

## Sales - Plot - Campo Mijas

# 895.000€

Campo Mijas

Plot



560 m2



674 m2

INVESTMENT OPPORTUNITY - URBAN BUILDING PLOT IN MIJAS An urban plot of approximately 674 m<sup>2</sup> is offered for sale in a consolidated residential area of Mijas, with excellent access and all essential services nearby. An ideal option for self-build projects or small-scale residential development. KEY URBAN PLANNING DETAILS Plot size: approx. 674 m<sup>2</sup> Classified as urban land under current planning regulations Approx. buildable area: 560 m<sup>2</sup> Possibility to develop up to 5 residential units (subject to planning confirmation) Flat terrain with direct access from a public road Established urban environment IMPORTANT URBAN PLANNING CLARIFICATION - According to the current urban planning documentation, the plot allows the development of up to 5 residential units. - However, based on verbal confirmation from the municipal urban planning technician, the permitted buildability may be flexibly adapted to the buyer's project. - This allows for the construction of a single-family home, up to a development of 5 houses, or alternatively a residential building of up to 8 units, always subject to the drafting and approval of the corresponding technical project. (Any proposal must be verified and approved by the Town Hall through the appropriate technical project.) INFRASTRUCTURE & SERVICES Connection to water, electricity and sewage networks Public street lighting and pavements Fully urbanised area ???? STRATEGIC LOCATION Located in a practical and well-connected area, ideal for permanent living: Supermarkets (Mercadona, Lidl, Carrefour) just minutes away Schools, nurseries and health centres nearby Fast access to A-7 and AP-7 motorways Fuengirola town centre and beaches less than 10 minutes by car Golf courses and sports facilities in the surrounding area IDEAL FOR Developers looking for small to medium residential projects Investors seeking urban land with clear development potential Private buyers planning to build in a well-connected residential zone A plot with real development potential, located in an area with consistent demand and consolidated infrastructure—perfect for a residential project aligned with current market needs. ???? For further information, urban planning documentation or to arrange a viewing, please do not hesitate to contact me.

### Setting

- ✓ Town
- ✓ Country
- ✓ Commercial Area

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Gas

### Orientation

- ✓ South
- ✓ South West

### Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment

### Condition

- ✓ Excellent

### Views

- ✓ Golf
- ✓ Country
- ✓ Street









