



listing



Emlakçı Bilgisi

İsim:	ArKadia
Şirket Adı:	
Ülke:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 117,029.44

Konum

Ülke:	Spain
Eyalet/Bölge/ Şehir:	Canary Islands
Şehir/İlçe:	Teror
Posta kodu:	35330
Yayınlandı:	29.11.2025

Açıklama:

****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 m² 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 m² per floor**** â€” ****Total Buildability:**** 1.6 m²/m² â†’ Up to ****160 m² 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 $\frac{1}{2}$ ****What can be built here?***** $\frac{1}{2}$ 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**** $\frac{1}{2}$ 2. ****Two independent dwellings**** Perfect for living in one and renting the



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other. * Ground floor of 80 m² * 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 urban rural house 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!

Genel Bilgiler

Bitmiş metrekare: 100 m2

Lease terms

Date Available:

Ek Bilgiler

Web Sitesi URL'si: http://www.arkadia.com/QTOT-T889/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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