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Residential Plot for sale in Mijas Costa, Mijas

2,990,000 €

Reference: R5167171 Plot Size: 4,239m² Build Size: 2,500m²





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 m², and the lower plot (2) is 1,241 m². If we consider only plot 1 = 2,998 m² of land, we would have 1,798.80 m² of buildable area. If we consider both plots, we would have = 4,239 m² of land, and we would have 2,543.40 m² of buildable area. That is, in the case of plot (1), we can talk about approximately 1,780 m² of buildable area. At an average of 90 m² 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 m² per space, i.e., approximately 800 m² of basement parking. With these very approximate numbers, we would have: 1,780 m² of living space Approximately 500 m² of terraces Approximately 800 m² of basement Approximately 120 m² of pool Approximately 3,500 m² 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