

Land - Playa San Juan - 9915

Property type	Land		
Location	Playa San Juan, Guía de Isora		
Views	Partial ocean view, Harbour view, Complex view, Teide views		
Sale	950 000 €	Reference	9915
Land	1230m²	Bedrooms	0
Bathrooms	0		

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.

The property is being sold with a basic project plan drawn up and a licence granted, ready for immediate construction, which represents a unique opportunity for developers looking to reduce administrative delays and risks.

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, common areas and accessible roof terrace.

Approximate surface areas:

Living area: 1,230 m²

Parking and common 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 primary residence and investment.

Prime location, just a few minutes from the seafront promenade, beach, restaurants, amenities and with excellent transport links, in an area with high residential demand and limited new-build supply.

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.

Asten Realty Ref.: 9912.

