

Sales - Plot - Mijas

1.450.000€

Mijas

Plot



6009 m2

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

- ✓ Country
- ✓ Village
- ✓ Mountain Pueblo
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Forest

Views

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic

Orientation

- ✓ South East
- ✓ South

Security

- ✓ Gated Complex

Condition

- ✓ New Construction

Utilities

- ✓ Electricity
- ✓ Drinkable Water

Pool

- ✓ Room For Pool

Category

- ✓ Investment
- ✓ Off Plan
- ✓ Resale







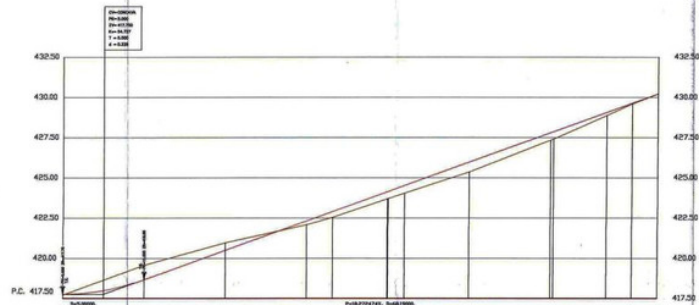








EJE 1
ESCALA: HORIZONTAL = 1:500
VERTICAL = 1:50



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|------------------------|----------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Pendientes | P=0.0000 | | | | | | | | | |
| Cotas Rojas Desnorte | 0 | 500 | 1000 | 1500 | 2000 | 2500 | 3000 | 3500 | 4000 | 4500 |
| Cotas Rojas Terrapien | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 |
| Cotas de Rasante | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 |
| Cotas de Terreno | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 | 417.50 |
| Distancias a Origen | 0 | 500 | 1000 | 1500 | 2000 | 2500 | 3000 | 3500 | 4000 | 4500 |
| Distancias Parciales | 0 | 500 | 1000 | 1500 | 2000 | 2500 | 3000 | 3500 | 4000 | 4500 |
| Numeracion de Perfiles | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Codigo | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Segmentos de Curvatura | L=1000 | | | | | | | | | |