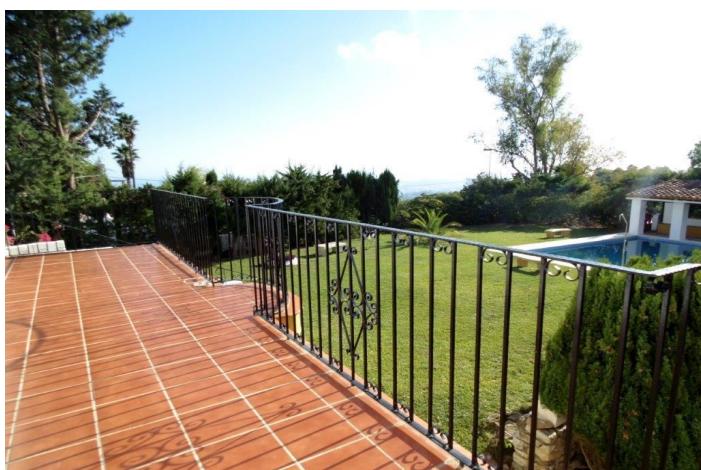




Detached Villa for sale in Los Espartales, Mijas

1,200,000 €

Reference: R3037373 Bedrooms: 5 Bathrooms: 3 Plot Size: 18,000m² Build Size: 326m² Terrace: 124m²





Costa del Sol, Mijas

Undoubtedly one of the finest development opportunities currently available in the Mijas area. Set on the Carretera de Mijas–Fuengirola, just 1 km below Mijas Pueblo, this exceptional plot offers scale, flexibility, and outstanding investment potential in a highly strategic location. **Prime Development Plot** The main plot measures 18,000 m², with one third classified as buildable land. There is existing approval to construct 10 townhouses, each of 276 m², totalling 2,760 m² of build size. Importantly, the configuration may be revised—subject to planning—while remaining within the approved total build allowance, allowing developers to optimise layout and product mix. The buildable section is largely flat, ensuring straightforward construction and excellent road access, a rare advantage in this area. **Expansion Potential** Adjacent to the main plot is an additional 2,900 m², available for €180,000, which would allow the project to expand to 12 townhouses, further enhancing overall returns. **Existing Villa & Added Value** Also included is an existing 326 m² villa, which requires modernisation but offers substantial upside. With a separate apartment, garage, swimming pool, and the potential for up to 5 bedrooms, this property could be transformed into: A luxury private villa, or A boutique B&B, subject to town hall approval. There is also the possibility—again subject to planning—to separate the villa plot from the new development, creating two distinct and highly valuable assets. **Views & Natural Setting** Thanks to its elevated position, the property enjoys beautiful panoramic views across the countryside and down to the sea. The non-buildable portion of the land slopes gently towards the riverbed and will remain a lush green oasis, providing privacy, natural beauty, and an appealing environment for future homes. **Key Features** **Setting:** Suburban, Village, Close to Town **Orientation:** South-facing **Pool:** Private **Views:** Country, Panoramic, Garden & Sea **Features:** Near Transport, Private Terraces, Double Glazing **Kitchen:** Partially Fitted **Garden:** Private **Security:** Alarm System **Parking:** Garage **Category:** Investment, Resale **Investment Summary** This is a rare, versatile, and high-impact opportunity in one of the Costa del Sol's most sought-after growth areas—ideal for developers or investors seeking a substantial return through residential development, hospitality, or a combination of both.



Features:

Features	Orientation	Views
Near Transport	South	Sea
Private Terrace		Panoramic
Double Glazing		Country
Guest Apartment		Garden
Setting	Condition	Pool
Suburban	Renovation Required	Private
Village		
Furniture	Kitchen	Garden
Not Furnished	Partially Fitted	Private
Security	Parking	Utilities
Alarm System	Garage	Electricity
	Private	
Category	Energy Rating	CO2 Emission Rating
Investment	E	E
Resale		