



Residential Plot in Casares

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|-----------------|----------|-------------------------|----------|----------------|---------------|-------------------|---------------|
| Bedrooms | 0 | Bathrooms | 0 | Built | 2222m2 | Plot | 2450m2 |
| R5234698 | | Residential Plot | | Casares | | 3.200.000€ | |

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 m² (proindiviso) Estimated buildable area: 2,222 m² 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 m² 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.