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Продажа - Участок - Valtocado

335.000€

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Valtocado

Участок

1555 m2

Exclusive Urban Plot in Rosa de Piedras, Mijas – Panoramic Views & Outstanding Development Potential Discover this exceptional 1,555 m² urban plot located in the prestigious Rosa de Piedras residential community, nestled in the Sierra de Mijas and just 10 minutes from the charming white village of Mijas. Surrounded by some of the area's most sought-after residential developments—including Valtocado, La Alquería, Buenavista, Las Terrazas, La Noria, and Las Lomas de Mijas—this privileged location offers spectacular panoramic mountain views and outstanding. A peaceful natural setting, and an exclusive residential atmosphere. The plot is classified as Consolidated Urban Land (SUC) under the Mijas General Urban Development Plan (PGOU), Sector SUP-S19 (RT), providing clear planning regulations and excellent development opportunities for both private buyers and investors. Urban Planning Highlights Plot size: 1,555 m² Buildable area: Approximately 409.27 m² Building density: 12 dwellings per hectare Permitted building type: Detached single-family villa (AIS-3) Development potential for: One exclusive detached luxury villa, or Two semi-detached homes, subject to the applicable planning regulations. Maximum permitted height: Ground Floor + One Upper Floor (7 metres) Basement permitted for garages and storage rooms. Prime Residential Location Rosa de Piedras is a well-established residential community offering modern infrastructure, security, and an exceptional quality of life. The area is characterised by luxury contemporary villas and elegant Andalusian-style homes, surrounded by beautiful natural landscapes and green spaces. The planning regulations primarily allow single-family residential use, with compatible uses including small retail premises, local services, and community facilities that complement the residential character of the neighbourhood. An Excellent Investment Opportunity Whether you are looking to build your dream home on the Costa del Sol or develop an exclusive residential project, this plot offers outstanding value. Its generous size, excellent buildability, privileged location, and established planning status make it an attractive investment with strong potential for future appreciation. Disclaimer: The urban planning information provided is for guidance only and has been compiled from publicly available planning documentation issued by the Mijas Town Hall. Final and legally binding planning conditions should be confirmed through the corresponding official Urban Planning Certificate issued by the municipal planning authorities.

Расположение
- ✔ Пригородная

ОРИЕНТАЦИЯ
- ✔ Юго-восток

ВИД
- ✔ Панорамный

Коммунальные услуги
- ✔ Электричество
- ✔ Питьевая вода