



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 1,111,779.65

Location

Country: Spain
 State/Region/Province: Canary Islands
 City: Guía de Isora
 Posted: Feb 16, 2026

Description:

Urban plot with project and licence in Playa San Juan – Residential development An excellent urban plot is offered for sale in the heart of Playa San Juan, in a strategic location, facing Avenida El Emigrante and Calle Mar Rizada, one of the areas with the highest growth potential and demand in the south-west of Tenerife, in the municipality of Guía de Isora. The property is being sold with a basic project plan drawn up and a licence granted, ready for immediate construction to begin, which represents a unique opportunity for developers looking to reduce administrative delays and risks. The project was submitted for licensing in September 2025, which has optimised processing times and significantly reduced the current deadlines, speeding up the possibility of starting construction in the short term. The project envisages a mixed-use residential building, aligned with the road, divided into two blocks of up to three storeys in height, fully complying with the urban planning regulations of the PGOUM (General Urban Development Plan) of Guía de Isora. Project programme: 10 modern and functional homes, with 1 and 2 bedroom layouts. Homes with terraces, balconies and interior gardens that provide light and spatial quality. Ground floor premises/offices, ideal for professional offices or compatible commercial use. Basement for parking, with 10 parking spaces, storage rooms and technical areas. Lift, communal areas and accessible roof terrace. Approximate surface areas: Living space: 1,230 m2 Parking and communal areas: 500 m2 Terraces and outdoor spaces: 500 m2 Total built area: over 2,200 m2 The architectural design opts for a contemporary image, with GRC façades, lacquered aluminium carpentry, modern railings and an efficient layout, designed for both permanent residence and investment. Privileged location, just a few minutes from the seafront promenade, beach, restaurants and services, with excellent connections and in an area with high residential demand and limited supply of new builds. A solid and secure investment, with a defined project, a valid licence and high potential for profitability in one of the



most attractive locations in Playa San Juan. Lusa Realty reference: 52984. | ID: 52984

Common

Finished sq. ft.: 1230 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/UEBZ-T1567/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 52984

