

Ref.-ID: MIBGR5165074

Mijas

Plot

Community: 252 EUR / year



513 m2

PLOT WITH PROJECT AND BUILDING LICENSE IN PLACE!!! READY TO START An excellent urban plot with a valid project and building permit is now on the market, located in a prestigious and well-connected area. This development land stands out for its great investment potential, offering the possibility of immediate construction without administrative delays, making it a unique opportunity for developers or individuals wishing to build their custom home. With a south-west orientation, the plot guarantees natural light throughout the day and open, spectacular panoramic views of the sea, mountains, and hills. The location is unbeatable: within walking distance of the center, cafes, restaurants, shops, and schools, as well as good road and public transport access nearby. An exclusive plot that combines convenience, a privileged setting, and immediate construction viability. Building Plot, Near Everything, Parking: NA, Garden: Private, Facing: South and West Views: Breathtaking, Garden, Hills, Open views, Panoramic, Pool, Sea Features: Close to all Amenities, Close to schools, Conveniently Situated Schools, Electric Gates, Garden and Pool View, Good Road Access, Investment Property, Mountain View, Near amenities, Near Transport, Prestigious Area, Sea Views, Very Good Access, Walking Distance to Cafés, Walking distance to rest., Walking distance to shops, Walking distance to t. centre, With building licence, With building project

Setting

- ✓ Close To Shops
- ✓ Close To Schools

Pool

- ✓ Room For Pool

Views

- ✓ Sea
- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

Features

- ✓ Near Transport

Garden

- ✓ Private



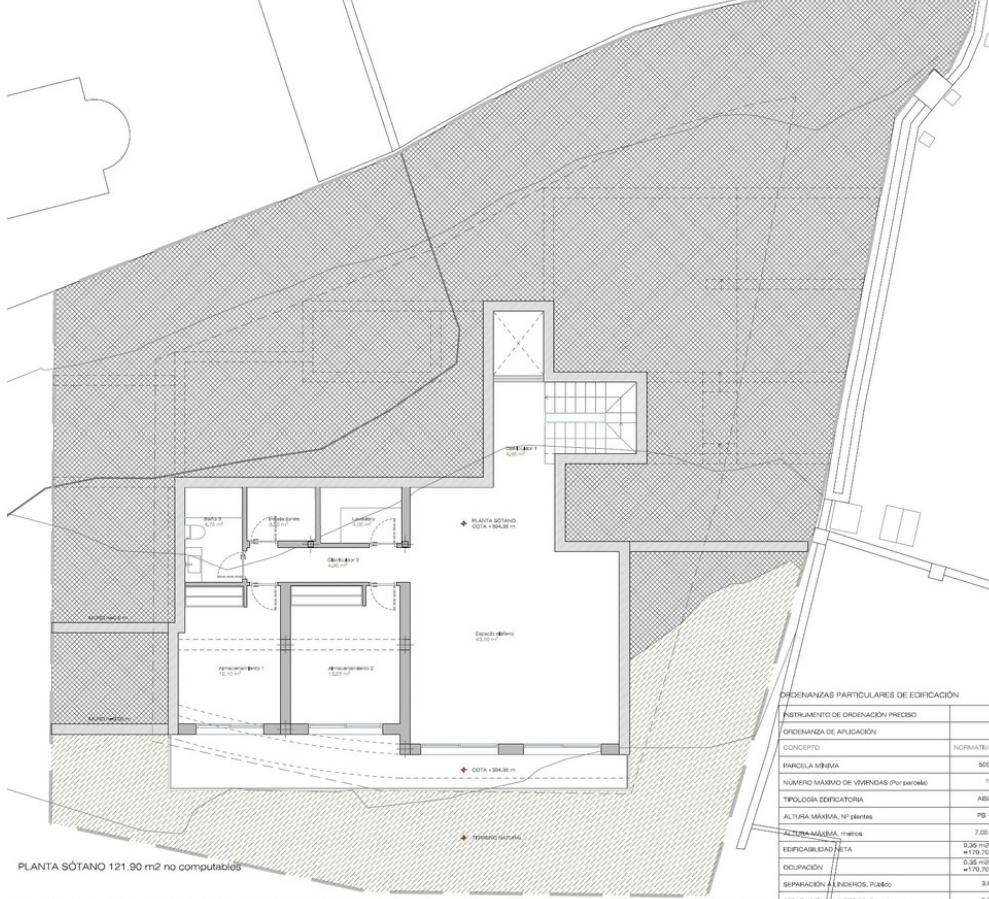












PLANTA ALTA

Sup. construida computable FA	79,70 m ²
Sup. construida total FA	79,70 m ²

PLANTA BAJA

Sup. construida computable PB	98,60 m ²
Sup. construida trasero	35,90 m ²
Sup. construida total PB	134,50 m ²

PLANTA SÓTANO

Sup. construida total PS	121,90 m ²
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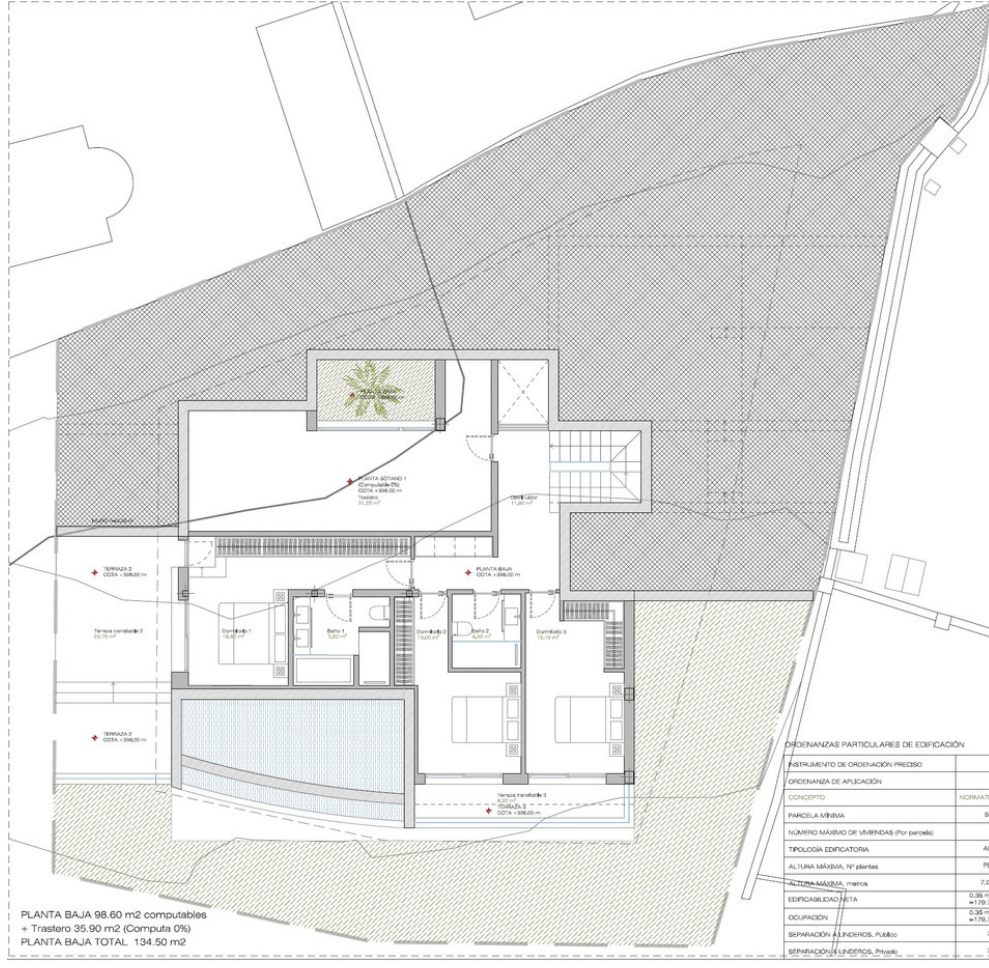
SUPERFICIES TOTALES

Sup. construida computable	178,30 m ²
Sup. construida total	336,10 m ²

PLANTA SÓTANO 121.90 m2 no computables

ORDENANZAS PARTICULARES DE EDIFICACIÓN

INSTRUMENTO DE ORDENACION PRECISO	PSOU	
ORDENANZA DE APLICACION	M3.3	
CONCEPTO	NORMATIVA VIGENTE	PROYECTADO
PARCELA MINIMA	500 m ²	513,45 m ²
NUMERO MAXIMO DE VIVIENDAS (Por parcela)	1	1
TIPOLOGIA EDIFICATORIA	ANCLADA	ANCLADA
ALTURA MAXIMA, N° plantas	PB + 1	PB + 1
ACTIVIDADES	7,00 metros	7,00 metros
EDIFICABILIDAD NETA	0,35 m ² /m ² = 179,70 m ²	178,30 m ²
Ocupacion	0,35 m ² /m ² = 179,70 m ²	178,30 m ²
SEPARACION A LINDEROS, Plabeo	3,00 m	3,00 m
SEPARACION LINDEROS, Plabeo	3,00 m	3,00 m



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PLANTA BAJA 98.60 m2 computables
+ Trastero 35.90 m2 (Computa 0%)
PLANTA BAJA TOTAL 134.50 m2

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