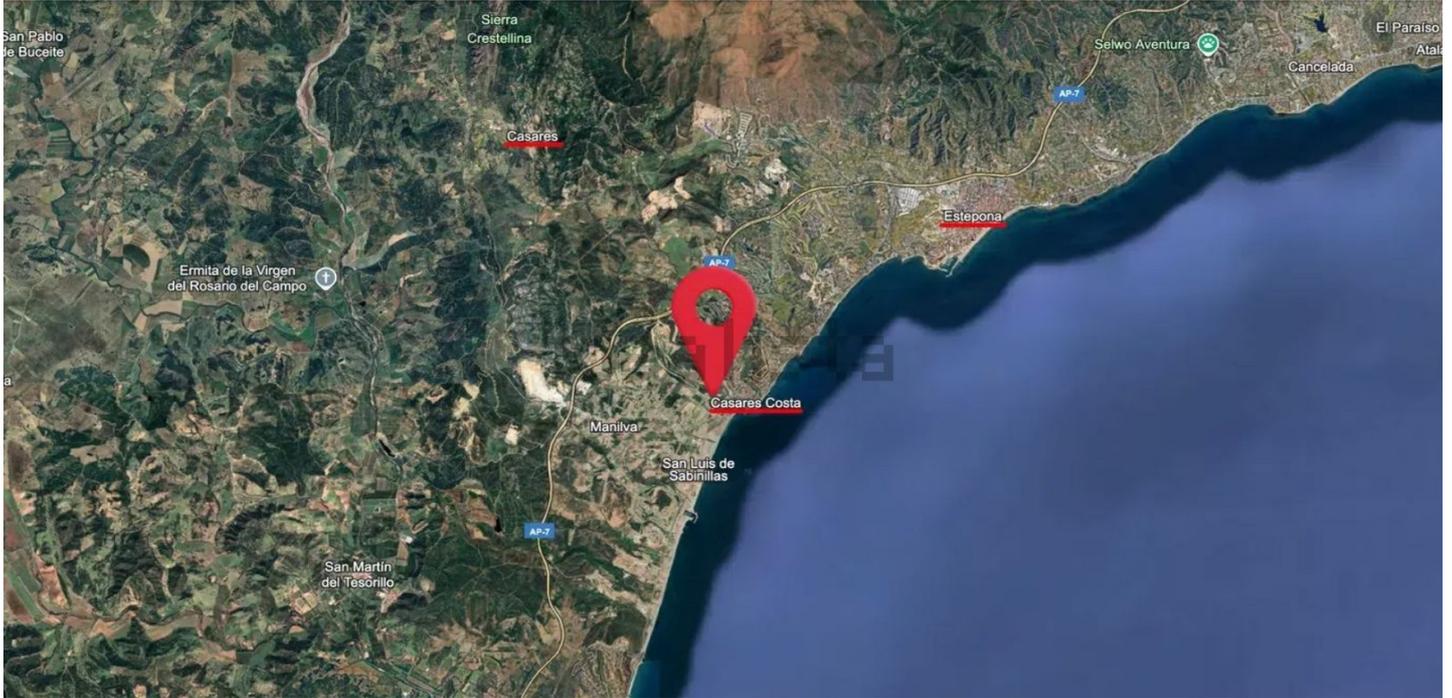




## Residential Plot for sale in Casares, Casares

3,200,000 €

Reference: R5234698 Plot Size: 2,450m<sup>2</sup> Build Size: 2,222m<sup>2</sup>





## Costa del Sol, Casares

INVESTMENT OPPORTUNITY – URBAN LAND IN ESTEPONA WITH POTENTIAL FOR 18 HOMES

URBANIZED LAND WITH PARTIAL PLAN AND COMPLETED INFRASTRUCTURE WORKS

Urban land for sale under a joint ownership regime (proindiviso), located in SECTOR R.2 ARROYO LA PARRILLA in Estepona, just 200 meters from the beach and next to a golf course. A prime opportunity for developers looking to build a residential project in a high-demand area.

### URBAN PLANNING CHARACTERISTICS OF THE PROPERTY

Total plot area: 2,450 m<sup>2</sup> (proindiviso)

Estimated buildable area: 2,222 m<sup>2</sup>t

Authorized density: up to 10 homes per plot (18 units available)

Maximum height allowed: 2 floors

Land occupancy: 50%

Zoning: UA (single-family residential use and compatible uses)

### CURRENT STATUS OF THE SECTOR

Fully urbanized area

Urbanization works completed and approved by the Town Hall

Includes two existing houses that are deducted from the development potential

Immediate availability to begin the project

### ADVANTAGES FOR DEVELOPERS

Excellent location on the Costa del Sol

Highly sought-after product: two-storey single-family homes

Optimized profitability: 18 units with 2,222 m<sup>2</sup>t of net buildable space

Garages, terraces, and basements not included in buildable calculation

Proindiviso regime can be internally regulated via community statutes (private zones and shared areas)

### AVAILABLE DOCUMENTATION

Sector's Partial Plan

Compensation Project

Updated urban planning data sheets

Cadastral information and development parameters

### STRATEGIC LOCATION

200 meters from the beach

Next to a golf course

Growing area with high residential demand



Easy access to highways and essential services

#### IMPORTANT NOTES

All data must be confirmed through technical measurement and updated urban planning consultation.

The ownership is under a proindiviso regime; subdivision is not possible, but usage can be managed through community agreements.

Contact us today for more information or to schedule a visit.



## Features:

### Views

Sea  
Mountain

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas  
Photovoltaic solar panels  
Solar water heating

### Setting

Town

### Category

Holiday Homes  
Investment  
Golf

### Condition

Excellent