Sales - Plot - Mijas

484.500€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR5548279 **Mijas** **Plot**

2287 m2

Licensed villa project in Valtocado, Mijas. South-west facing hillside plot of 2,287 m² (registered) in the Valtocado villa belt above Mijas Pueblo, sold with a granted building licence, in force, and the full Proyecto Básico for a contemporary three-bedroom villa with infinity pool, roof solarium, basement gym and three-car garage. The retaining walls that create the flat building platform on the best view line are already built. The design computes 296 m² against a 298 m² allowance under the AIS-5 ordinance, with 365 m² of closed built area including a 98 m² basement, plus a 50 m² porch, 133 m² of terraces and solarium and a 38 m² infinity pool. The project has three bedrooms, four bathrooms plus guest WC, a home office and three covered parking spaces. The licence is transferable to the buyer by change of ownership (cambio de titularidad). Works can start once the buyer files the Proyecto de Ejecución and notifies commencement. Two municipal guarantees totalling □18,233 are already lodged and are refunded by Mijas town hall on completion of the works. The plot sits at the quiet upper edge of the urbanisation, bounded on its lower side by protected green zone, with open sea and sierra views. Mijas Pueblo is a few minutes away, Fuengirola and the coast about 15 minutes, and Málaga airport about 25 minutes. Fixed price □484,500 for the plot, licence, project and platform works.

Setting
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

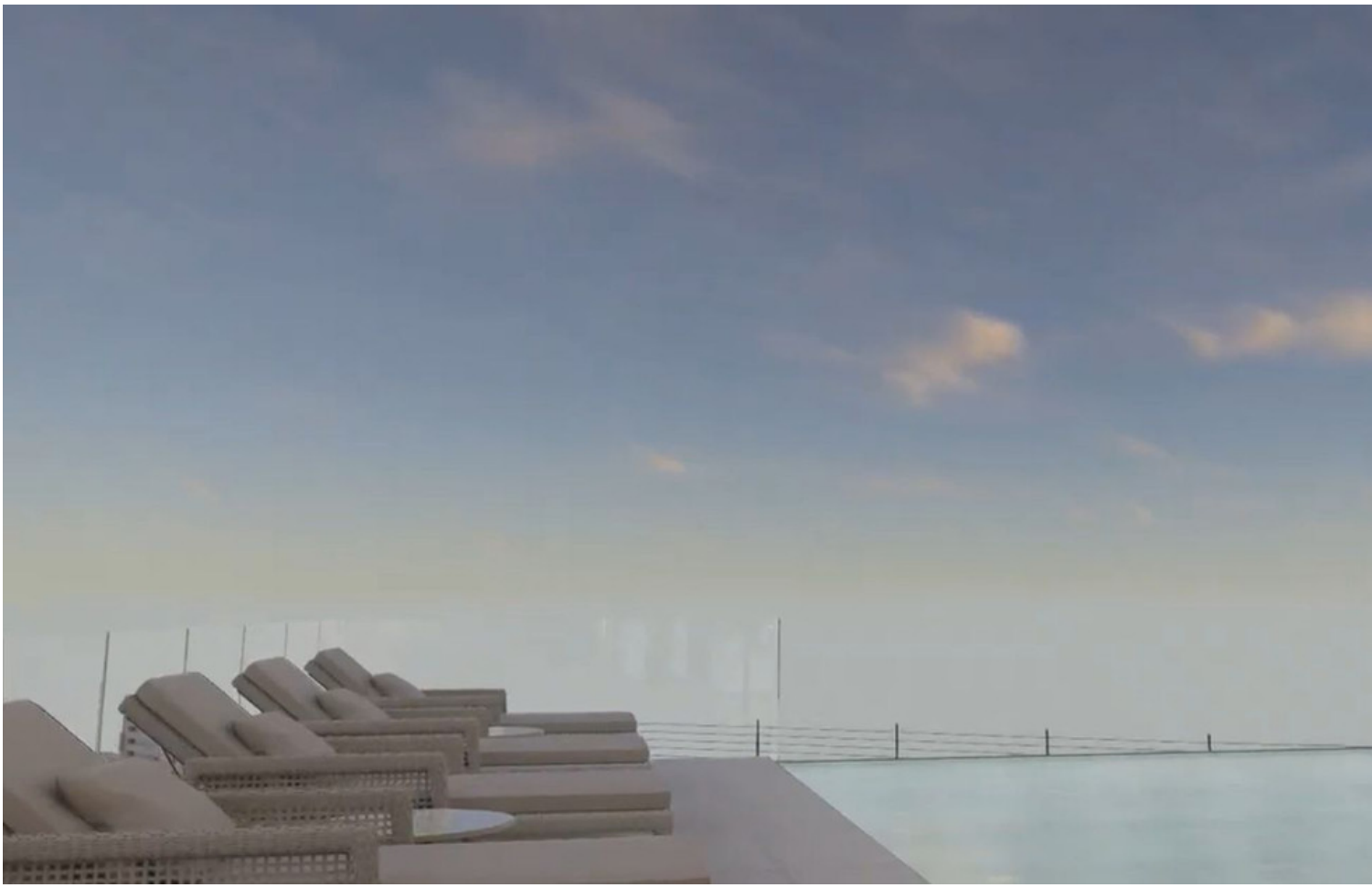
Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views











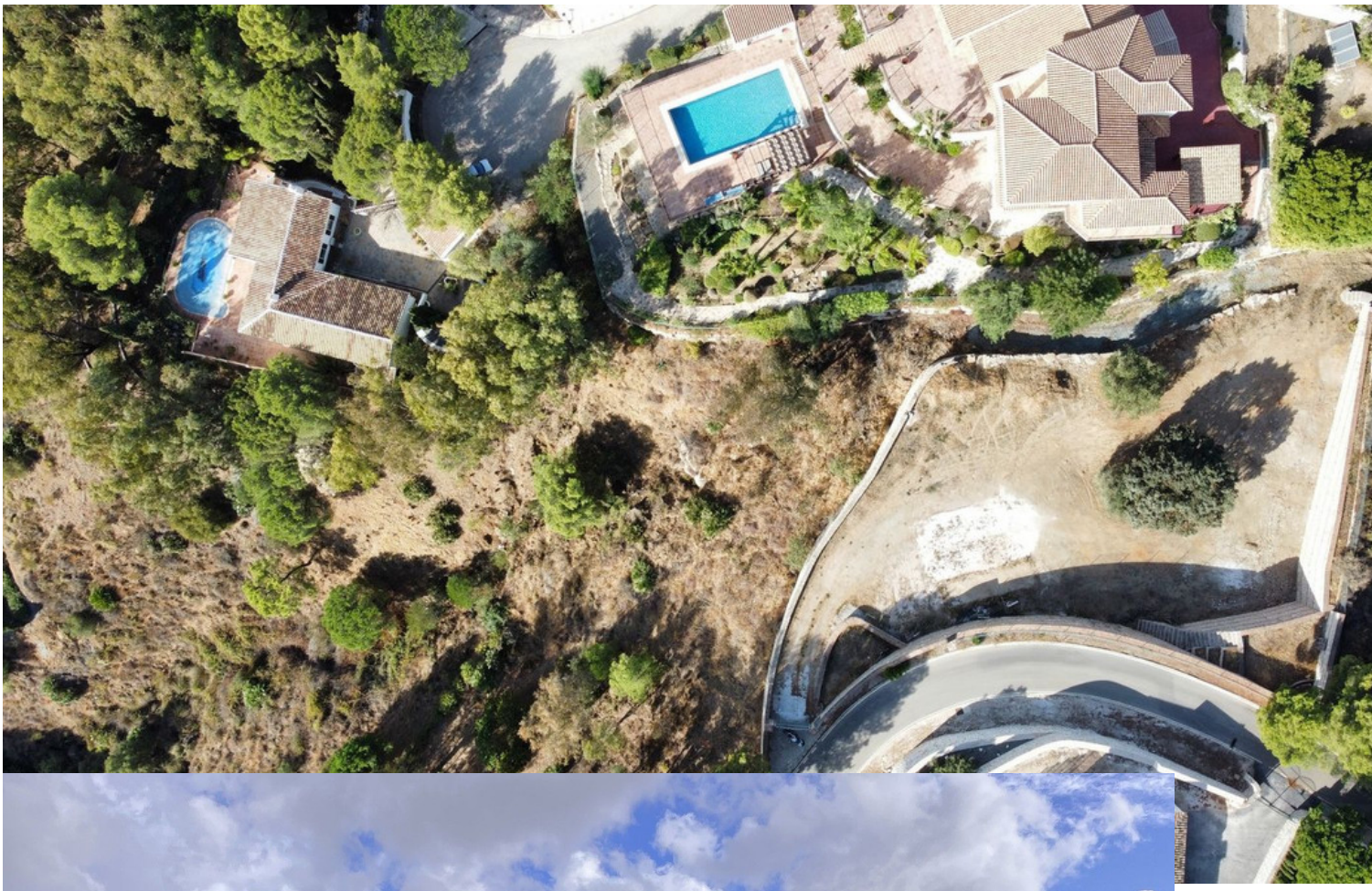
















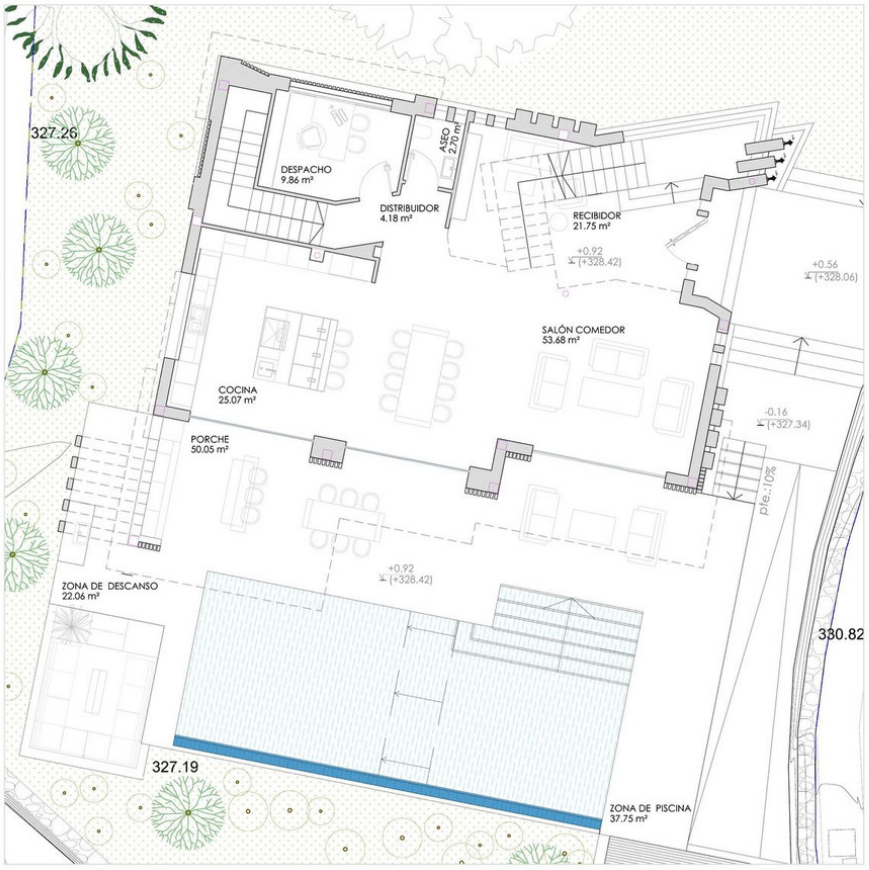
ROOMS

Gym	25.06 m²
Multipurpose room	21.14 m²
Hall	10.82 m²
Plant room	7.77 m²
Laundry	7.64 m²
Bathroom 4	5.21 m²

Simplified from the licensed Proyecto Básico.
Areas as stated in the project.
Indicative only. Ref DVG-MIJ-E40

GROUND FLOOR

LICENSED VILLA PROJECT · VALTOCADO, MIJAS



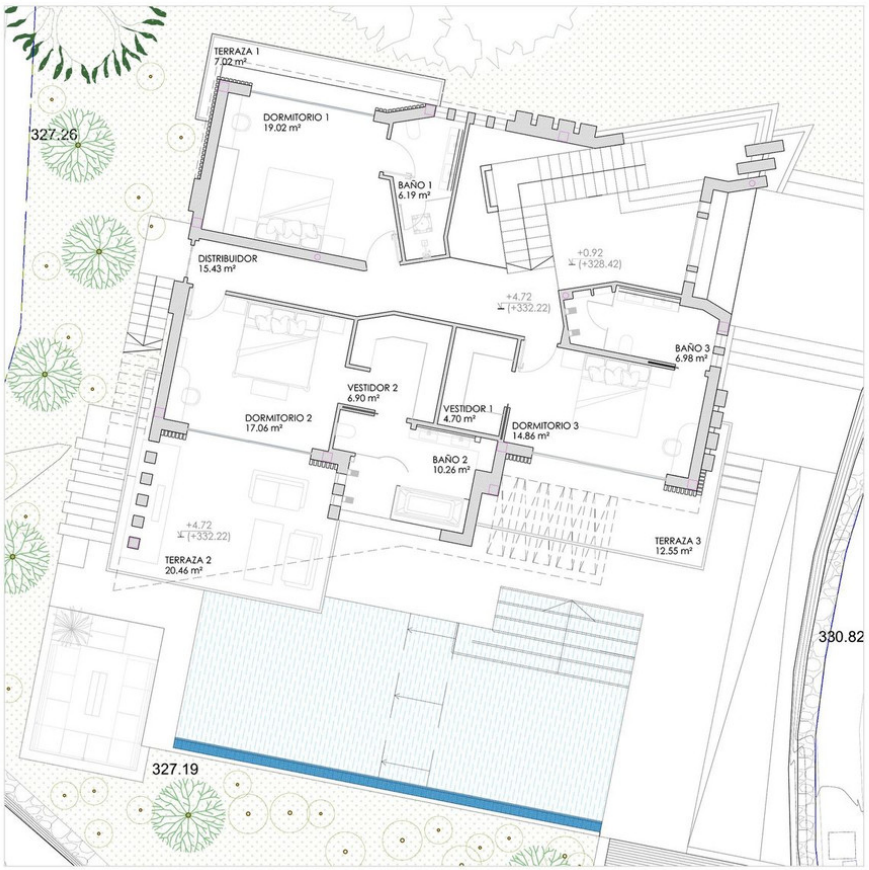
ROOMS

Living and dining room	53.68 m²
Kitchen	25.07 m²
Entrance hall	21.75 m²
Office	9.86 m²
Hall	4.18 m²
Guest WC	2.70 m²

OUTDOOR

Porch	50.05 m²
Lounge terrace	22.06 m²
Infinity pool	37.75 m²

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ROOMS

Bedroom 1	19.02 m²
Bathroom 1	6.19 m²
Bedroom 2	17.06 m²
Dressing room 2	6.90 m²
Bathroom 2	10.26 m²
Bedroom 3	14.86 m²
Dressing room 1	4.70 m²
Bathroom 3	6.98 m²
Landing	15.43 m²

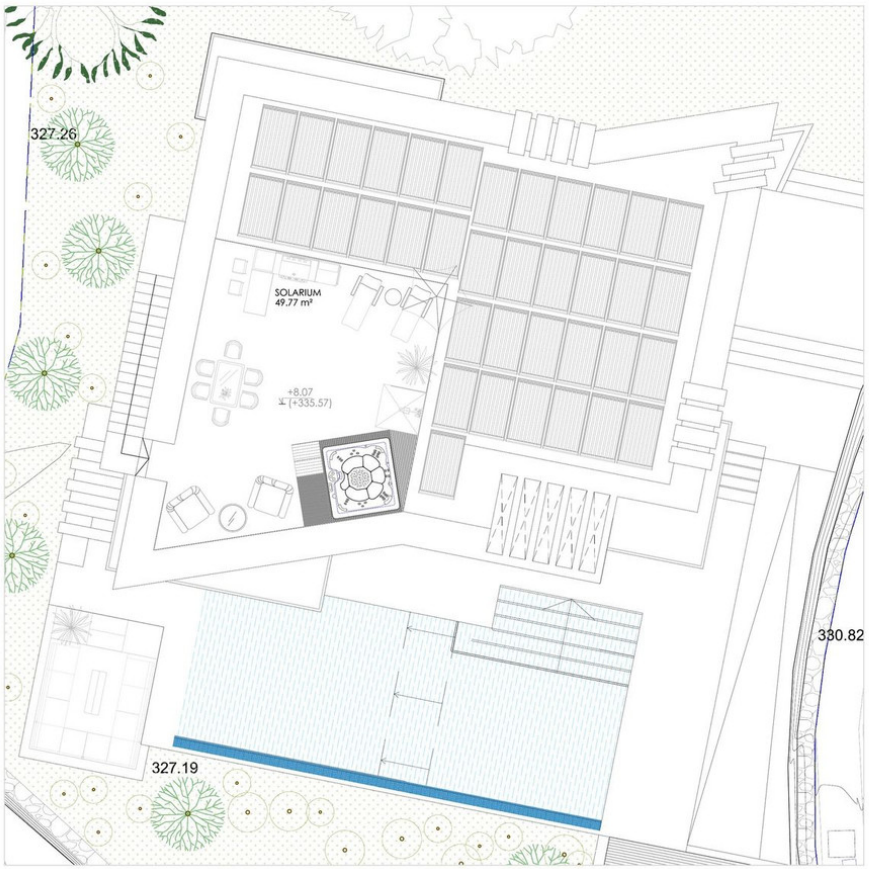
OUTDOOR

Terrace 1	7.02 m²
Terrace 2	20.46 m²
Terrace 3	12.55 m²

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ROOF LEVEL

LICENSED VILLA PROJECT · VALTOCADO, MIJAS



ROOMS

Solarium	49.77 m²

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