

**Ref.-ID: MIBGR5287228**

**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









