Sales - Plot - Riviera del Sol

2.200.000€

Ref.-ID: MIBGR5495947 **Riviera del Sol** **Plot**

4181 m2

URBAN PLOT IN RIVIERA DEL SOL Urban plot of 4,181 m², located in Riviera del Sol, Mijas Costa, in a well-established residential area and just a few minutes' drive from the beach, golf courses, and all kinds of amenities. The plot has a CJ-2 (Ciudad Jardín 2) zoning designation and is intended for low/medium density residential use, allowing for the development of single-family or multi-family homes. It has a buildable area of 0.83 m²/m², with a maximum buildable area of approximately 3,470 m² and the possibility of developing up to 18 dwellings. The zoning regulations allow a maximum height of ground floor plus two stories (10 meters) and a maximum occupancy of 50% of the plot, equivalent to approximately 2,090.50 m², with the remaining area designated for gardens and open spaces. An exciting opportunity to develop a residential project in one of the established areas of Mijas Costa, close to the coast, golf courses, and essential services. URBAN PLANNING DATA Plot area: 4,181 m² Zoning classification: CJ-2 (Ciudad Jardín 2) Use: Residential Building density: 0.83 m²/m² Buildable area: 3,470 m² Maximum number of dwellings: 18 Maximum height: Ground floor + 2 stories / 10 meters Maximum occupancy: 50% (2,090.50 m²) Setback from property lines: 3 meters Minimum frontage: 10 meters The urban planning information provided must be verified and confirmed by the relevant technical experts and competent authorities.

Setting
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ South

Views
- ✔ Urban