

**Sales - Plot - Campo Mijas**  
**895.000€**



**Ref.-ID: R5287228**



**560 m2**



**Campo Mijas**



**674 m2**



**Plot**



**INVESTMENT OPPORTUNITY – URBAN BUILDING PLOT IN MIJAS** An urban plot of approximately 674 m<sup>2</sup> is offered for sale in a consolidated residential area of Mijas, with excellent access and all essential services nearby. An ideal option for self-build projects or small-scale residential development. **KEY URBAN PLANNING DETAILS** Plot size: approx. 674 m<sup>2</sup> Classified as urban land under current planning regulations Approx. buildable area: 560 m<sup>2</sup> Possibility to develop up to 5 residential units (subject to planning confirmation) Flat terrain with direct access from a public road Established urban environment **IMPORTANT URBAN PLANNING CLARIFICATION** – According to the current urban planning documentation, the plot allows the development of up to 5 residential units. – However, based on verbal confirmation from the municipal urban planning technician, the permitted buildability may be flexibly adapted to the buyer’s project. – This allows for the construction of a single-family home, up to a development of 5 houses, or alternatively a residential building of up to 8 units, always subject to the drafting and approval of the corresponding technical project. (Any proposal must be verified and approved by the Town Hall through the appropriate technical project.) **INFRASTRUCTURE & SERVICES** Connection to water, electricity and sewage networks Public street lighting and pavements Fully urbanised area **STRATEGIC LOCATION** Located in a practical and well-connected area, ideal for permanent living: Supermarkets (Mercadona, Lidl, Carrefour) just minutes away Schools, nurseries and health centres nearby Fast access to A-7 and AP-7 motorways Fuengirola town centre and beaches less than 10 minutes by car Golf courses and sports facilities in the surrounding area **IDEAL FOR** Developers looking for small to medium residential projects Investors seeking urban land with clear development potential Private buyers planning to build in a well-connected residential zone A plot with real development potential, located in an area with consistent demand and consolidated infrastructure—perfect for a residential project aligned with current market needs. **????** For further information, urban planning documentation or to arrange a viewing, please do not hesitate to contact me.

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| <b>Setting</b>   | <b>Orientation</b>  | <b>Condition</b>  | <b>Views</b>  | <b>Utilities</b>  | <b>Category</b>   |
| <ul style="list-style-type: none"> <li>✓ Town</li> <li>✓ Country</li> <li>✓ Commercial Area</li> </ul> | <ul style="list-style-type: none"> <li>✓ South</li> <li>✓ South West</li> </ul> | <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul> | <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Country</li> <li>✓ Street</li> </ul> | <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Gas</li> </ul> | <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> </ul> |