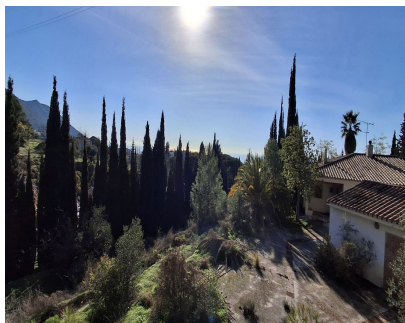


Sales - Plot - Mijas
1.500.000€

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Ref.-ID: MIBGR5274217



6009 m2



Mijas



Plot

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.

Setting <ul style="list-style-type: none">✓ Country✓ Village✓ Mountain Pueblo✓ Close To Shops✓ Close To Schools✓ Close To Forest	Orientation <ul style="list-style-type: none">✓ South East✓ South	Condition <ul style="list-style-type: none">✓ New Construction	Pool <ul style="list-style-type: none">✓ Room For Pool	Views <ul style="list-style-type: none">✓ Sea✓ Mountain✓ Country✓ Panoramic	Security <ul style="list-style-type: none">✓ Gated Complex
Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water	Category <ul style="list-style-type: none">✓ Investment✓ Off Plan✓ Resale				