



RESIDENTIAL PLOT BEDROOMS BATHROOMS IN MIJAS

📍 Mijas

REF# R5310877 **€2,495,000**

BEDS	BATHS	BUILT	PLOT
		m ²	6236 m ²

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 m²

Zoning: AIS-4

According to current planning regulations:

- Minimum plot size: 800 m²
- Minimum frontage: 10 m
- Buildability: 0.25 m²/m²
- 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 m²), the land can be subdivided into 7 individual plots, each suitable for a detached villa.

With a buildability of 0.25 m²/m², a total of 1,559 m² of buildable area (roofed area) can be constructed, equivalent to approximately 222.71 m² 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 m²
- Ground floor: 115 m²
- Upper floor: 107 m²
- Total constructed area: 342 m² 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.