

# BROMLEY ESTATES

*Marbella*



Condiciones de uso y edificación	Condiciones del Proyecto	Condiciones de los Instrumentos de planeamiento	Cumple	
			Sí	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 BEDROOMS BATHROOMS IN CASARES PLAYA

 Casares Playa

REF# R5235385 €297,000

BEDS

BATHS

BUILT

PLOT

m<sup>2</sup>

968 m<sup>2</sup>

Urban plot of 963 m<sup>2</sup> in Casares Golf Garden, ready to build a modern villa

This plot is located in the established Casares Golf Garden community, just a few minutes from Finca Cortesín, and includes a project and building license, making it ideal for developing a modern villa with a pool and spacious landscaped areas. The plot meets the minimum required size of 600 m<sup>2</sup> and allows a maximum footprint of 25%, equivalent to 250 m<sup>2</sup> on the ground floor, with a reference footprint of 246.01 m<sup>2</sup> (24.60%). The maximum allowable buildable area is 0.21 m<sup>2</sup>/m<sup>2</sup>s, which amounts to up to 210 m<sup>2</sup> above ground, with a reference buildable area of 205.50 m<sup>2</sup>, distributed over a maximum of two floors and a maximum height of 6.50 m, extendable up to 7.50 m under certain urban conditions. All utilities are available at the plot, making construction straightforward.

Its prime location combines privacy and tranquility with quick access to top-level golf courses, services such as supermarkets, schools, restaurants, and sports clubs, and is a short distance from the Costa del Sol coast and beaches, offering a unique opportunity to build an exclusive residence or make a

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strategic investment in one of the most sought-after areas of Casares.