



## Residential Plot for sale in Mijas Pueblo, Mijas

1,800,000 €

Reference: R5016124 Plot Size: 4,695m<sup>2</sup>







## Costa del Sol, Mijas Pueblo

Exclusive Development Opportunity in Mijas – Residential Plot in “Cielo Mijas”

!! Panoramic sea view from 1st floor !!

Discover a prime investment opportunity in one of the most sought-after locations on the Costa del Sol. This exceptional urban plot is located along the Fuengirola-Mijas road (A-387), at km 5.5, in the prestigious “Cielo Mijas” development area (UE-S10), just minutes from the charming village of Mijas Pueblo and the beaches of Fuengirola.

### Key Features:

- Total plot area: 4,695 m<sup>2</sup> (Topographical survey)
- Official cadastral area: 4,040 m<sup>2</sup>
- Buildable area: 3,167 m<sup>2</sup>
- Zoning: ADS-2 (Townhouses, subtype 2)
- Urban land with full planning permission (Detailed Study ED.339 approved)
- Required road dedication: 555 m<sup>2</sup>
- Minimum setback from roadway: 18 meters
- Steep slope from north to south with approx. 15m elevation difference

The parcel is part of a fully approved urban development plan and is ideal for a residential complex of attached homes (townhouses). The buildable surface and zoning regulations make it perfect for developers looking to create an exclusive community in a natural setting, while remaining well-connected to local services and amenities.

### Development Requirements:

To obtain a building license, a basic building project must be prepared, along with reports from utility providers. The construction process requires an execution project, certifications from all involved technicians (architect, technical architect, safety coordinator), and registration of the construction site.

This is a rare opportunity to secure a ready-to-develop residential plot in one of the Costa del Sol's most attractive areas.

Contact us today for more information or to arrange a viewing.



## Features:

### Views

Sea  
Mountain  
Panoramic  
Forest

### Setting

Urbanisation  
Close To Shops  
Close To Schools  
Close To Forest  
Suburban