



## Residential Plot for sale in Mijas Costa, Mijas

2,495,000 €

Reference: R5310877 Plot Size: 6,236m<sup>2</sup>





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## Costa del Sol, Mijas Costa

Prime Development Plot in Las Lomas de Mijas – Opportunity to Build 7 Independent Villas

Urban development study available for this exceptional plot located in the sought-after area of Las Lomas de Mijas.

Total plot size: 6,236 m<sup>2</sup>

Zoning: AIS-4

According to current planning regulations:

- Minimum plot size: 800 m<sup>2</sup>
- Minimum frontage: 10 m
- Buildability: 0.25 m<sup>2</sup>/m<sup>2</sup>
- Maximum occupancy: 25%
- Maximum height: Ground floor + 1 (7 m)
- Minimum boundary setback: 3 m
- Parking requirement: 2 spaces per dwelling

### Development Potential

Based on the minimum plot size (800 m<sup>2</sup>), the land can be subdivided into 7 individual plots, each suitable for a detached villa.

With a buildability of 0.25 m<sup>2</sup>/m<sup>2</sup>, a total of 1,559 m<sup>2</sup> of buildable area (roofed area) can be constructed, equivalent to approximately 222.71 m<sup>2</sup> per villa (if 7 villas are built).

In addition, non-computable areas (such as basement levels and covered porches, depending on configuration) can be added. A possible distribution per villa could be:

- Basement: 120 m<sup>2</sup>
- Ground floor: 115 m<sup>2</sup>
- Upper floor: 107 m<sup>2</sup>
- Total constructed area: 342 m<sup>2</sup> per villa

This is an excellent opportunity for investors or developers looking to build a boutique project of 7 modern detached homes in a well-established and desirable residential area on the Costa del Sol.

For further information or to request the urban planning study, please get in touch.



## Features:

### Features

Near Transport  
Near Church

### Orientation

South

### Views

Sea  
Mountain  
Panoramic  
Country  
Forest

### Setting

Close To Shops  
Close To Schools  
Country  
Mountain Pueblo  
Close To Forest

### Garden

Private  
Landscaped

### Category

Investment  
Off Plan  
Resale