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## Residentiele Percelen te koop in Casares, Casares

**3.200.000 €**

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Referentie: R5234698   Plotgrootte: 2.450m<sup>2</sup>   Perceelgrootte: 2.222m<sup>2</sup>



## Costa del Sol, Casares

**INVESTMENT OPPORTUNITY – URBAN LAND IN ESTEPONA WITH POTENTIAL FOR 18 HOMES URBANIZED LAND WITH PARTIAL PLAN AND COMPLETED INFRASTRUCTURE WORKS** Urban land for sale under a joint ownership regime (proindiviso), located in SECTOR R.2 ARROYO LA PARRILLA in Estepona, just 200 meters from the beach and next to a golf course. A prime opportunity for developers looking to build a residential project in a high-demand area.

**URBAN PLANNING CHARACTERISTICS OF THE PROPERTY** Total plot area: 2,450 m<sup>2</sup> (proindiviso) Estimated buildable area: 2,222 m<sup>2</sup> Authorized density: up to 10 homes per plot (18 units available) Maximum height allowed: 2 floors Land occupancy: 50% Zoning: UA (single-family residential use and compatible uses)

**CURRENT STATUS OF THE SECTOR** Fully urbanized area Urbanization works completed and approved by the Town Hall Includes two existing houses that are deducted from the development potential Immediate availability to begin the project

**ADVANTAGES FOR DEVELOPERS** Excellent location on the Costa del Sol Highly sought-after product: two-storey single-family homes Optimized profitability: 18 units with 2,222 m<sup>2</sup> of net buildable space Garages, terraces, and basements not included in buildable calculation Proindiviso regime can be internally regulated via community statutes (private zones and shared areas)

**AVAILABLE DOCUMENTATION** Sector's Partial Plan Compensation Project Updated urban planning data sheets Cadastral information and development parameters

**STRATEGIC LOCATION** 200 meters from the beach Next to a golf course Growing area with high residential demand Easy access to highways and essential services

**IMPORTANT NOTES** All data must be confirmed through technical measurement and updated urban planning consultation. The ownership is under a proindiviso regime; subdivision is not possible, but usage can be managed through community agreements. Contact us today for more information or to schedule a visit.



## Kenmerken:

### Uitzicht

Zee

Berg

### Voorzieningen

Elektriciteit

Drinkbaar water

Telefoon

Gas

Fotovoltaïsche zonnepanelen

Zonne -werverwarming

### Ligging

Dorp

### Categorie

Vakantiehuisen

Investerings

Golf

### Huidige Staat

Uitstekend