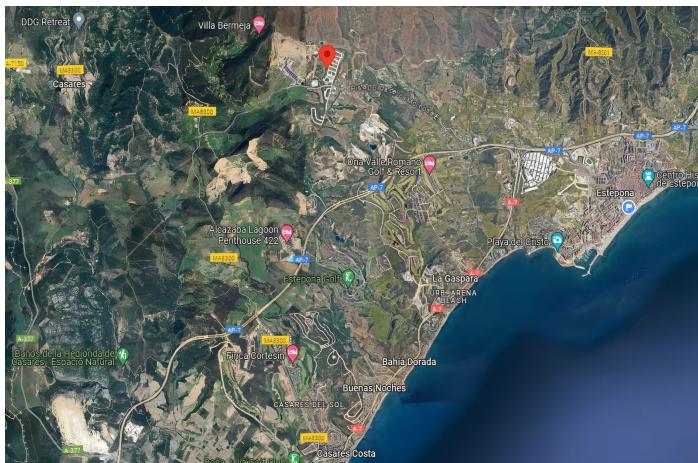
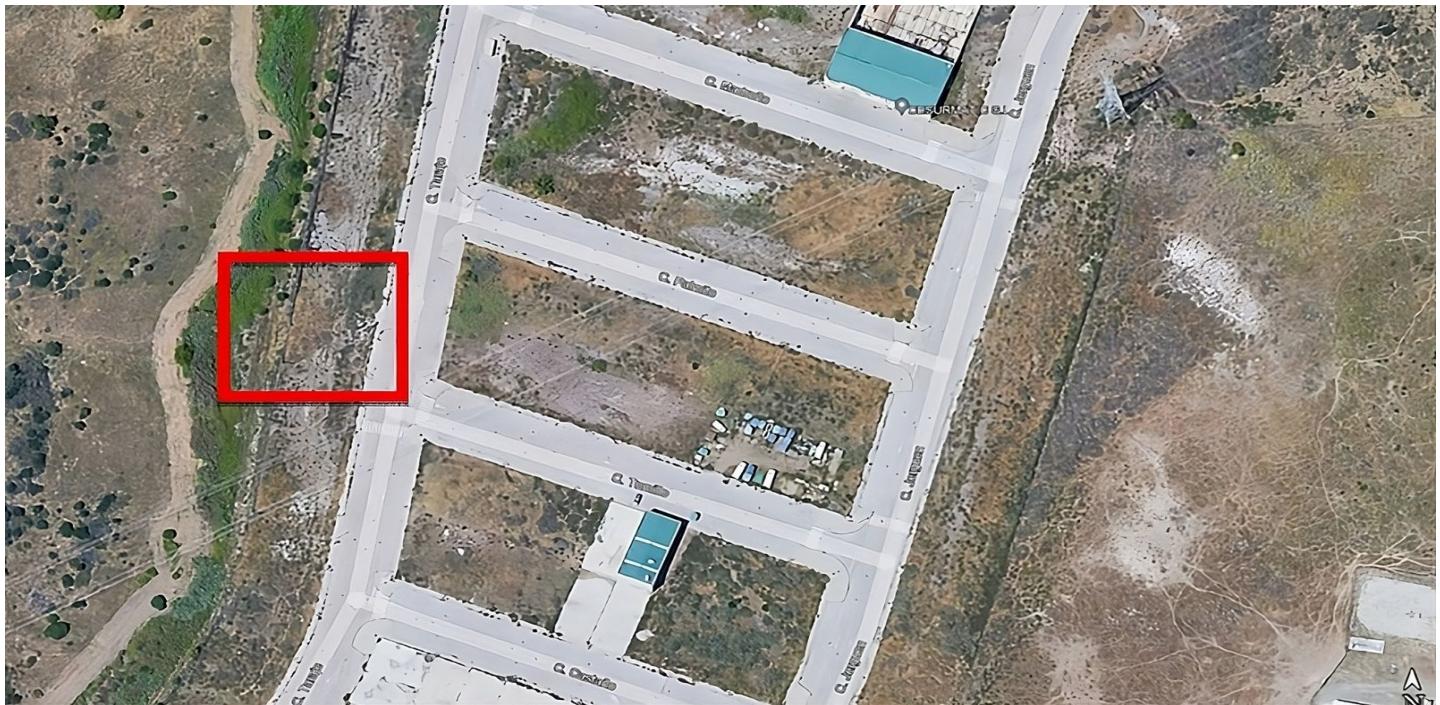




## Commercial Plot for sale in Casares, Casares

85,000 €

Reference: HQ4790086 Plot Size: 358m<sup>2</sup>





## Costa del Sol, Casares

The unbuilt plot, located on Taraje Street, in the Los Pedregales Polígono Industrial, within the Municipal District of Casares, in the Province of Málaga. It is located on Land Suitable for Industrial Buildings (Rest), according to the General Urban Planning Plan of the Casares City Council in its Partial Adaptation to the LOUA of the NN.SS. of the year 1986, with final approval in March 2010. Likewise, the UR-IND Sector has been developed through the Partial Plan of the "Los Pedregales" Industrial Estate, with approval in April 2005.

**ORDINANCES OF EACH ZONE:**

**INDUSTRIAL ZONE** Light industrial activities or services of an industrial nature. Nursery housing is allowed and can only be located in facilities whose plot is greater than 1,000 m<sup>2</sup> and useful surface area will not exceed 100 m<sup>2</sup>.

**BASEMENT**, maximum 30% of the surface of the warehouse, not being counted as buildable surface.

**MAXIMUM NET BUILDABILITY INDEX** 1 m<sup>2</sup> ceiling/m<sup>2</sup> floor on the surface of the net plot, with the plot surfaces being 358.00 m<sup>2</sup> That is, it is allowed to build an area of 358.00 m<sup>2</sup>

**MINIMUM PLOT** The minimum buildable plot will be 200 m<sup>2</sup>.

**MAXIMUM OCCUPANCY** The maximum occupancy percentage is set at 100% of the plot.

**MAXIMUM HEIGHT AND NUMBER OF PLANTS** The maximum height will be one floor or 8 m.

**FENCES** Maximum height of 1 m, and can be continued with a fence made of light and diaphanous material up to a height of 2.50 m.

**SEPARATION TO BOUNDARIES** It is only allowed to the rear alignments (background of the plot) and a minimum of 3 meters to the boundaries of the sector.

**PARKING** Inside the plot, within the building or in patios contained in it, parking will be provided in the proportion of one space for every 10C m<sup>2</sup> t in plots larger than 500 m<sup>2</sup> t, and one space for every 150 m<sup>2</sup> t in those less than 500 m<sup>2</sup>.

**AESTHETIC ORDINANCES** The roofs of the warehouses may not be made of reflective material, the color must be matte green. The façade facings cannot be metallic, and their colors must be light, preferably beige or cream. Facades that face the road network have commercial interest are excepted from these rules. However, the authorization of warehouse designs for architectural interest, which could contradict previous ordinances, is left to the municipal discretion.



## Features:

Views  
Panoramic

**Setting**  
Commercial Area  
Close To Shops  
Close To Town  
Suburban  
Close To Forest

**Parking**  
Street

**Utilities**  
Electricity  
Drinkable Water  
Telephone

**Category**  
Off Plan  
Resale  
With Planning Permission