

## plot for sale Teror, Área Norte



**Description (British English – Commercial Tone):** Urban Plot for Sale – Historic Centre of Teror (Calle Pérez Villanueva) – A unique development opportunity in the very heart of Teror’s historic centre, just a 2minute walk from the Basilica of Nuestra Señora del Pino and Plaza de la Alameda. Situated on one of the quietest and most soughtafter streets in the traditional old town, this plot offers the perfect balance of heritage, premium location and outstanding building potential. The site is regulated under Ordinance B – Residential Between Party Walls in the Old Town, as well as the Special Protection Plan for the Historic Centre (PEPRI). An ideal plot for residential development or a highreturn tourist investment.

**Frontage & Depth:** According to topographic plan: Frontage: 5.81 m on Calle Pérez Villanueva Depth: approx. 20 m (according to boundaries) Regular geometry, ideal for construction

**Urban Planning Status:** Classification: Consolidated Urban Land Dominant Use: Residential Previous building: An old dwelling (42 m2 built, according to the Land Registry), now demolished. Rebuilding is permitted while maintaining traditional street alignments.

**Maximum Plot Coverage:** 80% Up to 80 m2 per floor

**Total Buildability:** 1.6 m2/m2 Up to 160 m2 above ground

**Maximum Height:** 2 storeys (7 m) One additional storey permitted on the rear slope, provided the built depth does not exceed 12 m

**Basement permitted:** May occupy 100% of the plot Ideal for parking, storage or technical rooms

**Mandatory Alignment:** No setback from the street; façade must respect the historic character of the area

**What can be built here?**

- Traditional style detached home Ground floor + first floor Option for an additional level facing the ravine Large traditional windows, internal patio and walkable roof terrace Approx. 160 m2 built + basement
- Two independent dwellings Perfect for living in one and renting the other. Ground floor of 80 m2 Similar first floor Full basement for storage High rental demand in the historic area
- High yield tourist development Ideal for: 2–3 boutique holiday apartments A small “urban rural house” concept Loftstyle suites with patio and terrace Teror attracts thousands of visitors every week, and demand for tourist accommodation exceeds supply.

**Exceptional Location:** 200 m from the Basilica del Pino and Plaza de la Alameda Steps from the Town Hall, Health Centre and Historic Quarter Quick access to transport, shops, services and public parking Quiet, residential and highly desirable street One of the most soughtafter areas for both residents and visitors.

**Why this plot is an outstanding opportunity:** Ready to develop from scratch Clear and well defined planning regulations (Ordinance B + PEPRI) Higher buildability than the average in the historic centre Strong potential for residential or tourist investment Feel free to request further information!

**property details**

**contact**

Spanishestate **6332738**  
id:  
reference:: **13742-JMZ**  
close to/ located: **Teror**  
region: **Área Norte**  
property type: **plot**  
rooms: **not available**  
property surface: **- m2**  
surface plot: **100 m2**  
price: **€ 95.000**

real estate agent: **Best House Guanarteme**  
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