



RESIDENTIAL PLOT BEDROOMS BATHROOMS IN CASARES

📍 Casares

REF# R5234698 **€3,200,000**

BEDS	BATHS	BUILT	PLOT
		2222 m ²	2450 m ²

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 m² (proindiviso)

Estimated buildable area: 2,222 m²

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 m²t 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.