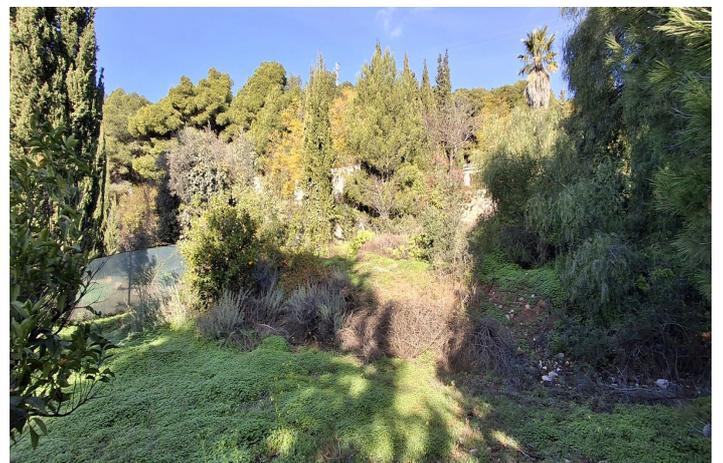




Commercial Plot for sale in Mijas Costa, Mijas

1,450,000 €

Reference: R5274217 Plot Size: 6,009m²





Costa del Sol, Mijas Costa

Urban Development Land – Mijas Pueblo – Costa del Sol.

Magnificent urban plot for sale in a highly sought-after area. The plot is surrounded by mature trees, ensuring privacy. One minute by car from the centre of Mijas Pueblo.

A Detailed Development Study ("Estudio de Detalle) has already been approved to build 11 townhouses and 1 villa.

Technical Data:

- The plot is located in sector U.E. S-19 of Mijas
- It complies with all boundary limits established in the alignment plans
- Total surface area: 6,008.89 m² according to IBI records (4,188.89 m² + 1,820.00 m²)

According to the Mijas PGOU, the following construction limits apply:

- Building coefficient: 0.35 m²/m²
- Number of permitted properties: 1 residence per 500 m²
- Maximum number of floors: 2

TOTAL BUILDABLE AREA ACCORDING TO PGOU: 2,103.11 m² (maximum 12 dwellings)

The approved Detailed Development Study proposes:

- Buildable area: 1,918.74 m²
- Number of dwellings: 12
- Maximum height: 2 floors
- Plot coverage: 21.14%
- Parking spaces: 18

The PGOU classifies the plots as AIS-3. According to Article 229, section 4b of the PGOU, developments of semi-detached single-family housing (ADS) are permitted, processed through a Detailed Development Study.

The minimum plot size required for such developments in the AIS-3 Subzone is 4,000 m². In this case, the plot has 6,008.89 m².



Features:

Orientation

South
South East

Views

Sea
Mountain
Panoramic
Country

Setting

Close To Shops
Close To Schools
Country
Village
Mountain Pueblo
Close To Forest

Condition

New Construction

Pool

Room for Pool

Utilities

Electricity
Drinkable Water

Category

Investment
Off Plan
Resale

Security

Gated Complex