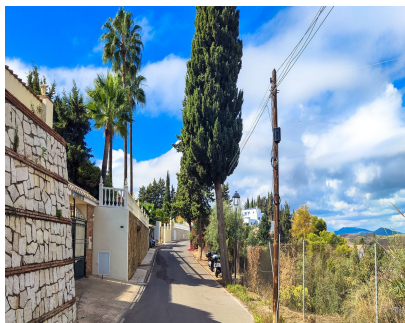
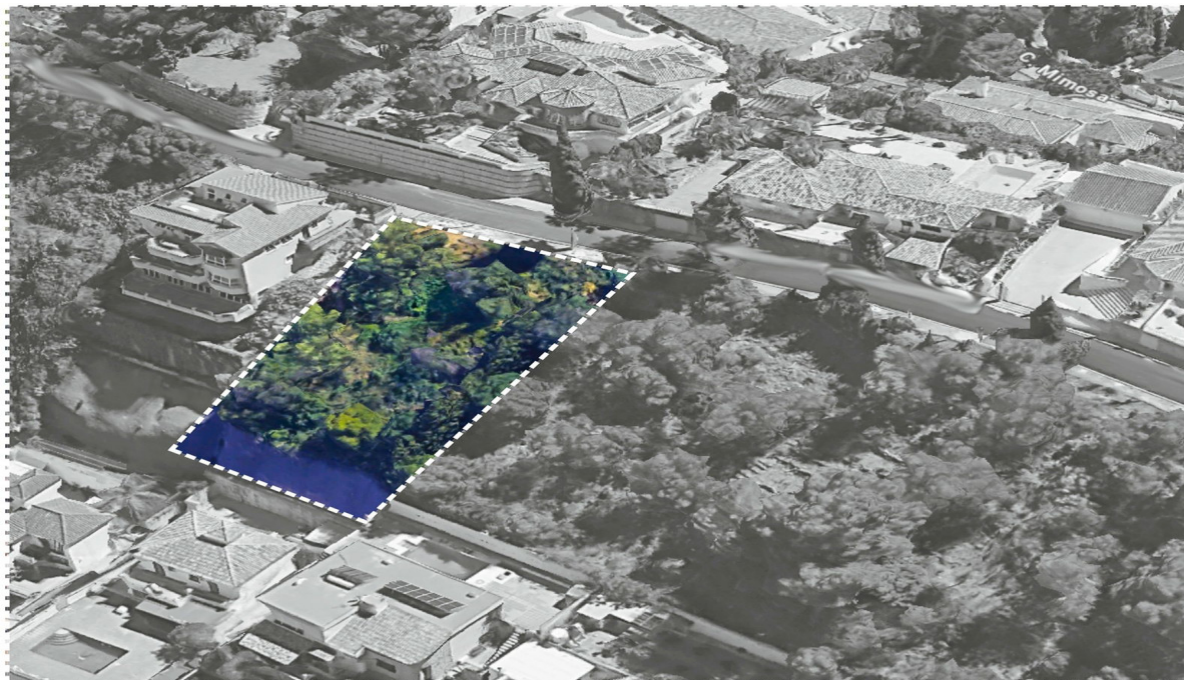


**Sales - Plot - Sierrezuela**  
**130.000€**

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**Ref.-ID: MIBGR5211913**

**Sierrezuela**

**Plot**

**IBI: 291 EUR / year**



**580 m2**

Plot of 580 m<sup>2</sup> in an exclusive residential area of Mijas Plot of 580 m<sup>2</sup> in one of the most exclusive and well-established residential areas of Mijas. Located in La Sierrezuela, a quiet and well-connected setting, this plot offers the perfect opportunity to build the home of your dreams on the Costa del Sol. Space light and potential With an area of 580 m<sup>2</sup> and a rectangular shape, the land has planning conditions that allow construction of a single-family house with garden and private pool. Its wide 21 m façade, elevated position and north-south orientation ensure abundant natural light and unobstructed views, creating an ideal environment to enjoy Mediterranean living year-round. Key planning data Net buildability: 0.25 m<sup>2</sup>t/m<sup>2</sup>s Minimum plot required: 500 m<sup>2</sup> Maximum footprint: 35% Minimum façade: 10 m Minimum setbacks to public and private boundaries: 3 m Maximum height: ground floor + 1 floor (7 m max) Consolidated residential setting La Sierrezuela is a development renowned for its family atmosphere, safety and high quality of life. Surrounded by villas and independent chalets, it combines privacy with proximity to all everyday services. Prime location in Mijas A few minutes' drive from schools, supermarkets, health centers and leisure areas. With quick access to the A-7 motorway, it connects easily to Fuengirola, Marbella and Málaga city, as well as the international airport. Mijas Tradition and modernity on the Costa del Sol Mijas enjoys more than 300 days of sunshine a year, sandy beaches, golf courses and a wide cultural and gastronomic offering. Its cosmopolitan atmosphere and excellent infrastructure make this plot a safe investment for both a primary residence and a second home. A unique opportunity to design and build your custom home in a privileged location. Contact us for more information and to arrange a visit. (\*) Agency fees included in the sale price. Purchase-related expenses such as ITP, AJD, notary and registration fees are not included.

<b>Setting</b>	<b>Orientation</b>	<b>Pool</b>	<b>Views</b>
✓ Suburban	✓ North	✓ Room For Pool	✓ Mountain
	✓ South		✓ Country
			✓ Panoramic
			✓ Forest