



# Residential Plot in Mijas

Price € 880,000

Bedrooms	3
Bathrooms	3
Build Size	197 m <sup>2</sup>
Terrace	40 m <sup>2</sup>
Plot Size	637 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Schools

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Recently Renovated

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Garden

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Gym
- ✓ Paddle Tennis

## FURNITURE

- ✓ Optional

## GARDEN

- ✓ Private

## PARKING

- ✓ More Than One
- ✓ Communal

Prime Investment Opportunity: Panoramic Sea View Development Plots in Mijas Pueblo

Discover an exceptional development opportunity located just a short, scenic stroll from the picturesque heart of Mijas Pueblo. Boasting a highly sought-after South-West orientation, this site offers absolutely breathtaking,

panoramic views stretching across Fuengirola, Mijas, the surrounding mountains, and the Sea.

Perfectly positioned next to a local school and with easy access to public transport (bus stop nearby), this location combines the tranquility and charm of traditional Andalusian living with everyday convenience.

#### Investment Overview

This property, consists of two adjacent parcels of Unconsolidated Urban Land (SUNC) on Camino de los Caños. The site is currently in the final stages of a PGOU boundary regularization, which when successfully secured will enable highly favorable, high-density zoning for the future buyer. with the following:

Total Combined Area: Approximately 3,609 m<sup>2</sup>.

Approved Zoning: CJ-3 (Garden City / Ciudad Jardín).

Buildability Ratio: A highly profitable 1.16 m<sup>2</sup>t/m<sup>2</sup>s.

Development Capacity: Outline planning granted for up to 23 residential units across the two plots.

Permitted Height: Up to 10 meters (Ground Floor + 2).

#### Plot Breakdown

The project offers the flexibility to develop in phases with a total approximate build allowance of 3382m<sup>2</sup>:

Plot 1 (Top Plot): 1,865 m<sup>2</sup> total area with a buildable area of approx. 1,748 m<sup>2</sup>. Outline planning for 10 apartments. This plot requires no new road or waste pipe construction, allowing for direct connection to existing municipal services.

Plot 2 (Bottom Plot): 1,744 m<sup>2</sup> total area with a buildable area of approx. 1,634 m<sup>2</sup>. Outline planning for 13 apartments. Requires the construction of a new 100-meter access road and connection to the nearby waste system.

#### Purchase Options

The seller is offering the following for corporate investors:

Option A: Purchase the land directly for €850,000.

Option B: Purchase the holding company for €900,000. Acquiring the company comes with the significant tax benefit of carrying forward capital loss, which may be offset against future profits (subject to regulations). All statutory filings and accounts are fully up to date

[View Property Online](#)

# GALLERY





Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)