



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% 246,01 m <sup>2</sup>	25% (250,00 m <sup>2</sup> )	[X]	[ ]
Edificabilidad máx.	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]	[ ]
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	Complies: 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]	[ ]

## RESIDENTIAL PLOT IN CASARES PLAYA

Casares Playa

REF# R5235385 – 297.000 €

Beds: 3      Baths: 2      Built: 968 m<sup>2</sup>      Plot: 968 m<sup>2</sup>

Urban plot of 968 m<sup>2</sup> in the established Casares Golf Garden community, just minutes from Finca Cortesín. Its location stands out for its proximity to top-level golf courses, as well as services such as supermarkets, schools, restaurants, and sports clubs. It is also a short distance from the coast and beaches of the Costa del Sol, offering a perfect combination of tranquility and privacy with easy access to high-quality infrastructure and leisure. This land represents a solid opportunity for those looking to invest in one of the most sought-after areas of Casares and the Costa del Sol.

Use and Building Conditions	Project Conditions	Planning Instrument Conditions	Complies: Yes	Complies: 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]	[ ]