



Residential Plot in Casares

Bedrooms	0	Bathrooms	0	Built	0m2	Plot	2450m2
R5241775		Residential Plot		Casares		3.200.000€	

Urban lot with potential for 18 homes — 200 meters from the beach and next to a golf course.

Description - Opportunity for developers: sale of jointly owned urban land. The site is developed, with construction completed and approved, ready for development. Key asset details: - Approximate area of the jointly owned land: 2,450 m². - Estimated total buildable area: 2,222 m² (garages, basements, and terraces are not included in the calculation). - Applicable zoning: UA and compatible uses. Max. height: 2 stories. Floor area ratio: 50%. - Maximum density: 10 units per lot (a total of 18 units available after deducting existing ones). - Development status: construction completed and accepted. Land for sale with a total area of 2,450 m². It consists of two plots. These plots have the following zoning conditions: - Plot A: Plot area: according to the land readjustment plan, 2,299.33 m². According to the Cadastre: 2,480 m². The actual area will need to be determined, though I believe it is closer to the cadastral measurement. Building density ratio: 0.5555 m²/m² of land; total buildable area: 2,299.33 × 0.5555 = 1,277.28 m² UA zoning ordinance and its compatible uses. Maximum housing density: 10 units. Maximum height: 2 stories. Lot coverage: 50%. A 165 m² single-family home with a pool has been built. This home would be deducted from the total buildable area, as well as from the density and the land to be occupied. Therefore, 9 homes remain to be built, totaling 1,111 m² of floor area, on a jointly owned plot of approximately 1,300 m² that remains available. - Plot B: Lot area: According to the land readjustment plan,

2,299.33 m². According to the cadastre: 2,275 m². Building density index 0.5555 m²/m² of land: total buildable area: 2,299.33 x 0.5555 = 1,277.28 m² Applicable zoning ordinance UA and its compatible uses. Maximum housing density: 10 units. Maximum height: 2 stories. Occupancy: 50%. A 165 m² single-family home with a pool has been built. This home would be deducted from the total buildable area, as well as from the density and the land to be occupied. Therefore, 9 homes remain to be built, totaling 1,111 m² of floor area, on a jointly owned plot of approximately 1,300 m² that remains available. Possibility of selling a single plot with the house already built; please inquire about this option!