

## Продажа - Участок - Mijas

**1.500.000€**



Ref.-ID: **MIBGR5274217**

**Mijas**

**Участок**

 **6009 m<sup>2</sup>**

Urban Development Land - Mijas Pueblo - Costa del Sol. Magnificent urban plot for sale in a highly sought-after area. The plot is surrounded by mature trees, ensuring privacy. One minute by car from the centre of Mijas Pueblo. A Detailed Development Study ("Estudio de Detalle") has already been approved to build 11 townhouses and 1 villa.

Technical Data: • The plot is located in sector U.E. S-19 of Mijas • It complies with all boundary limits established in the alignment plans •

Total surface area: 6,008.89 m<sup>2</sup> according to IBI records (4,188.89 m<sup>2</sup> + 1,820.00 m<sup>2</sup>) According to the Mijas PGOU, the following construction limits apply: • Building coefficient: 0.35 m<sup>2</sup>/m<sup>2</sup> • Number of permitted properties: 1 residence per 500 m<sup>2</sup> • Maximum number of floors: 2 TOTAL BUILDABLE AREA ACCORDING TO PGOU: 2,103.11 m<sup>2</sup> (maximum 12 dwellings) The approved Detailed Development Study proposes: • Buildable area: 1,918.74 m<sup>2</sup> • Number of dwellings: 12 • Maximum height: 2 floors • Plot coverage: 21.14% • Parking spaces: 18 The PGOU classifies the plots as AIS-3. According to Article 229, section 4b of the PGOU, developments of semi-detached single-family housing (ADS) are permitted, processed through a Detailed Development Study. The minimum plot size required for such developments in the AIS-3 Subzone is 4,000 m<sup>2</sup>. In this case, the plot has 6,008.89 m<sup>2</sup>.

**Расположение**

- ✓ Загородный
- ✓ Деревня
- ✓ Горная деревня
- ✓ Рядом с магазинами
- ✓ Близко к школам
- ✓ Рядом с лесом

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**ОРИЕНТАЦИЯ**

- ✓ Юго-восток
- ✓ Юг

**Состояние**

- ✓ Новое строительство

**бассейн**

- ✓ Место для бассейна

**вид**

- ✓ Море
- ✓ Горы
- ✓ Сельская местность
- ✓ Панорамный

**меры безопасности**

- ✓ Огражденный комплекс

**Категория**

- ✓ Инвестиции
- ✓ Строительство не завершено
- ✓ Перепродажа