

# Business - Puerto de la Cruz - 9226

Property type	<b>Business</b>		
Location	<b>Puerto de la Cruz</b>		
Views	<b>Ocean view, Mountain view</b>		
Sale	<b>1 500 000 €</b>	Reference	<b>9226</b>
Built area	<b>3000m<sup>2</sup></b>	Living area	<b>650m<sup>2</sup></b>
Terrace	<b>2040m<sup>2</sup></b>	Bedrooms	<b>0</b>
Bathrooms	<b>0</b>		

High-visibility commercial property in a strategic location in Puerto de la Cruz.

Unique opportunity to acquire a commercial property excellently located next to a busy road, at the entrance of the popular tourist area of Puerto de la Cruz. This space, with a modern and functional design, is ready to adapt to a wide variety of businesses.

Main features:

Direct and attractive access: Located at street level, the property has an already executed access road and a modern glass entrance that invites customers to enter.

Privileged surroundings: With spectacular panoramic views of Teide and the ocean, the property offers a visually stunning environment that adds value to any commercial activity.

Layout and spaces:

The property consists of three plots with a total area of approximately 3.000 m2, consolidating an established commercial activity.

Total covered area: 650 m2 approximately:

Ground floor (400 m2): Spacious and well-distributed, ideal for exhibition and commerce.

First floor (20 m2): Perfect for administrative use or office.

Semi-basement (20 m2 built + 80 m2 covered): Additional multifunctional space.

Basement: Large warehouse with an independent vehicle entrance from the rear street, designed to facilitate logistics.

Outdoor spaces:

Terraces (2.000 m2): With unparalleled views of the sea and Teide, ideal for outdoor activities or events.

Parking area (1.000 m2): Paved and partially covered area with independent access from the main road and connected to the terrace via a staircase.

Versatile uses:

The property is ideal for a wide range of businesses, such as: Shops, Restaurants, Administrative offices, Service spaces, or similar commercial activities.

Urban development potential:

The main plot has a qualification of "Open Building for tertiary use of 2 floors in height," offering great development opportunities.

Plot area: 2.403,82 m2.

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Maximum permitted height: 2 floors (7,00 m).

Maximum occupancy: 40% (961,52 m<sup>2</sup>).

Maximum buildability: 0,80 m<sup>2</sup>/m<sup>2</sup> (1.923,05 m<sup>2</sup>).

This property combines visibility, accessibility, and a privileged environment, making it an unbeatable option for businesses looking to position themselves in one of the most attractive points in northern Tenerife. An opportunity not to be missed!

Asten Realty reference: 9226.

