

# Land - El Sauzal - 9938

Property type	<b>Land</b>		
Location	<b>El Sauzal</b>		
Views	<b>Ocean view, Mountain view, Mountain and sea view, Panoramic views over the ocean and the islands, Street view</b>		
Sale	<b>185 000 €</b>	Reference	<b>9938</b>
Land	<b>473m<sup>2</sup></b>	Living area	<b>473m<sup>2</sup></b>
Bedrooms	<b>0</b>	Bathrooms	<b>0</b>

Urban plot for sale in El Puertito Urbanization, in the municipality of El Sauzal, one of the most peaceful and sought-after residential areas in northern Tenerife.

The plot has a surface area of 473 m<sup>2</sup> and is located on a corner in a very quiet street. It is ideal for building a house with a swimming pool or a larger home with a garden.

The property offers panoramic views of the sea and the north coast of the island, as well as an excellent orientation that guarantees natural light throughout the day.

According to the General Urban Development Plan of El Sauzal, the plot is classified as Consolidated Urban Land (SUCO), with Ciudad Jardín CJf(2) typology.

Main urban planning conditions:

- Total area: 473 m<sup>2</sup>
- Maximum building coverage: 30%
- Building coefficient: 0.50 m<sup>2</sup>/m<sup>2</sup>
- Maximum height: 2 floors / 7 metres
- Minimum plot size: 400 m<sup>2</sup>
- Minimum setbacks: 3 metres (front, side and rear)
- Annual property tax (IBI): €179

Located in a consolidated urbanization with all services available, it offers a safe environment surrounded by nature and easy access to the motorway and the centre of El Sauzal.

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

Reference Asten Realty 9938.



