



# Detached Villa in Casares Playa

Price € 2,700,000

Bedrooms	4
Bathrooms	4.5
Build Size	746 m <sup>2</sup>
Terrace	311 m <sup>2</sup>
Plot Size	1174 m <sup>2</sup>

## SETTING

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

## ORIENTATION

- ✓ South East

## CONDITION

- ✓ Good

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ U/F Heating

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Street

## FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room

## FURNITURE

- ✓ Not Furnished

## GARDEN

- ✓ Private

## SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security

## PARKING

- ✓ More Than One
- ✓ Private

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Attention investors!

We present this property on an urban plot with potential for the construction of 9 additional homes. The existing house has 4 bedrooms and 2 bathrooms. It features a private pool and a beautiful garden.

It boasts a spacious kitchen and a large living room, perfect for entertaining.

Ready to move in and oversee construction from home.

Located 200 meters from the beach and adjacent to a golf course.

#### Description

- Opportunity for developers: sale of urban land in undivided ownership. The area is fully developed, with completed and approved infrastructure, ready for development.

#### Key asset details:

- Approximate area of undivided land: 2,450 m<sup>2</sup>.
- Estimated total buildable area: 2,222 m<sup>2</sup> (garages, basements, and terraces are not included).
- Applicable zoning regulations: UA and compatible uses. Maximum height: 2 stories. Occupancy: 50%.
- Maximum density: 10 dwellings/plot (9 dwellings available after deducting existing ones).
- Urbanization status: works completed and accepted.

Land for sale with an area of 2,450 m<sup>2</sup>. It comes from a combination of 2 plots.

These plots have the following urban planning conditions:

Building density index 0.5555 m<sup>2</sup>/m<sup>2</sup> of land: total buildable m<sup>2</sup>: 2,299.33 x 0.5555 = 1,277.28 m<sup>2</sup>

Applicable zoning regulations and their compatible uses.

Maximum dwelling density: 10

Maximum height: 2 stories.

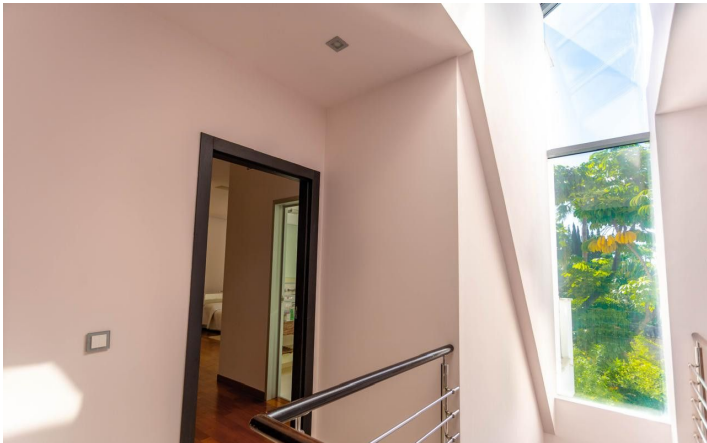
50% occupancy.

A 165 m<sup>2</sup> single-family home with a swimming pool has been built. This house would be deducted from the total buildable area, as well as from the density and the land occupancy. Therefore, there would remain to build 9 houses, 1,111 m<sup>2</sup> of roof, on a jointly owned plot of about 1,300 m<sup>2</sup> that remains free.

The price is for the property together with the land, with the possibility of building 9 more homes!

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# GALLERY







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