



PLOT BEDROOMS BATHROOMS IN MIJAS

📍 Mijas

REF# R5274217 **€1,675,000**

BEDS	BATHS	BUILT	PLOT
		m ²	6009 m ²

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:

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- 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.



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