Tijoco Bajo – Adeje

# Plot with a project for two villas with sea views in Tijoco Bajo

*Property ID: ES263186156*




PURCHASE PRICE: 760.000 EUR • LIVING SPACE: ca. 456 $m^2$ • ROOMS: 12 • LAND AREA: 354 $m^2$

Property ID: ES263186156 - 38677 Tijoco Bajo – Adeje


- At a glance
- The property
- A first impression
- Details of amenities
- All about the location
- Other information
- Contact partner

Property ID: ES263186156 - 38677 Tijoco Bajo – Adeje

# At a glance

| | |
|---|---|
| Property ID | ES263186156 |
| Living Space | ca. 456 m² |
| Rooms | 12 |
| Bedrooms | 8 |
| Bathrooms | 8 |

| | |
|---|---|
| Purchase Price | 760.000 EUR |
| House | Semi-detached house |
| Equipment | Swimming pool |

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# The property





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# The property

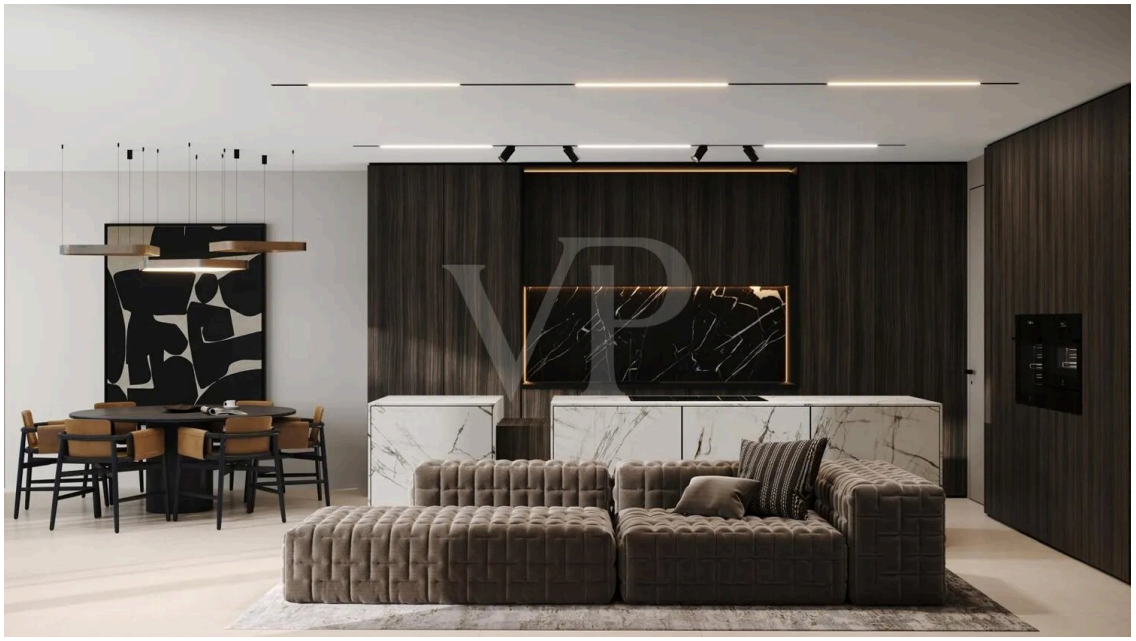




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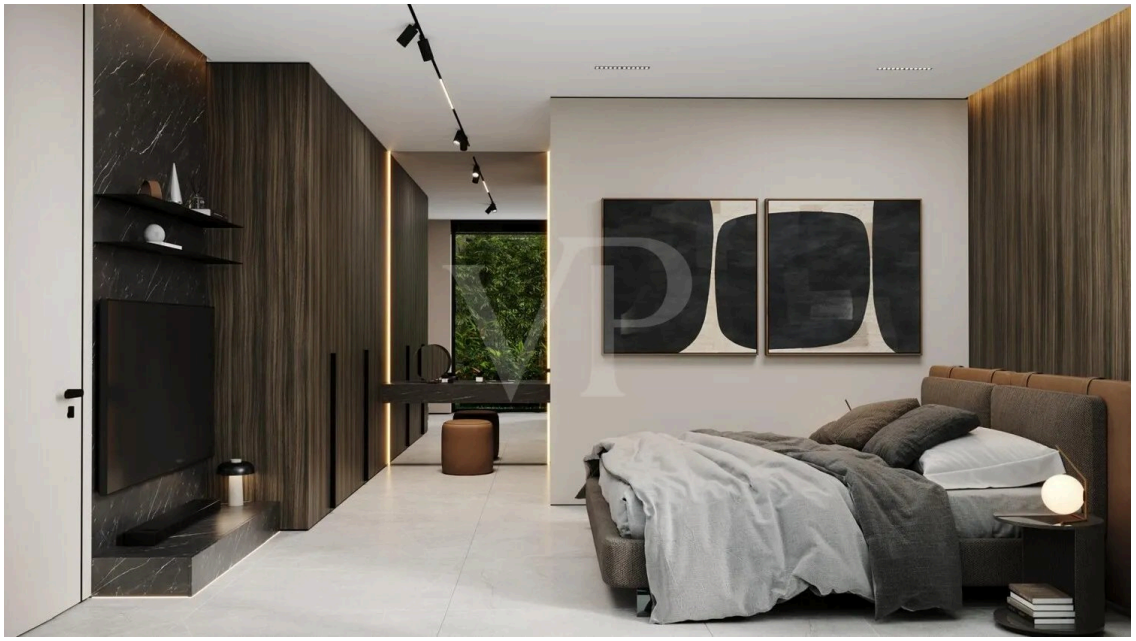




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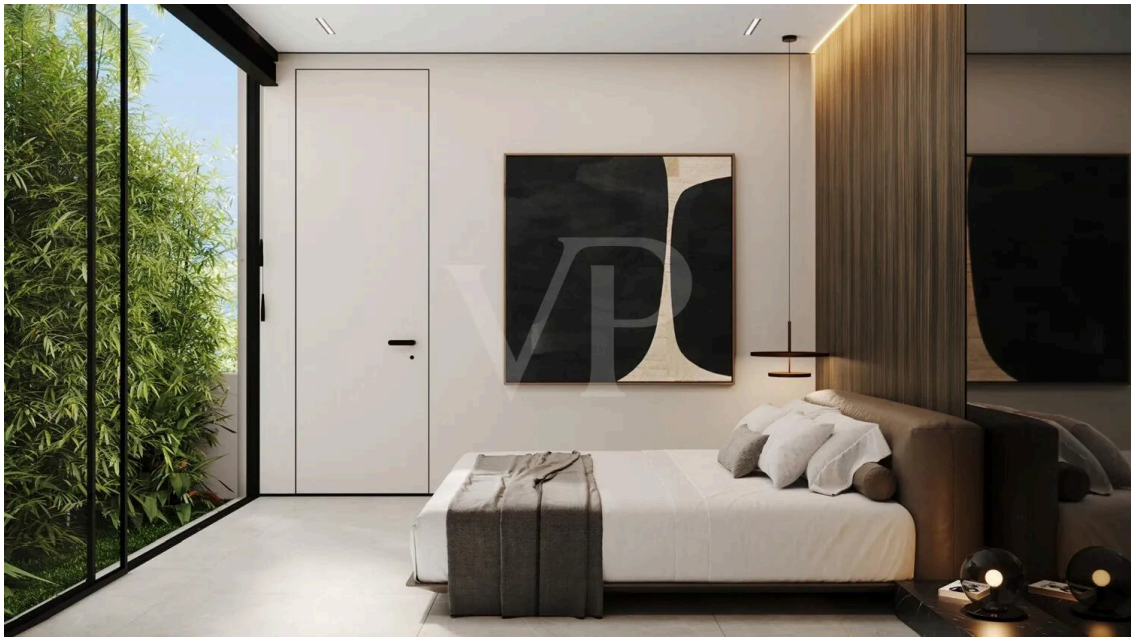




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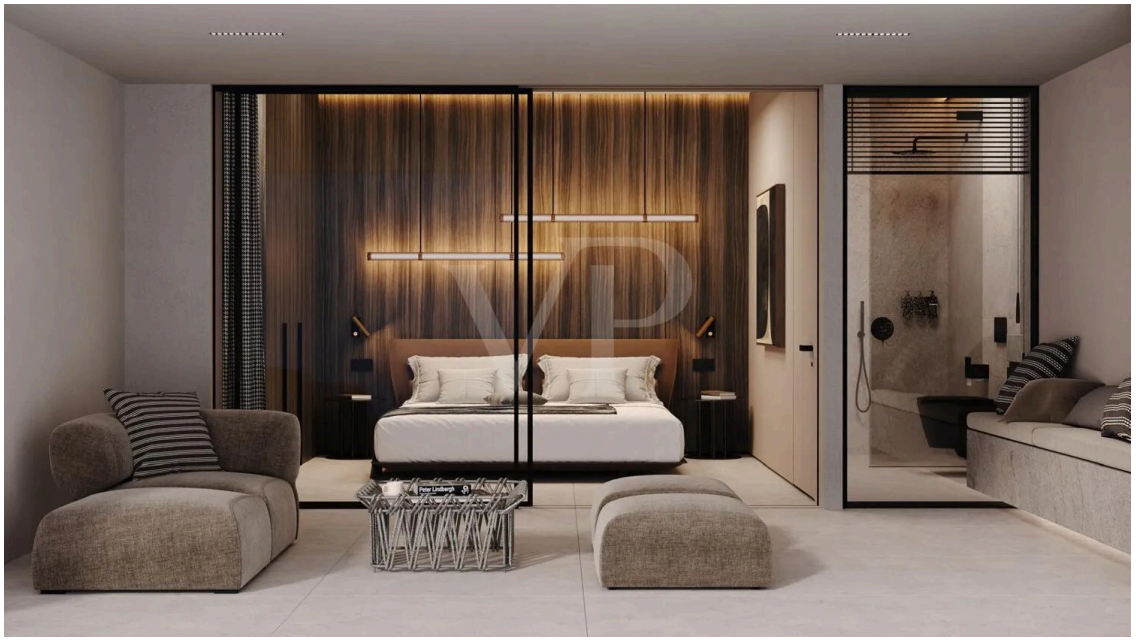
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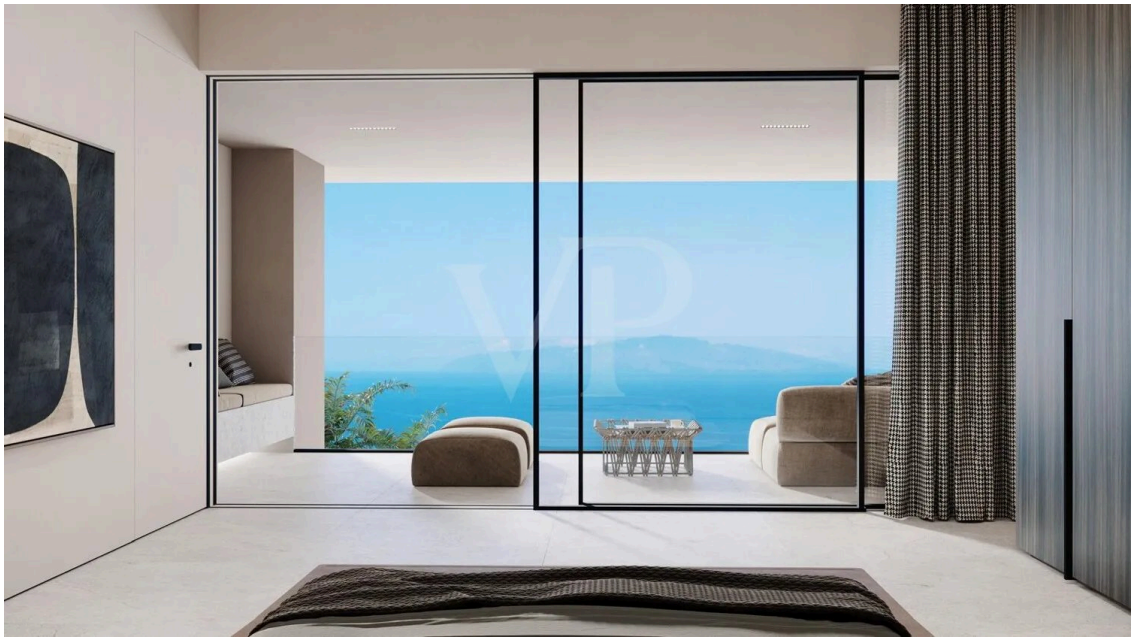




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# The property





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# The property




**VILLA - L (left side)**

Planta Sotano - Basement Floor

| | |
|---|---|
| Parcela | 181,71 m2 |
| Tipo deparcela | urbano |
| Uso principal | residencial |
| Occupacion max | 80% |
| Edificabilidad max | 290,73 m2 |
| Altura max | 2plantas 8,0m |
| Frente min | 5m |
| Garaje | 47,00 m2 |
| Pasillo | 6,85 m2 |
| Estar-comedor | 13,64 m2 |
| Dormitorio | 10,02 m2 |
| Bano | 3,53 m2 |
| Vestidor | 4,59 m2 |
| Sala demaquina | 5,84 m2 |
| SUP. UTIL | 97,156 m2 |
| **SUP. CONSTRUIDA** | **113,45 m2** |
| **PATIO** | **3,30 m2** |



**VILLA - R (right side)**

Planta Sotano - Basement Floor

| | |
|---|---|
| Parcela | 172,65 m2 |
| Tipo deparcela | urbano |
| Uso principal | residencial |
| Occupacion max | 80% |
| Edificabilidad max | 276,24 m2 |
| Altura max | 2plantas 8,0m |
| Frente min | 5m |
| Garaje | 52,70 m2 |
| Pasillo | 6,27 m2 |
| Estar-comedor | 12,55 m2 |
| Dormitorio | 10,08 m2 |
| Bano | 4,14 m2 |
| Vestidor | 4,60 m2 |
| Sala demaquina | 5,48 m2 |
| SUP. UTIL | 101,96 m2 |
| **SUP. CONSTRUIDA** | **118,02 m2** |
| **PATIO** | **3,93 m2** |

Property ID: ES263186156 - 38677 Tijoco Bajo – Adeje

# The property

**VILLA - L (left side)**

Planta Baja - Ground Floor

| | |
|---|---|
| Parcela | 181,71 m2 |
| Tipo deparcela | urbano |
| Uso principal | residencial |
| Occupacion max | 80% |
| Edificabilidad max | 290,73 m2 |
| Altura max | 2 plantas 8,0 m |
| Frente min | 5 m |
| Entrada | 3,12 m2 |
| Vestibulo | 1,68 m2 |
| Pasillo | 15,91 m2 |
| Escaleras | 7,03 m2 |
| Dormitorio 1 | 9,87 m2 |
| Bano 1 | 3,53 m2 |
| Dormitorio 2 | 10,16 m2 |
| Bano 2 | 3,53 m2 |
| Dormitorio principal | 18,67 m2 |
| Bano principal | 4,77 m2 |
| **SUP. UTIL** | **77,15 m2** |
| **SUP. CONSTRUIDA** | **113,45 m2** |
| **TERRAZA DORMITORIO 1** | **10,17 m2** |
| **ENTRADA PRINCIPAL** | **37,54 m2** |
| **PATIO INTERIOR** | **10,82 m2** |
| **PATIO TRASERO** | **11,11 m2** |



**VILLA - R (right side)**

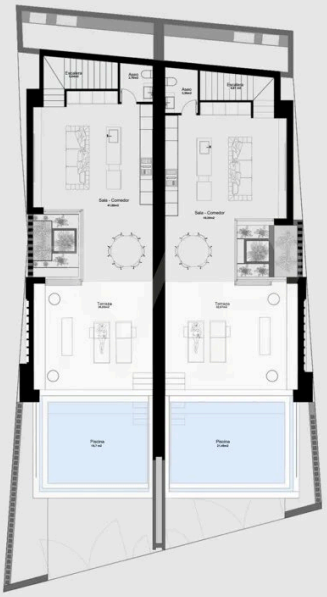
Planta Baja - Ground Floor

| | |
|---|---|
| Parcela | 172,65 m2 |
| Tipo deparcela | urbano |
| Uso principal | residencial |
| Occupacion max | 80% |
| Edificabilidad max | 276,24 m2 |
| Altura max | 2 plantas 8,0 m |
| Frente min | 5 m |
| Entrada | 2,00m2 |
| Vestibulo | 1,48 m2 |
| Pasillo | 14,62 m2 |
| Escaleras | 7,04 m2 |
| Dormitorio 1 | 9,91 m2 |
| Bano 1 | 3,66 m2 |
| Dormitorio 2 | 10,07 m2 |
| Bano 2 | 3,34 m2 |
| Dormitorio principal | 20,21 m2 |
| Bano principal | 4,89 m2 |
| **SUP. UTIL** | **80,84 m2** |
| **SUP. CONSTRUIDA** | **110,72 m2** |
| **TERRAZA DORMITORIO 1** | **11,69 m2** |
| **ENTRADA PRINCIPAL** | **26,30 m2** |
| **PATIO INTERIOR** | **12,24 m2** |
| **PATIO TRASERO** | **10,65 m2** |

**VILLA - L (left side)**

Planta Primera - First Floor

| | |
|---|---|
| Parcela | 171,71m2 |
| Tipo deparcela | urbano |
| Uso principal | residencial |
| Occupacion max | 80% |
| Edificabilidad maxima | 290,73m2 |
| Altura maxima | 2 plantas 8 m |
| Frente minimo | 5 m |
| Estar-Comedor | 41,59 m2 |
| Aseo | 2,76 m2 |
| Escaleras | 5,31 m2 |
| **SUP. UTIL** | **50,19 m2** |
| **SUP.CONSTRUIDA** | **60,53 m2** |
| **TERRAZA con Piscina** | **45,55 m2** |



**VILLA - R (right side)**

Planta Primera - First Floor

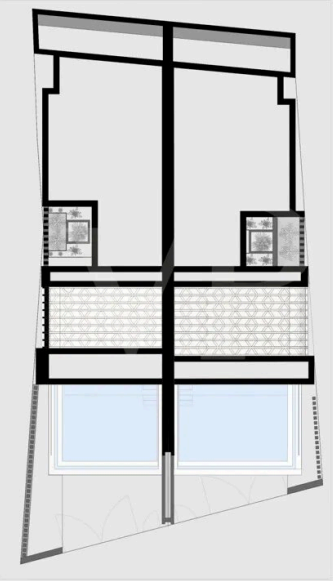
| | |
|---|---|
| Parcela | 172,65m2 |
| Tipo deparcela | urbano |
| Uso principal | residencial |
| Occupacion max | 80% |
| Edificabilidad maxima | 276,24m2 |
| Altura maxima | 2 plantas 8 m |
| Frente minimo | 5 m |
| Estar-Comedor | 40,46 m2 |
| Aseo | 3,36 m2 |
| Escaleras | 5,31 m2 |
| **SUP. UTIL** | **49,13 m2** |
| **SUP.CONSTRUIDA** | **59,34 m2** |
| **TERRAZA con Piscina** | **54,12 m2** |

Property ID: ES263186156 - 38677 Tijoco Bajo – Adeje

# The property

**VILLA - L (left side)**

| | |
|---|---|
| SUPERFICE PARCELA | 181,71 m2 |
| SUPERFICE TOTAL UTIL | 224,48 m2 |
| SUPERFICE TOTAL CONSTRUIDA | 274,42 m2 |



**VILLA - R (right side)**

| | |
|---|---|
| SUPERFICE PARCELA | 172,65 m2 |
| SUPERFICE TOTAL UTIL | 231,93 m2 |
| SUPERFICE TOTAL CONSTRUIDA | 288,26 m2 |

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# A first impression

Hoya Grande is an exclusive development of two luxury semi-detached villas in Tijoco Bajo (Adeje, Tenerife). It enjoys a prime location, just 10 minutes from Playa del Duque and 14 minutes from Siam Mall.
The development directly borders the future Adeje golf course and blends harmoniously into its natural surroundings. Overlooking the ravine, it offers panoramic views across the Atlantic Ocean and the island of La Gomera from every floor.
Each villa will feature four bedrooms, all with en-suite bathrooms, and a minimalist open-plan kitchen designed to enhance the sense of space and create a seamless transition throughout the interiors.
Outside, a spacious sun terrace and a private swimming pool will provide the perfect setting to relax, enjoy the magnificent views and make the most of Tenerife's climate.
Each property will also include a garage with space for two vehicles.

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# Details of amenities

- Development project for two adjacent villas, with building permits, preliminary architectural designs and bespoke interior design projects included in the price:
- 2 adjoining plots of land.
- Maximum permitted buildable area: 562.00 m².
- 2 valid building permits — a separate official permit for each plot.
- Preliminary architectural design for each villa, including the layout, positioning of the buildings on the plots and construction solutions.

Price:
- Plot 1 (right): €380,000.
- Plot 2 (left): €380,000.

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# All about the location

Tijoco is a region located in the southwest of Tenerife known for its tranquil rural areas and picturesque landscapes. The region extends from the slopes of the Teide National Park down to the coast, providing a diverse landscape. In the higher areas of Tijoco, you can find green valleys and spectacular views of the coast and sea, which are popular with outdoor enthusiasts for activities such as hiking and mountain biking.
Some of Tenerife's best beaches, such as Playa de las Americas, Los Cristianos, and Costa Adeje, are also nearby, providing fine sand and crystal-clear water.
Moreover, Tijoco is an excellent starting point to explore the rest of Tenerife. Some of the island's most important attractions, such as the Teide National Park, the picturesque villages of Masca and Garachico, and the historic city of La Laguna, are all within easy reach. In summary, Tijoco offers a combination of relaxed atmosphere, natural beauty, and access to some of the best attractions and beaches of Tenerife.
The international airport of Tenerife South is approximately 20 km away.

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# Other information

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# Contact partner

For further information, please contact your contact person:

Caroline Müller

Avda Chayofita 18, C.C. Parque Santiago 6, Local 24, E-38650 Los Cristianos (Arona)
Tel.: +34 922 105 023
E-Mail: tenerife.south@von-poll.com

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