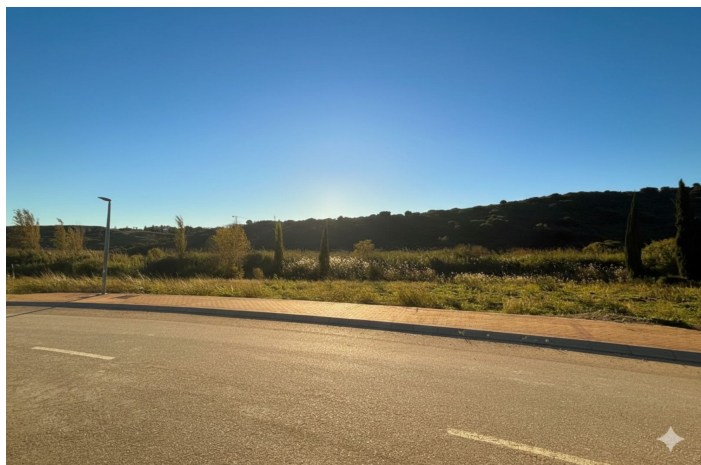




## Residential Plot for sale in Casares Playa, Casares

## 350,000 €

Reference: R5235556 Plot Size: 995m<sup>2</sup>


| Condiciones de uso y edificación | Condiciones del Proyecto                                           | Condiciones de los Instrumentos de planeamiento                    | Cumple |     |
|----------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------|--------|-----|
|                                  |                                                                    |                                                                    | Sí     | No  |
| Tipología Edificatoria           | Vivienda Unifamiliar (RAS)                                         | Vivienda Unifamiliar (RAS)                                         | [X]    | [ ] |
| Parcela mínima                   | 1.000,00 m <sup>2</sup>                                            | 600,00 m <sup>2</sup>                                              | [X]    | [ ] |
| Ocupación                        | 24,60%<br>246,01 m <sup>2</sup>                                    | 25%<br>(250,00 m <sup>2</sup> )                                    | [X]    | [ ] |
| Edificabilidad máx.              | 0,206 m <sup>2</sup> /m <sup>2</sup> s<br>(205,50 m <sup>2</sup> ) | 0,21 m <sup>2</sup> /m <sup>2</sup> s<br>(210,00 m <sup>2</sup> .) | [X]    | [ ] |
| Máximo de plantas                | 1 planta                                                           | 2 plantas                                                          | [X]    | [ ] |
| Altura máxima                    | 6,28 m.                                                            | 6,50 m.* (7,50 m.)                                                 | [X]    | [ ] |



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## Costa del Sol, Casares Playa

Urban plot of 963 m<sup>2</sup> in Casares Golf Garden, ready to build a modern villa

This plot is located in the established Casares Golf Garden community, just a few minutes from Finca Cortesín, and includes a project and building license, making it ideal for developing a modern villa with a pool and spacious landscaped areas. The plot meets the minimum required size of 600 m<sup>2</sup> and allows a maximum footprint of 25%, equivalent to 250 m<sup>2</sup> on the ground floor, with a reference footprint of 246.01 m<sup>2</sup> (24.60%). The maximum allowable buildable area is 0.21 m<sup>2</sup>t/m<sup>2</sup>s, which amounts to up to 210 m<sup>2</sup> above ground, with a reference buildable area of 205.50 m<sup>2</sup>, distributed over a maximum of two floors and a maximum height of 6.50 m, extendable up to 7.50 m under certain urban conditions. All utilities are available at the plot, making construction straightforward.

Its prime location combines privacy and tranquility with quick access to top-level golf courses, services such as supermarkets, schools, restaurants, and sports clubs, and is a short distance from the Costa del Sol coast and beaches, offering a unique opportunity to build an exclusive residence or make a strategic investment in one of the most sought-after areas of Casares.



## Features:

### Orientation

South

South East

South West

### Setting

Close To Golf

Close To Port

Urbanisation

Close To Sea

Close To Shops

Close To Town

Close To Schools

Close To Marina