

Land in Casares Playa

Reference: R5235556

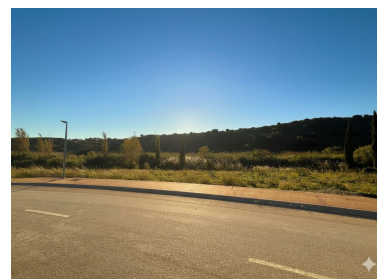


Bedrooms: by request
Status: Sale

Bathrooms: by request
Property Type: Land

M² Build size:
Parking places: by request

Price: 297,000 €
M² Plot Size: 995



Condiciones de uso y edificación	Condiciones del Proyecto	Condiciones de los Instrumentos de planeamiento	Cumple	
			Si	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 /m ² s (205,50 m ²)	0,21 m ² /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]	[]

Use and Building Conditions	Project Conditions	Planning Instrument Conditions	Complies:	
			Yes	No
Building Typology	Single-family Home (RAS)	Single-family Home (RAS)	[X]	[]
Minimum Plot Size	1.000.00 m ²	600.00 m ²	[X]	[]
Footprint / Occupancy	24.60% (246.01 m ²)	25% (250.00 m ²)	[X]	[]
Max. Buildability	0.206 m ² /m ² s (205.50 m ²)	0.21 m ² /m ² s (210.00 m ²)	[X]	[]
Maximum Floors	1 floor	2 floors	[X]	[]
Maximum Height	6.28 m.	6.50 m.* (7.50 m.)	[X]	[]

Overview: 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 m²/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:

None