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## Land in Casares Playa

Reference: R5235556

Bedrooms: by request

Bathrooms: by request

M<sup>2</sup>: 995

Price: 297,000 €

Status: Sale

Property Type: Land

Parking places: by request

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Overview: 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 clubs, and is a short distance from the Costa del Sol coast and beaches, offering a unique opportunity to build an exclusive residence or make a strategic investment in one of the most sought-after areas of Casares.

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### Features:

Frontline golf, None, Close to town