



## Residential Plot for sale in Casares Playa, Casares

**350,000 €**

Reference: R5235385 Plot Size: 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]	[ ]



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## 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>/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.



## Features:

### Orientation

South  
South East  
South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina