





Residential Plot in Casares

Price **€ 3,200,000**

Plot Size

2450 m²

SETTING

- ✓ Town
- ✓ Country
- ✓ Village

ORIENTATION

- ✓ North
- ✓ South

CATEGORY

- ✓ Investment
- ✓ With Planning Permission

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: $2,299.33 \times 0.5555 = 1,277.28$ 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!

[View Property Online](#)

Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: sales@vivi-realestate.com | Web: www.vivi-realestate.com