



Land - Abama

10066

PROPERTY TYPE	Land		
LOCATION	Abama, Guía de Isora		
VIEWS	Ocean view, Panoramic views		
SALE	1 500 000 €	REFERENCE	10066
LAND	1002m ²	BEDROOMS	0
BATHROOMS	0		

Exclusive plot in Abama, Guía de Isora, a unique opportunity to develop one or even two bespoke luxury villas in one of the most prestigious residential resorts in South Tenerife. Thanks to the plot having access from two streets, it offers the possibility of building two independent homes, something exceptional within Abama.

With residential use and a privileged location, this property represents an outstanding investment both as a permanent residence or a second home.

The plot has a surface area of 1.002 m² and offers a buildable area of 401 m², as well as a maximum above-ground occupancy of 401 m². Planning regulations allow a maximum height of 7.2 metres distributed over 2 floors, with setbacks of 5 metres from the road and 3 metres from boundaries, providing spaciousness, privacy, and elegant functional architectural design.

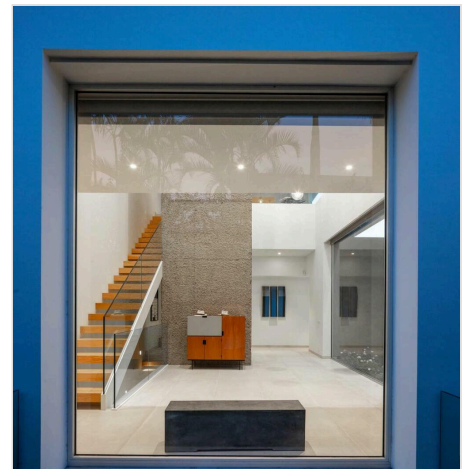
One of the main advantages of this property is its fully guaranteed views of the Atlantic Ocean and La Gomera, thanks to the significant level difference of approximately 16 metres compared to the lower properties. This feature provides a strong sense of openness, privacy, and privileged visual dominance.

The villas already built in Abama stand out for their contemporary architecture and high-end finishes, designed by renowned architects and perfectly integrated into the resort's natural surroundings.

In addition to the spectacular sea views, the plot enjoys the exclusive setting of the golf course surrounded by lush gardens and palm trees, creating an atmosphere of tranquillity and sophistication.

Owners in Abama benefit from exclusive advantages such as discounts on golf, tennis, spa, and selected restaurants, as well as maintenance and management services that ensure the property is perfectly maintained all year round.

Reference Asten Realty: 10066.



PLOT/PARCELA:

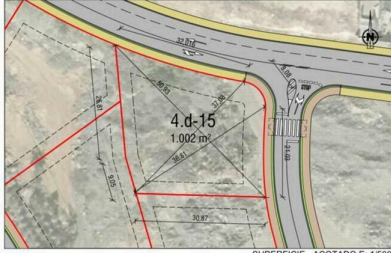
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Cadastral Reference/Referencia Catastral:
5672403CS21575

Typology-Tipología: Garden city/Ciudad Jardín
Use/Usos: Residencial
Surface Plot/Superficie Parcela: 1.002 m²
Building Surface/Edificabilidad: 401 m² c.
Occupation/Ocupación: 401 m² s.
Maximum Height/Altura Máxima: 7,20 m/ 2 plantas
Road Retracking/Retranqueo viario: 5 m.
Linder Retracking/Retranqueos Linderos: 3 m.



AMBITO E: 1/4.000



SUPERFICIE - ACOTADO E: 1/500

Las datos relativos a los parámetros y condiciones específicas contenidas en esta ficha técnica han sido integrados en el Plan General de Ordenación de Guía de hora. La Entidad Abama Residencial y Turística, S.L., no asume responsabilidad de naturaleza alguna ante los siguientes supuestos a su ámbito de actuación:

- Posibles modificaciones de la legislación Urbanística que puedan afectar a la parcela.
- Incumplimiento de los parámetros y condiciones específicas, contenidas en el citado Plan de Ordenación, o parte de los propietarios de las restantes parcelas.

