

Land - El Sauzal - 9686

| | | | |
|---------------|---|-------------|--------------------------|
| Property type | Land | | |
| Location | El Sauzal | | |
| Views | Ocean view, Mountain view, Mountain and sea view, Garden view, Street view, Panoramic views, Teide views | | |
| Sale | 430 000 € | Reference | 9686 |
| Land | 1079m² | Living area | 1079m² |
| Bedrooms | 0 | Bathrooms | 0 |

Two adjoining urban plots for sale in the El Puertito residential area, in the municipality of El Sauzal, one of the most peaceful and sought-after locations in the north of Tenerife. The plots, measuring 473 m² and 606 m² respectively, are both corner lots with access from two streets, offering great convenience and multiple architectural design possibilities. They are ideal for building a spacious home with a garden and pool, or for developing two independent houses.

Both plots enjoy panoramic views of the sea and the northern coast of the island, as well as an excellent orientation that ensures natural light throughout the day.

According to the General Urban Development Plan (PGO) of El Sauzal, the plots are classified as Consolidated Urban Land (SUCO), with the Garden City CJf(2) typology.

Main urban planning conditions:

- Total area: 1,079 m² (473 m² + 606 m²)
- Maximum occupancy: 30%
- Building coefficient: 0.50 m²/m²
- Maximum height: 2 floors / 7 meters
- Minimum plot size: 400 m²
- Minimum setbacks: 3 meters (front, side, and rear)
- Annual property tax (IBI): €179 and €213

Located in a fully developed residential area with all services, the plots offer a safe environment surrounded by nature, with easy access to the highway and the town center of El Sauzal.

An exceptional opportunity for those looking to build an exclusive home with sea views in a serene and well-connected setting.

Reference Asten Realty 9686.



