



## Residential Plot for sale in Mijas Costa, Mijas

**2,990,000 €**

Reference: R5167171 Plot Size: 4,239m<sup>2</sup> Build Size: 2,500m<sup>2</sup>





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## Costa del Sol, Mijas Costa

Two adjoining plots for sale in Mijas Costa, but very close to Fuengirola, within walking distance to the beach, amenities, close to the Myramar shopping centre. One of them cannot function without the other, as it would be inaccessible. The upper plot (1) is 2,998 m<sup>2</sup>, and the lower plot (2) is 1,241 m<sup>2</sup>. If we consider only plot 1 = 2,998 m<sup>2</sup> of land, we would have 1,798.80 m<sup>2</sup> of buildable area. If we consider both plots, we would have = 4,239 m<sup>2</sup> of land, and we would have 2,543.40 m<sup>2</sup> of buildable area. That is, in the case of plot (1), we can talk about approximately 1,780 m<sup>2</sup> of buildable area. At an average of 90 m<sup>2</sup> per home (including common areas), we would have about 20 homes (with 2 and 3 bedrooms). Obviously, smaller homes will result in a larger number of homes. The building height is ground floor + 2 floors + set-back attic. (I've attached the ordinances for your information) Parking spaces would be 1 space per home, which, taking into account road surfaces, storage rooms, and cisterns, would be approximately 40 m<sup>2</sup> per space, i.e., approximately 800 m<sup>2</sup> of basement parking. With these very approximate numbers, we would have: 1,780 m<sup>2</sup> of living space Approximately 500 m<sup>2</sup> of terraces Approximately 800 m<sup>2</sup> of basement Approximately 120 m<sup>2</sup> of pool Approximately 3,500 m<sup>2</sup> of interior development We must not forget that the plot is currently undeveloped, meaning access is now via a concrete lane, and the city council will surely require development of the interior access road. (This will have to be factored into the development costs)



## Features:

### Orientation

South  
West  
South West

### Views

Sea  
Mountain

### Setting

Close To Sea  
Close To Shops  
Close To Town