



# Commercieel Percelen te koop in Mijas Costa, Mijas

1.450.000 €

Referentie: R5274217 Plotgrootte: 6.009m<sup>2</sup>





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## 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 (&quot;Estudio de Detalle) has already been approved to build 11 townhouses and 1 villa.

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### 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 m<sup>2</sup> according to IBI records (4,188.89 m<sup>2</sup> + 1,820.00 m<sup>2</sup>)

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According to the Mijas PGOU, the following construction limits apply:

- Building coefficient: 0.35 m<sup>2</sup>/m<sup>2</sup>
- Number of permitted properties: 1 residence per 500 m<sup>2</sup>
- Maximum number of floors: 2

TOTAL BUILDABLE AREA ACCORDING TO PGOU: 2,103.11 m<sup>2</sup> (maximum 12 dwellings)

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The approved Detailed Development Study proposes:

- Buildable area: 1,918.74 m<sup>2</sup>
- Number of dwellings: 12
- Maximum height: 2 floors
- Plot coverage: 21.14%
- Parking spaces: 18

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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 m<sup>2</sup>. In this case, the plot has 6,008.89 m<sup>2</sup>.



## Kenmerken:

### Zonorientatie

zuiden

Zuidoost Zonoriëntatie

### Uitzicht

Zeezicht

Mountain Bekeken

Weids

Country Bekeken

### Ligging

Dicht bij winkels

Dichtbij scholen

Landelijk

Dorp

Bergdorp

Dichtbij bos

### Beveiliging

Omheind complex

### Huidige Staat

Nieuwbouw

### Voorzieningen

Elektriciteit

Drinkwater

### Zwembad

Kamer voor zwembad

### Categorie

Investering

Off Plan

Bestaande bouw