



Commercial Plot for sale in Mijas, Mijas

1,675,000 €

Reference: R5274217 Plot Size: 6,009m²





Costa del Sol, Mijas

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	Views	Setting
South	Sea	Close To Shops
South East	Mountain	Close To Schools
	Panoramic	Country
	Country	Village
		Mountain Pueblo
		Close To Forest
Condition	Pool	Security
New Construction	Room for Pool	Gated Complex
Utilities	Category	
Electricity	Investment	
Drinkable Water	Off Plan	
	Resale	