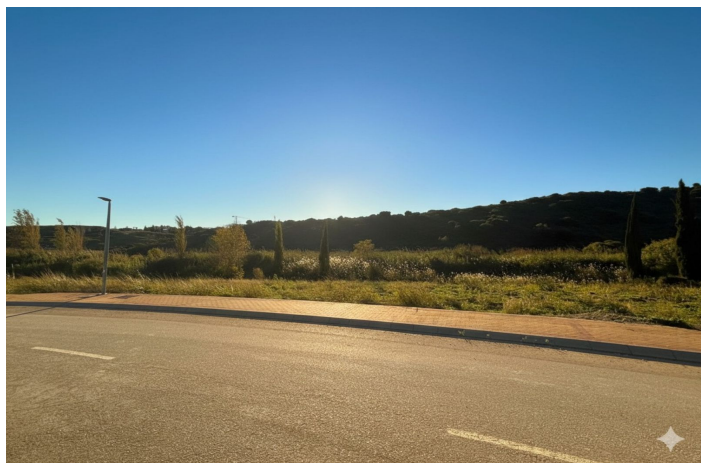# INVESTSPAIN
LUXURY REAL ESTATE

Residential Plot for sale in Casares Playa, Casares

350,000 €

Reference: R5235556   **Plot Size:** 995m^2

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^2	600,00 m^2	[X]	[ ]
Ocupación	24,60% 246,01 m^2	25% (250,00 m^2)	[X]	[ ]
Edificabilidad máx.	0,206 m^{2}t/m^{2}s (205,50 m^2)	0,21 m^{2}t/m^{2}s (210,00 m^2.)	[X]	[ ]
Máximo de plantas	1 planta	2 plantas	[X]	[ ]
Altura máxima	6,28 m.	6,50 m.* (7,50 m.)	[X]	[ ]

Costa del Sol, Casares Playa

Urban plot of 963 m² 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 m² and allows a maximum footprint of 25%, equivalent to 250 m² on the ground floor, with a reference footprint of 246.01 m² (24.60%). The maximum allowable buildable area is 0.21 m²t/m²s, which amounts to up to 210 m² above ground, with a reference buildable area of 205.50 m², 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	Setting
South	Close To Golf
South East	Close To Port
South West	Urbanisation
	Close To Sea
	Close To Shops
	Close To Town
	Close To Schools
	Close To Marina