

## Plot for sale in Casares, Costa del Sol

2222 m<sup>2</sup> Interior | 2,450 m<sup>2</sup> Plot |



### Property Description

INVESTMENT OPPORTUNITY - URBAN LAND IN ESTEPONA WITH POTENTIAL FOR 18 HOMES

URBANIZED LAND WITH PARTIAL PLAN AND COMPLETED INFRASTRUCTURE WORKS

Urban land for sale under a joint ownership regime (proindiviso), located in SECTOR R.2 ARROYO LA PARRILLA in Estepona, just 200 meters from the beach and next to a golf course. A prime opportunity for developers looking to build a residential project in a high-demand area.

URBAN PLANNING CHARACTERISTICS OF THE PROPERTY

Total plot area: 2,450 m<sup>2</sup> (proindiviso)

Estimated buildable area: 2,222 m<sup>2</sup>

Authorized density: up to 10 homes per plot (18 units available)  
Maximum height allowed: 2 floors  
Land occupancy: 50%  
Zoning: UA (single-family residential use and compatible uses)

#### CURRENT STATUS OF THE SECTOR

Fully urbanized area  
Urbanization works completed and approved by the Town Hall  
Includes two existing houses that are deducted from the development potential  
Immediate availability to begin the project

#### ADVANTAGES FOR DEVELOPERS

Excellent location on the Costa del Sol  
Highly sought-after product: two-storey single-family homes  
Optimized profitability: 18 units with 2,222 m<sup>2</sup> of net buildable space  
Garages, terraces, and basements not included in buildable calculation  
Proindiviso regime can be internally regulated via community statutes (private zones and shared areas)

#### AVAILABLE DOCUMENTATION

Sector's Partial Plan  
Compensation Project  
Updated urban planning data sheets  
Cadastral information and development parameters

#### STRATEGIC LOCATION

200 meters from the beach  
Next to a golf course  
Growing area with high residential demand  
Easy access to highways and essential services

#### IMPORTANT NOTES

All data must be confirmed through technical measurement and updated urban planning consultation.  
The ownership is under a proindiviso regime; subdivision is not possible, but usage can be managed through community agreements.

Contact us today for more information or to schedule a visit.