



## Commercial Plot for sale in Mijas Costa, Mijas

**1,500,000 €**

Reference: R5274217 Plot Size: 6,009m<sup>2</sup>





## 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 m<sup>2</sup> according to IBI records (4,188.89 m<sup>2</sup> + 1,820.00 m<sup>2</sup>) According to the Mijas PGOU, the following construction limits apply: • Building coefficient: 0.35 m<sup>2</sup>/m<sup>2</sup> • Number of permitted properties: 1 residence per 500 m<sup>2</sup> • Maximum number of floors: 2 TOTAL BUILDABLE AREA ACCORDING TO PGOU: 2,103.11 m<sup>2</sup> (maximum 12 dwellings) The approved Detailed Development Study proposes: • Buildable area: 1,918.74 m<sup>2</sup> • 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 m<sup>2</sup>. In this case, the plot has 6,008.89 m<sup>2</sup>.



## 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

**Security****Utilities**

Electricity

**Category**

Drinkable Water

Investment

Off Plan

Resale

Gated Complex