

Участок в Casares Playa

Референция: R5235556



Спальни: по запросу

Ванные: по запросу

М² Размер:

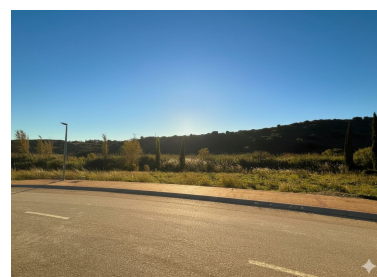
Цена: 297 000 €

Статус: Продажа

Тип недвижимости:
Участок

Места: по запросу

М² Участок: 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] | [] |

Описание: 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.

Особенности:

None