



## PLOT BEDROOMS BATHROOMS IN MIJAS

📍 Mijas

REF# R5274217 €1,675,000

BEDS

BATHS

BUILT

m<sup>2</sup>

PLOT

6009 m<sup>2</sup>

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.

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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:

+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603



# BROMLEY ESTATES

## *Marbella*

- 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)

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

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>.



# BROMLEY ESTATES

## *Marbella*

