



Commercial Plot for sale in Mijas Costa, Mijas

1.500.000 €

Reference: R5274217 Plot Size: 6.009m²





Costa del Sol, Mijas Costa

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.



Features:

Orientamento

Sud

Sud -est

Viste

Mare

Montagna

Panoramica

Campagna

Collocamento

Vicino ai negozi

Vicino alle scuole

Paese

Villaggio

Pueblo di montagna

Vicino alla foresta

Condizione

Nuove costruzioni

Utility

Elettricità

Acqua potabile

Piscina

Spazio per la piscina

Categoria

Investimento

Sulla Carta

Rivendita

Sicurezza

Complesso residenziale privato