

## Sales - Plot - Mijas

# 2.495.000€

Mijas

Plot



6236 m2

Prime Development Plot in Las Lomas de Mijas - Opportunity to Build 7 Independent Villas Urban development study available for this exceptional plot located in the sought-after area of Las Lomas de Mijas. Total plot size: 6,236 m<sup>2</sup> Zoning: AIS-4 According to current planning regulations: • Minimum plot size: 800 m<sup>2</sup> • Minimum frontage: 10 m • Buildability: 0.25 m<sup>2</sup>/m<sup>2</sup> • Maximum occupancy: 25% • Maximum height: Ground floor + 1 (7 m) • Minimum boundary setback: 3 m • Parking requirement: 2 spaces per dwelling Development Potential Based on the minimum plot size (800 m<sup>2</sup>), the land can be subdivided into 7 individual plots, each suitable for a detached villa. With a buildability of 0.25 m<sup>2</sup>/m<sup>2</sup>, a total of 1,559 m<sup>2</sup> of buildable area (roofed area) can be constructed, equivalent to approximately 222.71 m<sup>2</sup> per villa (if 7 villas are built). In addition, non-computable areas (such as basement levels and covered porches, depending on configuration) can be added. A possible distribution per villa could be: • Basement: 120 m<sup>2</sup> • Ground floor: 115 m<sup>2</sup> • Upper floor: 107 m<sup>2</sup> • Total constructed area: 342 m<sup>2</sup> per villa This is an excellent opportunity for investors or developers looking to build a boutique project of 7 modern detached homes in a well-established and desirable residential area on the Costa del Sol. For further information or to request the urban planning study, please get in touch.

### Setting

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

### Garden

- ✓ Private
- ✓ Landscaped

### Orientation

- ✓ South

### Category

- ✓ Investment
- ✓ Off Plan
- ✓ Resale

### Views

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

### Features

- ✓ Near Transport
- ✓ Near Church

