HI HOMES

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Residential Plot for sale in Casares, Casares

1,685,000 €

Reference: R5241775 **Plot Size:** 2,450m^2









Costa del Sol, Casares

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 m²t/m² of land: total buildable area: 2,299.33 x 0.5555 = 1,277.28 m²t
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!

Features:

Orientation
North
South

Setting
Village
Town
Country

Category
Investment
With Planning Permission