





# Residential Plot in Casares

Price **€ 3,200,000**

Plot Size

**2450 m<sup>2</sup>**

## 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 m<sup>2</sup>.
- Estimated total buildable area: 2,222 m<sup>2</sup> (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 m<sup>2</sup>. 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 m<sup>2</sup>. According to the Cadastre: 2,480 m<sup>2</sup>. The actual area will need to be determined, though I believe it is closer to the cadastral measurement.

Building density ratio: 0.5555 m<sup>2</sup>/m<sup>2</sup> of land; total buildable area:  $2,299.33 \times 0.5555 = 1,277.28$  m<sup>2</sup>

UA zoning ordinance and its compatible uses.

Maximum housing density: 10 units.

Maximum height: 2 stories.

Lot coverage: 50%.

A 165 m<sup>2</sup> 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 m<sup>2</sup> of floor area, on a jointly owned plot of approximately 1,300 m<sup>2</sup> that remains available.

- Plot B:

Lot area: According to the land readjustment plan, 2,299.33 m<sup>2</sup>. According to the cadastre: 2,275 m<sup>2</sup>.

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

Applicable zoning ordinance UA and its compatible uses.

Maximum housing density: 10 units.

Maximum height: 2 stories.

Occupancy: 50%.

A 165 m<sup>2</sup> 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 m<sup>2</sup> of floor area, on a jointly owned plot of approximately 1,300 m<sup>2</sup> that remains available.

Possibility of selling a single plot with the house already built; please inquire about this option!

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