

**Sales - Plot - Mijas**  
**1.500.000€**



**Ref.-ID: R5274217**

**Mijas**

**Plot**



**6009 m2**

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>.

- Setting**
- ✓ Country
  - ✓ Village
  - ✓ Mountain Pueblo
  - ✓ Close To Shops
  - ✓ Close To Schools
  - ✓ Close To Forest

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Orientation**
- ✓ South East
  - ✓ South

- Category**
- ✓ Investment
  - ✓ Off Plan
  - ✓ Resale

- Condition**
- ✓ New Construction

- Pool**
- ✓ Room For Pool

- Views**
- ✓ Sea
  - ✓ Mountain
  - ✓ Country
  - ✓ Panoramic

- Security**
- ✓ Gated Complex