



## listing



### Информация об агенте

Название:	ArKadia
Название компании:	
Страна:	Великобритания
Телефон:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 115,591.87

### Местоположение

Страна:	Испания
Область:	Канарские Острова
Город:	Терор
Почтовый индекс:	35330
Добавлено:	29.11.2025

#### Описание:

**\*\*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 m<sup>2</sup> built, according to the Land Registry), now demolished. Rebuilding is permitted while maintaining traditional street alignments. **\*\*Maximum Plot Coverage:\*\*** 80% † Up to **\*\*80 m<sup>2</sup> per floor\*\*** † **\*\*Total Buildability:\*\*** 1.6 m<sup>2</sup>/m<sup>2</sup> † Up to **\*\*160 m<sup>2</sup> 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**



m<sup>2</sup> built + basement\*\* i<sup>1</sup>/<sub>2</sub> 2. \*\*Two independent dwellings\*\* Perfect for living in one and renting the other. \* Ground floor of 80 m<sup>2</sup> \* Similar first floor \* Full basement for storage \* High rental demand in the historic area i<sup>1</sup>/<sub>2</sub> 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. i<sup>1</sup>/<sub>2</sub> \*\*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. i<sup>1</sup>/<sub>2</sub> \*\*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!

## Общие

Готовые кв.м.: 100 кв м

## Lease terms

Date Available:

## Дополнительная информация

URL вебсайта: [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

