

Ref.-ID: MIBGR5274217

Mijas

Участок



6009 m2

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 m² according to IBI records (4,188.89 m² + 1,820.00 m²) According to the Mijas PGOU, the following construction limits apply: • Building coefficient: 0.35 m²/m² • Number of permitted properties: 1 residence per 500 m² • Maximum number of floors: 2 TOTAL BUILDABLE AREA ACCORDING TO PGOU: 2,103.11 m² (maximum 12 dwellings)

The approved Detailed Development Study proposes: • Buildable area: 1,918.74 m² • 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 m². In this case, the plot has 6,008.89 m².

Расположение

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

ВИД

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

ОРИЕНТАЦИЯ

- ✓ Юго-восток
- ✓ Юг

меры безопасности

- ✓ Огражденный комплекс

Состояние

- ✓ Новое строительство

Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода

бассейн

- ✓ Место для бассейна

Категория

- ✓ Инвестиции
- ✓ Строительство не завершено
- ✓ Перепродажа







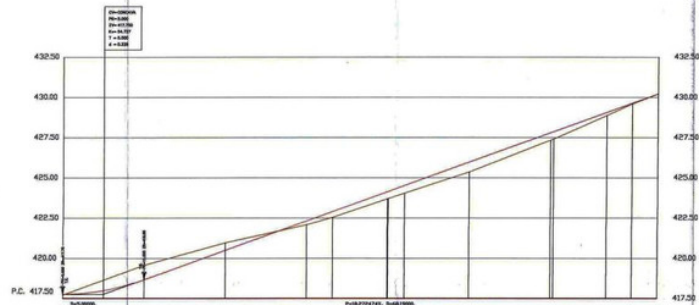








EJE 1
ESCALA: HORIZONTAL = 1:500
VERTICAL = 1:50



Pendientes	P=0.0000																													
Cotas Rojas Desnorte	0	500	1000	1500	2000	2500	3000	0	500	1000	1500	2000	2500	3000																
Cotas Rojas Terrapien	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50															
Cotas de Rasante	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50															
Cotas de Terreno	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50	417.50															
Distancias a Origen	0	500	1000	1500	2000	2500	3000	0	500	1000	1500	2000	2500	3000	3000															
Distancias Parciales	0	500	1000	1500	2000	2500	3000	0	500	1000	1500	2000	2500	3000	3000															
Numeracion de Perfiles	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15															
Codigo	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15															
Segmentos de Curvatura	<table border="0" style="width:100%; text-align:center;"> <tr> <td colspan="5">R=1000</td> <td colspan="5">R=1000</td> <td colspan="5">R=1000</td> </tr> </table>															R=1000					R=1000					R=1000				
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