



## listing



### Agent Info

Name: ArKadia  
 Company Name:  
 Country: United Kingdom  
 Phone:  
 Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
 Price: USD 1,767,729.91

#### Location

Country: Spain  
 State/Region/Province: Canary Islands  
 City: Puerto de la Cruz  
 Posted: Mar 11, 2025

#### Description:

High-visibility commercial property in a strategic location in Puerto de la Cruz. Unique opportunity to acquire a commercial property excellently located next to a busy road, at the entrance of the popular tourist area of Puerto de la Cruz. This space, with a modern and functional design, is ready to adapt to a wide variety of businesses. Main features: Direct and attractive access: Located at street level, the property has an already executed access road and a modern glass entrance that invites customers to enter. Privileged surroundings: With spectacular panoramic views of Teide and the ocean, the property offers a visually stunning environment that adds value to any commercial activity. Layout and spaces: The property consists of three plots with a total area of approximately 3.000 m<sup>2</sup>, consolidating an established commercial activity. Total covered area: 650 m<sup>2</sup> approximately: Ground floor (400 m<sup>2</sup>): Spacious and well-distributed, ideal for exhibition and commerce. First floor (20 m<sup>2</sup>): Perfect for administrative use or office. Semi-basement (20 m<sup>2</sup> built + 80 m<sup>2</sup> covered): Additional multifunctional space. Basement: Large warehouse with an independent vehicle entrance from the rear street, designed to facilitate logistics. Outdoor spaces: Terraces (2.000 m<sup>2</sup>): With unparalleled views of the sea and Teide, ideal for outdoor activities or events. Parking area (1.000 m<sup>2</sup>): Paved and partially covered area with independent access from the main road and connected to the terrace via a staircase. Versatile uses: The property is ideal for a wide range of businesses, such as: Shops, Restaurants, Administrative offices, Service spaces, or similar commercial activities. Urban development potential: The main plot has a qualification of "Open Building for tertiary use of 2 floors in height," offering great development opportunities. Plot area: 2.403,82 m<sup>2</sup>. Maximum permitted height: 2 floors (7,00 m). Maximum occupancy: 40% (961,52 m<sup>2</sup>). Maximum buildability: 0,80 m<sup>2</sup>/m<sup>2</sup> (1.923,05 m<sup>2</sup>). This property combines visibility, accessibility, and a privileged environment, making it an unbeatable option for businesses looking to position themselves in



one of the most attractive points in northern Tenerife. An opportunity not to be missed! Lusa Realty  
reference: 52622. | ID: 52622

## **Common**

Finished sq. ft.: 3000 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/UEBZ-T1358/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/UEBZ-T1358/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 52622

