

Sales - Plot - Mijas  
**1.450.000€**

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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>.

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|--|--|---|---|---|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Country</li><li>✓ Village</li><li>✓ Mountain Pueblo</li><li>✓ Close To Shops</li><li>✓ Close To Schools</li><li>✓ Close To Forest</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li><li>✓ South</li></ul>                  | <b>Condition</b> <ul style="list-style-type: none"><li>✓ New Construction</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Room For Pool</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Country</li><li>✓ Panoramic</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul> |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li></ul>   | <b>Category</b> <ul style="list-style-type: none"><li>✓ Investment</li><li>✓ Off Plan</li><li>✓ Resale</li></ul> |   |   |   |   |