Sales - Plot - Mijas

400.000€









Ref.-ID: MIBGR5549158 **Mijas** **Plot**

325 m2 **534 m2**

URBAN PLOT FOR SALE IN BUENA VISTA, MIJAS Sale price: 400.000 Urban plot of 534 m² with the possibility of acquiring an architectural project for a detached villa with a private pool. Excellent opportunity to build a single-family villa in the residential area of Buena Vista, MIJAS, in a quiet and established environment, surrounded by independent homes and with good connections to the main destinations of the Costa del Sol. The plot offers the possibility of developing a personalized home, adapted to the needs and preferences of the buyer. PLOT CHARACTERISTICS * Location: Buena Vista Sol, MIJAS, Málaga. * Surface area according to project: 534 m². * Cadastral surface area: 545 m². * Urban classification: urban land. * Qualification: AIS-3. * Urban use: single-family residential. * Buildability: 0,26 m²/m², according to 2024 appraisal. * Maximum occupancy: 35 %. * Maximum height: 2 floors above ground, with a cornice height of 7 meters. * Setbacks: 3 meters from the facade and boundaries. * Infrastructure: water supply, electricity, sewerage, and paved access. OPTIONAL ARCHITECTURAL PROJECT There is the possibility of acquiring an architectural project for a detached villa, developed for this plot, which includes: * 325,31 m² built area, including basement. * 3 bedrooms. * 4 bathrooms. * Living-dining room and kitchen. * Multipurpose room and auxiliary spaces. * Private pool. * Garden, terraces, and pergola. * Two floors above ground and a basement. The project offers an interesting reference to visualize the residential potential of the plot, without limiting the possibility of developing a custom design in accordance with applicable regulations. LOCATION AND SURROUNDINGS Located in the Buena Vista urbanization in MIJAS, an established residential area of the Costa del Sol. Its location allows for a peaceful environment while maintaining excellent connections to Fuengirola, Benalmádena, Málaga, and its main services. AN OPPORTUNITY TO BUILD YOUR OWN VILLA This plot represents an attractive option both for private buyers wishing to build a bespoke home and for investors interested in the development of a detached villa. PRICE: 400.000 Architectural project available as an additional option, subject to acquisition conditions. Urban parameters correspond to the appraisal of November 2024. The feasibility of any construction and the status of licenses must be verified with the corresponding Town Hall.

Setting
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ New Construction

Pool
- ✔ Room For Pool

Security
- ✔ Gated Complex

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Off Plan