



## Residential Plot for sale in La Cala, Mijas

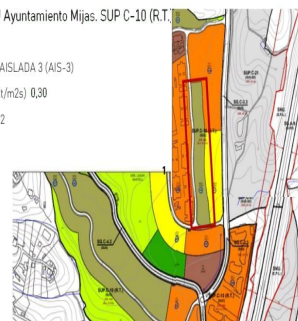
3,500,000 €

Reference: R5233558 Plot Size: 15,244m<sup>2</sup>



### SOLAR 3-3.3 PGOU Ayuntamiento Mijas. SUP C-10 (R.T.)

- Normativa aplicable: AISLADA 3 (AIS-3)
- EDIFICABILIDAD (m<sup>2</sup>/m<sup>2</sup>s): 0,30
- PARCELA MÍN: 500M<sup>2</sup>
- Altura Máx: 7m. PB+1
- Ocupación Máxima (X): 35
- USOS: Viviendas en su modalidad unifamiliar, aislada y adosada.





## Costa del Sol, La Cala

**EXCLUSIVE OPPORTUNITY IN MIJAS – SET OF 18 URBAN PLOTS IN LA CALA (ZONE R2)** Build a luxury project. Secure a solid investment. Live in a privileged enclave. Introducing SOLAR LAGAR MARTELL, a spectacular set of 18 adjoining plots in one of the fastest growing and most sought-after areas of the Costa del Sol: La Cala – Mijas. A strategic location, surrounded by high-end residential developments, just minutes from beaches, golf courses, premium services and excellent transport links. **MAIN FEATURES** Total land area: 15,244 m<sup>2</sup> AIS-3 buildable area: 0.30 m<sup>2</sup>/m<sup>2</sup>s Maximum buildable area: 4,573 m<sup>2</sup> Permitted use: Detached and semi-detached single-family homes Minimum plot size: 500 m<sup>2</sup> Maximum occupancy: 35% Maximum height: Ground floor + 1 (7 m) Ideal for a villa resort, development of 18 premium homes, or for end buyers looking for exclusive plots in an established area. **PRICE AND RETURN ON INVESTMENT** Total price for the whole: €3,500,000 Impact per plot: €194,444/unit An impact that is impossible to find in the area for land with this location, regulations and building potential. **PRIME LOCATION** Located in the Lagar Martell residential development, a well-known, quiet yet well-connected area. Just a few minutes from: La Cala de Mijas (centre) Fine sandy beaches Golf courses Restaurants, supermarkets and services Direct connection to the A7 and AP7 motorways **WHY IS THIS A UNIQUE OPPORTUNITY?** ✓ Ideal for developers looking for immediate development ✓ Partially sectorised, with clear regulations (AIS-3) ✓ Areas with high property values ✓ Extremely high demand for single-family homes on the Costa del Sol ✓ Great potential for appreciation and quick commercial exit ✓ Also suitable for end buyers looking for a premium plot



## Features:

### Setting

Commercial Area

Close To Golf

Urbanisation

Close To Sea

Close To Shops

### Category

Investment

Bargain

Cheap

Distressed

Luxury