

Land in Casares Playa

Reference: R5235556



Bedrooms: by request

Bathrooms: by request

M<sup>2</sup>: 995

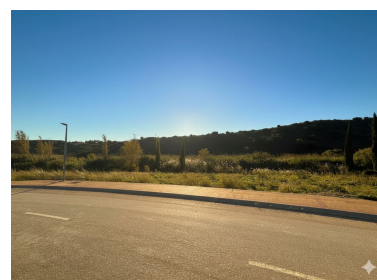
Price: 297,000 €

Status: Sale

Property Type: Land

Parking places: by request

Printing day : 19th June  
2026



| Condiciones de uso y edificación | Condiciones del Proyecto   | Condiciones de los Instrumentos de planeamiento                   | Cumple |     |
|----------------------------------|--|---|--------|-----|
|                                  |  |   | Si     | No  |
| Tipología Edificatoria           | Vivienda Unifamiliar (RAS)   | Vivienda Unifamiliar (RAS)  | [X]    | [ ] |
| Parcela mínima                   | 1.000,00 m <sup>2</sup>  | 600,00 m <sup>2</sup>   | [X]    | [ ] |
| Ocupación                        | 24,60%<br>246,01 m <sup>2</sup>                                    | 25%<br>(250,00 m <sup>2</sup> )                                   | [X]    | [ ] |
| Edificabilidad máx.              | 0,206 m <sup>2</sup> /m <sup>2</sup> s<br>(205,50 m <sup>2</sup> ) | 0,21 m <sup>2</sup> /m <sup>2</sup> s<br>(210,00 m <sup>2</sup> ) | [X]    | [ ] |
| Máximo de plantas                | 1 planta   | 2 plantas   | [X]    | [ ] |
| Altura máxima                    | 6,28 m.  | 6,50 m.* (7,50 m.)  | [X]    | [ ] |

| Use and Building Conditions | Project Conditions  | Planning Instrument Conditions                                 | Complies: |     |
|-----------------------------|---|--|-----------|-----|
|                             |   |  | Yes       | No  |
| Building Typology           | Single-family Home (RAS)  | Single-family Home (RAS)                                       | [X]       | [ ] |
| Minimum Plot Size           | 1.000.00 m <sup>2</sup>   | 600.00 m <sup>2</sup>  | [X]       | [ ] |
| Footprint / Occupancy       | 24.60% (246.01 m <sup>2</sup> )                                 | 25% (250.00 m <sup>2</sup> )                                   | [X]       | [ ] |
| Max. Buildability           | 0.206 m <sup>2</sup> /m <sup>2</sup> s (205.50 m <sup>2</sup> ) | 0.21 m <sup>2</sup> /m <sup>2</sup> s (210.00 m <sup>2</sup> ) | [X]       | [ ] |
| Maximum Floors              | 1 floor   | 2 floors   | [X]       | [ ] |
| Maximum Height              | 6.28 m.   | 6.50 m.* (7.50 m.)   | [X]       | [ ] |

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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:

None