



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 m²	600,00 m²	[X]	[ ]
Edificabilidad máx.	24,60%	25%	[X]	[ ]
Ocupación	246,01 m²	210,00 m²	[X]	[ ]
Edificabilidad máx.	0,206 m²/m²	0,21 m²/m²	[X]	[ ]
Máximo de plantas	1 planta	2 plantas	[X]	[ ]
Altura máxima	6,20 m	6,50 m* (7,50 m.)	[X]	[ ]

Use and Building Conditions	Project Conditions	Planning Instrument Conditions	Complies: Yes
Building Typology	Single-family Home (RAS)	Single-family Home (RAS)	[X]
Minimum Plot Size	1.000.00 m²	600.00 m²	[X]
Footprint / Occupancy	24.60% (246.01 m²)	25% (250.00 m²)	[X]
	0.206 m²/m²	0.21 m²/m² (210.00)	

## Residential Plot in Casares Playa

Bedrooms

0

Bathrooms

0

Built

0m2

Plot

995m2

**R5235556**

**Residential Plot**

**Casares Playa**

**350.000€**

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.