



## Detached Villa for sale in Los Espartaes, Mijas

1,200,000 €

Reference: R3037373 Bedrooms: 5 Bathrooms: 3 Plot Size: 18,000m<sup>2</sup> Build Size: 326m<sup>2</sup> Terrace: 124m<sup>2</sup>





## 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 m<sup>2</sup>, with one third classified as buildable land. There is existing approval to construct 10 townhouses, each of 276 m<sup>2</sup>, totalling 2,760 m<sup>2</sup> 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 m<sup>2</sup>, 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 m<sup>2</sup> 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

Near Transport  
Private Terrace  
Double Glazing  
Guest Apartment

### Setting

Suburban  
Village

### Furniture

Not Furnished

### Security

Alarm System

### Category

Investment  
Resale

### Orientation

South

### Condition

Renovation Required

### Kitchen

Partially Fitted

### Parking

Garage  
Private

### Energy Rating

E

### Views

Sea  
Panoramic  
Country  
Garden

### Pool

Private

### Garden

Private

### Utilities

Electricity

### CO2 Emission Rating

E