



## Residential Plot for sale in Casares Playa, Casares

**350.000 €**

Referenz: R5235385 Grundstücksgröße: 968m<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% 246,01 m <sup>2</sup>	25% (250,00 m <sup>2</sup> )	[X]	[ ]
Edificabilidad máx.	0,206 m <sup>2</sup> /m <sup>2</sup> s (205,50 m <sup>2</sup> )	0,21 m <sup>2</sup> /m <sup>2</sup> s (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]	[ ]



## 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.



## Eigenschaften:

Orientierung

Süden

Südost

Südwesten

**Einstellung**

In der Nähe von Golf

In der Nähe des Hafens

Urbanisierung

In der Nähe des Meeres

In der Nähe von Geschäften

In der Nähe der Stadt

In der Nähe von Schulen

In der Nähe von Marina