



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	1230m ²	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, in the municipality of Guía de Isora.

The property is being sold with a basic project plan drawn up and a licence application submitted to the Town Hall, currently awaiting a decision.

The project was submitted for licensing in September 2025, which has made it possible to optimise processing times and significantly reduce the usual deadlines, speeding up the possibility of starting work in the short term.

The development comprises 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, communal areas and accessible roof terrace.

Approximate surface areas:

Living space: 1,230 m²

Parking and communal 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 permanent residence and investment.

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

A solid and secure investment, with a defined project, licence in progress and high potential for profitability in one of the most attractive enclaves of Playa San Juan.

Asten Realty Reference: 9915

