

Land - El Sauzal - 9939

Property type	Land		
Location	El Sauzal		
Views	Ocean view, Mountain view, Mountain and sea view, Garden view, Street view		
Sale	215 000 €	Reference	9939
Land	606m²	Living area	606m²
Bedrooms	0	Bathrooms	0

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 606 m² 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: 606 m²
- Maximum building coverage: 30%
- Building coefficient: 0.50 m²/m²
- Maximum height: 2 floors / 7 metres
- Minimum plot size: 400 m²
- Minimum setbacks: 3 metres (front, side and rear)
- Annual property tax (IBI): €213

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.







Avenida de Bruselas 18,
Terrazas del Duque 1, Locales 13 - 14,
Costa Adeje, 38660, Tenerife, España
Tel.: (+34) 922 789 196
WhatsApp: (+34) 697 595 694
Email: info@astenrealty.com
Web: astenrealty.com