.6 m<sup>2</sup>/m<sup>2</sup> â†’ Up to **\*\*160 m<sup>2</sup> above ground\*\*** â€” **\*\*Maximum Height:\*\*** 2 storeys (7 m) â†’ One additional storey permitted on the rear slope, provided the built depth does not exceed 12 m â€” **\*\*Basement permitted\*\*** â†’ May occupy **\*\*100%** of the plot â†’ Ideal for parking, storage or technical rooms â€” **\*\*Mandatory Alignment\*\*** â†’ No setback from the street; facade 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 m<sup>2</sup> built + basement\*\***   
2. **\*\*Two independent dwellings\*\*** Perfect for living in one and renting the



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other. \* Ground floor of 80 m<sup>2</sup> \* Similar first floor \* Full basement for storage \* High rental demand in the historic area 1/2 3. \*\*High-yield tourist development\*\* Ideal for: \* 2-3 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. 1/2 \*\*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. 1/2 \*\*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!

## Algemeen

Afgewerkte vierkante meter: 100 m<sup>2</sup>

## Lease terms

Date Available:

## Aditionele informatie

Website URL: [http://www.arkadia.com/QTOT-T889/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/QTOT-T889/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 109994409

