IDILIQ
ESTATES








R5382907

Casares Playa

REF# R5382907 3.475.000 €

BEDS	BATHS	BUILT
4	2	165 m²

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 m².

– Estimated total buildable area: 2,222 m² (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 m2. It comes from a combination of 2 plots.
These plots have the following urban planning conditions:

Building density index 0.5555 m2t/m2 of land: total buildable m2: 2,299.33 x 0.5555 = 1,277.28 m2t
Applicable zoning regulations and their compatible uses.

Maximum dwelling density: 10

Maximum height: 2 stories.

50% occupancy.

A 165 m2t 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 m2 of roof, on a jointly owned plot of about 1,300 m2 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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