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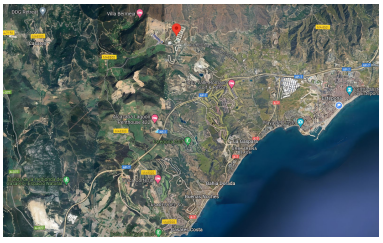
Land in Casares

Reference: R4779196



Bedrooms: by request
Bathrooms: by request
M² Build size:
Price: 85,000 €
Status: Sale
Property Type: Land
Parking places: by request
M² Plot Size: 358









Overview:

Luxury Realty proudly presents a prime unbuilt industrial plot on Taraje Street, within the Los Pedregales Industrial Estate in Casares, Málaga. This offering provides an unparalleled canvas for visionary entrepreneurs seeking to establish or expand their presence in one of Southern Spain's most dynamic economic zones. Positioned amidst Casares' picturesque landscapes and the vibrant Costa del Sol, this land parcel is a strategic gateway to significant growth and operational excellence.

Strategic Location: Casares, Málaga, Southern Spain

The allure begins with its enviable location. Casares, a quintessential "white village" near the Mediterranean coastline, offers traditional Andalusian charm and modern accessibility, leveraging Málaga province's robust infrastructure and economic vitality. The Los Pedregales Industrial Estate is designed for industrial and service-oriented businesses with optimal connectivity, benefiting from excellent road links to major transport arteries, international airports (Málaga-Costa del Sol, Gibraltar), and the bustling ports of Málaga and Algeciras. This connectivity is paramount for logistics, supply chain efficiency, and reaching national and international markets.

Investing in Southern Spain, particularly the flourishing Costa del Sol, means tapping into a buoyant economy driven by tourism, technology, and specialized industrial sectors. The region's Mediterranean climate, high quality of life, and growing talent pool enhance its attractiveness. This Casares plot is a strategic base within a region poised for continued prosperity.

Unlocking Potential: The Property and Its Permitted Uses

This exceptional industrial plot spans a net surface area of 358.00 m², offering a significant footprint for a custom-built facility. It is designated "Land Suitable for Industrial Buildings (Rest)" under the Casares City Council's General Urban Planning Plan (final approval March 2010). The UR-IND Sector was developed through the Partial Plan of the "Los Pedregales" Industrial Estate (approval April 2005). This clear legal framework provides certainty and streamlines development.

Zoning ordinances accommodate diverse operations: primarily light industrial activities or services of an industrial nature, ideal for manufacturing, logistics, distribution, R&D, or specialized workshops. Nursery housing is a unique permitted feature for plots over 1,000 m², with a useful surface area not exceeding 100 m². This 358.00 m² plot would not qualify for nursery housing individually, but highlights the estate's flexible and forward-thinking design philosophy.

Optimizing Development: Key Building Ordinances

The specific building ordinances for this industrial plot are remarkably advantageous, designed to maximize operational space and efficiency:

Maximizing Space and Design Flexibility:

- **Maximum Occupancy:** An impressive 100% maximum occupancy of the plot is permitted. This allows developers to utilize the entire 358.00 m² footprint for their primary structure, optimizing space without typical setback constraints.
- **Maximum Net Buildable Index:** A generous 1 m² ceiling per m² floor index applies. Given the 358.00 m² plot, this translates into a potential buildable area of 358.00 m² for a substantial single-story facility.
- **Basement Construction:** Basements are permitted up to 30% of the warehouse surface area. Crucially, this area is not counted towards overall buildable surface, providing invaluable additional space for storage, utilities, or specialized operations.

Structural and Aesthetic Guidelines:

- **Minimum Plot Size:** The minimum buildable plot is 200 m², confirming this 358.00 m² plot is ideal for individual development.
- **Maximum Height and Number of Floors:** The building can reach one floor or 8 meters, accommodating standard industrial requirements while maintaining estate harmony.
- **Fences:** Fencing allows for 1-meter solid enclosures, extending with light, diaphanous materials up to 2.50 meters, balancing security with modern aesthetics.
- **Separation to Boundaries:** While 100% occupancy is allowed, a minimum 3-meter separation applies only to the rear alignments (background of the plot) from sector boundaries, ensuring efficient land use.
- **Parking Provisions:** For plots under 500 m² (like this 358.00 m² parcel), one parking space is required for every 150 m² of buildable area. This necessitates at least three dedicated parking spaces (358 / 150 = 2.38, rounded up), which can be accommodated within the plot or building.

Architectural Aesthetics and Environmental Integration:

Los Pedregales Industrial Estate emphasizes contemporary, environmentally sensitive design. Warehouse roofs must be non-reflective and matte green, promoting visual harmony and reducing heat. Façade claddings are non-metallic, with preferred light colors (beige or cream) for a sophisticated appearance. Exceptions are made for commercial-interest facades facing roads. Casares municipal authorities also retain discretion for authorizing architecturally significant warehouse designs, demonstrating a progressive approach to high-quality industrial architecture.

Features:

Parking, Resale