

**Sales - Plot - La Cala de Mijas**  
**1.150.000€**



**Ref.-ID: MIBGR5219761**

**La Cala de Mijas**

**Plot**



**634 m<sup>2</sup>**

Discover this magnificent urban plot, ideal for those dreaming of designing and building their own home in a peaceful, sunny, and well-connected environment. With an approximate area of 634 m<sup>2</sup>, the plot allows the construction of a detached or semi-detached single-family home with a private pool and spacious gardens, in accordance with current urban planning regulations (maximum occupancy of 25-35%, maximum height of two floors, and side and front setbacks that ensure privacy). Urban planning features □ Main use: single-family residential □ Maximum height: ground floor + 1 □ Maximum occupancy: 25-35% □ Minimum buildable plot: 400-800 m<sup>2</sup> (depending on the area) □ Setbacks: 3 m sides / 5 m front and rear □ Sunny orientation and pleasant views The plot is located in an urbanised area with road access, street lighting, and nearby connections for water, electricity, and sewage. Its location offers the perfect combination of tranquillity, privacy, and proximity to all services. Location Situated just a few minutes from the coast (70 metres on foot), golf courses, and shopping areas, this plot is the ideal opportunity for a main residence, second home, or investment in one of the Costa del Sol's most promising urban development areas. Why choose this plot Total freedom to design your custom home. Natural surroundings in a consolidated residential area. Clear regulations that make obtaining a building licence easier.

**Setting**

- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

**Orientation**

- ✓ North
- ✓ North East
- ✓ East
- ✓ South East
- ✓ South
- ✓ South West
- ✓ West
- ✓ North West

**Condition**

- ✓ Excellent

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Urban
- ✓ Street

**Parking**

- ✓ Private