

## Villa zum Verkauf in Casares Playa, Costa del Sol

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4 Schlafzimmer | 2 Badezimmer | 165 m<sup>2</sup> Wohnfläche | **Garage** Ya | **Garten** Ya | **Pool** Ya |

### Beschreibung der Immobilie

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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 m<sup>2</sup>.
- Estimated total buildable area: 2,222 m<sup>2</sup> (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: work