



## Residential Plot for sale in La Cala de Mijas, La Cala de Mijas

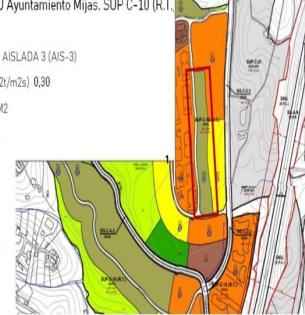
3,710,000 €

Reference: R5233558 Plot Size: 15,244m<sup>2</sup>



### SOLAR 3-3.3 PGOU Ayuntamiento Mijas. SUP C-10 (R.T.)

- Normativa aplicable: AISLADA 3 (AIS-3)
- EDIFICABILIDAD (m<sup>2</sup>/m<sup>2</sup>s) 0,30
- PARCELA MÍN. 500M<sup>2</sup>
- Altura Máx. 7m. PB+1
- Ocupación Máxima (%) 35
- USOS: Viviendas en su modalidad unifamiliar, aislada y adosada.





## Costa del Sol, La Cala de Mijas

**EXCLUSIVE OPPORTUNITY IN MIJAS – SET OF 18 URBAN PLOTS IN LA CALA (ZONE R2)** Build a luxury project. Secure a solid investment. Live in a privileged enclave. Introducing SOLAR LAGAR MARTELL, a spectacular set of 18 adjoining plots in one of the fastest growing and most sought-after areas of the Costa del Sol: La Cala – Mijas. A strategic location, surrounded by high-end residential developments, just minutes from beaches, golf courses, premium services and excellent transport links.

**MAIN FEATURES** Total land area: 15,244 m<sup>2</sup> AIS-3 buildable area: 0.30 m<sup>2</sup>t/m<sup>2</sup>s Maximum buildable area: 4,573 m<sup>2</sup> Permitted use: Detached and semi-detached single-family homes Minimum plot size: 500 m<sup>2</sup> Maximum occupancy: 35% Maximum height: Ground floor + 1 (7 m) Ideal for a villa resort, development of 18 premium homes, or for end buyers looking for exclusive plots in an established area.

**PRICE AND RETURN ON INVESTMENT** Total price for the whole: €3,500,000 Impact per plot: €194,444/unit An impact that is impossible to find in the area for land with this location, regulations and building potential.

**PRIME LOCATION** Located in the Lagar Martell residential development, a well-known, quiet yet well-connected area. Just a few minutes from: La Cala de Mijas (centre) Fine sandy beaches Golf courses Restaurants, supermarkets and services Direct connection to the A7 and AP7 motorways

**WHY IS THIS A UNIQUE OPPORTUNITY?**

- ✓ Ideal for developers looking for immediate development
- ✓ Partially sectorised, with clear regulations (AIS-3)
- ✓ Areas with high property values
- ✓ Extremely high demand for single-family homes on the Costa del Sol
- ✓ Great potential for appreciation and quick commercial exit
- ✓ Also suitable for end buyers looking for a premium plot



## Features:

Setting	Category
Commercial Area	Investment
Close To Golf	Bargain
Urbanisation	Cheap
Close To Sea	Distressed
Close To Shops	Luxury