

Продажа - Участок - Mijas  
2.495.000€

[www.mibgroup.es](http://www.mibgroup.es)  
+34 661 89 71 88  
[info@mibgroup.es](mailto:info@mibgroup.es)



Ref.-ID: MIBGR5310877

Mijas

Участок



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.

**Расположение**

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

**ОРИЕНТАЦИЯ**

- ✓ Юг

**ВИД**

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

**Особенности**

- ✓ Рядом с транспортом
- ✓ Возле церкви

**Сад**

- ✓ Приватный
- ✓ Ландшафтный дизайн

**Категория**

- ✓ Инвестиции
- ✓ Строительство не завершено
- ✓ Перепродажа