

CASARES

1,685,000 €

REFERENCE R5241775

Unrivaled Development Opportunity: Prime Urban Land in Casares, Southern Spain

2,450 m²

PLOT







Description

Luxury Realty proudly presents an extraordinary investment opportunity for discerning developers: a magnificent urban land parcel nestled in the coveted coastal region of Casares, Southern Spain. This strategically located plot offers an unparalleled canvas for creating a high-end residential complex, boasting immediate proximity to the sparkling Mediterranean Sea – a mere 200 meters from the beach – and direct adjacency to a prestigious golf course. This is more than just land; it's a gateway to developing a truly exclusive lifestyle, poised to capitalize on the enduring demand for luxury properties in one of Spain's most sought-after destinations.

The allure of Casares is undeniable. This charming white village, perched between the mountains and the sea, offers a quintessential Andalusian experience combined with modern amenities and excellent connectivity. Renowned for its breathtaking natural beauty, from pristine beaches to lush golf greens and dramatic mountain vistas, Casares provides an idyllic setting. Residents and visitors alike are drawn to its tranquil atmosphere, vibrant local culture, and access to world-class leisure facilities, including top-tier golf resorts and exclusive beach clubs. The region benefits from a superb climate, with over 300 days of sunshine annually, making it a year-round destination for luxury living and tourism. Investing here means tapping into a market segment that values quality, exclusivity, and a privileged Mediterranean lifestyle.

This offering is tailored specifically for ambitious developers looking for a project with minimal initial hurdles. The parcel comprises approximately 2,450 m² of jointly owned urban land, with its development status meticulously managed. Crucially, the site is already 'developed' in terms of its underlying infrastructure and planning approvals, meaning the initial, often time-consuming, phases of urban planning and infrastructure construction have been completed and formally accepted. This significantly de-risks the investment and fast-tracks the development timeline, allowing you to move directly to the construction phase of the new residential units. This 'ready-to-develop' status is a substantial advantage in today's competitive real estate market, providing a clear path to profitability.

The technical specifications underscore the immense potential of this land. With an estimated total buildable area of 2,222 m², this calculation cleverly excludes additional spaces like garages, basements, and terraces – offering even greater flexibility for design and added value. The applicable zoning is UA, allowing for compatible uses, with a maximum height restriction of two stories, ensuring harmonious integration with the surrounding landscape. A floor area ratio of 50% provides ample scope for thoughtful architectural design. The zoning also dictates a maximum density that, considering the existing structures, permits the construction of up to 18 new residential units. This substantial density, combined with the premium location, paves the way for a high-yield development project featuring luxury townhouses or apartments, catering to an affluent clientele seeking proximity to both golf and sea.

The total land area of approximately 2,450 m² is strategically structured, encompassing the capacity for what can be conceptualized as two distinct development opportunities, or 'plots'. On each of these conceptual plots, a high-quality single-family home of 165 m², complete with a private pool, has already been constructed. These existing homes, while deducting from the overall initial buildable area and density, highlight the premium quality and established nature of the location. After accounting for these existing properties, each of the two original 'plots' retains the potential for 9 additional homes, each with approximately 1,111 m² of buildable floor area remaining. This setup allows for the development of two independent clusters of luxury residences or a cohesive, larger project across the entire parcel. Furthermore, to provide utmost flexibility, there is a distinct possibility of acquiring a single 'plot' which includes one of the already-built luxury homes. This offers diverse entry points for different investment strategies – please inquire with Luxury Realty for detailed options tailored to your specific needs.

This represents a truly exceptional offering in the Casares market. The combination of a prime, developable urban land parcel, its enviable location just steps from the beach and adjacent to a golf course, and its pre-approved status makes it a turn-key opportunity for creating a high-value residential development. The proven demand for luxury properties in Southern Spain, especially in locations offering an unparalleled quality of life, assures strong market absorption for the future units. This is not merely land for sale; it is an invitation to shape the next chapter of luxury living in Casares, delivering premium residences in an environment that promises both tranquility and exclusivity. Connect with Luxury Realty today to explore this distinguished

investment and secure your position in one of Andalusia's most promising real estate ventures.

Details

Reference	R5241775	Property Type	Land
Status	Sale	Price	1,685,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	2,450 m²
Terrace	–	Parking places	by request

Features

Investment