



| 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% | 25% | [X] | [] |
| Edificabilidad máx. | 246,01 m ² | 210,00 m ² | [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 m ² | 600,00 m ² | [X] |
| Footprint / Occupancy | 24,60% (246,01 m ²) | 25% (250,00 m ²) | [X] |

Residential Plot in Casares Playa

Bedrooms **0** Bathrooms **0** Built **0m2** Plot **995m2**

R5235556 Residential Plot Casares Playa **297.000€**

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.