

CASARES PLAYA

3,475,000 €

REFERENCE R5382907

Unparalleled Investment & Lifestyle Opportunity: Prime Development Plot with Luxury Villa in Casares Playa, Southern Spain

4	2	165 m²
BEDROOMS	BATHROOMS	BUILT













Description

Unparalleled Investment & Lifestyle Opportunity: Prime Development Plot with Luxury Villa in Casares Playa, Southern Spain

Luxury Realty proudly presents an extraordinary investment opportunity situated in the highly sought-after coastal enclave of Casares Playa, on the sun-drenched southern coast of Spain. This unique offering combines the immediate gratification of a stunning, ready-to-move-into luxury villa with the unparalleled potential for significant urban development, making it a truly exceptional asset for discerning investors and developers.

Discover Casares Playa: An Idyllic Southern Spanish Haven

Nestled between the bustling vibrancy of Marbella and the charming authenticity of Estepona, Casares Playa offers a captivating blend of tranquil Mediterranean living and convenient access to world-class amenities. This prime location boasts a coveted position just 200 meters from pristine sandy beaches, inviting residents and visitors to indulge in the warm waters of the Costa del Sol. Furthermore, the property is uniquely adjacent to a prestigious golf course, offering direct access to championship-level play and breathtaking green vistas. Casares Playa is renowned for its picturesque landscapes, excellent infrastructure, and a growing community, ensuring robust demand for high-quality residential offerings. Its strategic location provides effortless connectivity to Malaga and Gibraltar airports, charming white-washed villages, and vibrant coastal towns, solidifying its appeal as a premier destination in Southern Spain.

The Existing Luxury Residence: Live While You Develop

At the heart of this expansive urban plot lies a magnificent, fully established single-family home, meticulously designed for comfort and elegance. This charming villa, spanning approximately 165 m² of built area, features four generously sized bedrooms and two beautifully appointed bathrooms, providing ample space for family living or a luxurious retreat. The interior boasts a voluminous, light-filled living room, perfect for grand entertaining or intimate gatherings, complemented by a spacious, modern kitchen equipped to inspire culinary excellence. Outside, a private swimming pool beckons for refreshing dips under the Spanish sun, set within a meticulously landscaped garden that offers a serene oasis of relaxation and privacy. This exquisite home is presented in immaculate condition, "ready to move in," offering the unique advantage of allowing investors to reside on-site, overseeing their development project with unparalleled convenience and comfort, transforming the construction process into a seamless and enjoyable experience.

An Unrivalled Development Prospect: Build 9 New Luxury Homes

Beyond its immediate residential appeal, this property represents a profoundly attractive proposition for astute developers. It encompasses a substantial urban plot offered in undivided ownership, a rare find in such a prime coastal location. The area surrounding this plot is not merely undeveloped land; it is a fully mature and highly desirable zone, benefiting from completed and officially accepted infrastructure works. This critical advantage means the land is entirely prepared for immediate construction, eliminating the typical delays and uncertainties associated with new urbanizations. This is a truly 'shovel-ready' opportunity in Casares Playa.

Key Asset Details for Developers:

- **Total Urban Plot Size:** An impressive 2,450 m², formed by the strategic combination of two individual plots, offering ample space for a visionary project.

- **Applicable Zoning Regulations:** Governed by UA zoning and compatible uses, ensuring flexibility and alignment with modern residential demands.

- **Maximum Height:** Development is permitted up to 2 stories, allowing for attractive architectural designs and maximizing light and views for future residences.
- **Occupancy:** A generous 50% occupancy rate provides excellent flexibility in design and spacious layouts for new homes.
- **Building Density Index:** A favorable index of 0.5555 m²t/m² of land. Based on an applicable land area of 2,299.33 m² for density calculations, this yields a gross total buildable area of approximately 1,277 m²t.
- **Maximum Dwelling Density:** The plot permits a maximum of 10 dwellings. With the existing 165 m²t villa already accounting for one dwelling, this leaves an exceptional opportunity to construct **9 additional luxury homes**.
- **Remaining Buildable Area:** After deducting the existing villa's footprint, there remains a substantial 1,111 m²t of roof area available for the construction of these 9 new units.
- **Remaining Development Plot:** These new homes can be developed on a jointly owned plot of approximately 1,300 m² that remains free for construction, offering strategic planning possibilities.
- **Urbanization Status:** All necessary urbanization works are fully completed and officially accepted, guaranteeing a smooth and immediate commencement of your project.

This comprehensive package offers a clear path to developing a sought-after residential complex in a high-demand area. The combined value of an existing luxury home and the significant development potential for nine additional units creates an irresistible proposition for investors looking to capitalize on the thriving Spanish real estate market. The opportunity to build 9 more homes on a fully prepared urban plot in a prime coastal location like Casares Playa is exceptionally rare and represents a robust return on investment potential.

Seize this unparalleled chance to acquire a strategic asset that promises both immediate enjoyment and substantial future growth. Contact Luxury Realty today to explore this unique offering and unlock the full potential of this extraordinary property in Casares Playa.

Details

Reference	R5382907	Property Type	Villa
Status	Sale	Price	3,475,000 €
Bedrooms	4	Bathrooms	2
Build size	165 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Sea views, Private garden, Parking, Investment