



# Residential Plot in Casares Playa

297.000 €

🏠 968m<sup>2</sup>



## Description

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...



Conditions	Conditions	Conditions	Yes	No
Building Typology	Single-family Home (RAS)	Single-family Home (RAS)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minimum Plot Size	1,000.00 m <sup>2</sup>	600.00 m <sup>2</sup>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Footprint / Occupancy	24.60% (246.01 m <sup>2</sup> )	25% (250.00 m <sup>2</sup> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Max. Buildability	0.206 m <sup>2</sup> /m <sup>2</sup> s (205.50 m <sup>2</sup> )	0.21 m <sup>2</sup> /m <sup>2</sup> s (210.00 m <sup>2</sup> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maximum Floors	1 floor	2 floors	<input checked="" type="checkbox"/>	<input type="checkbox"/>