



**Property type :** Plot

**Location :** Sierrezuela

**Bedrooms :** 0

**Bathrooms :** 0

**Swimming pool :** Optional

**Orientation :** North

**Views :** Mountain views

**Plot area :** 580 m<sup>2</sup>



Plot of 580 m<sup>2</sup> in an exclusive residential area of Mijas

Plot of 580 m<sup>2</sup> in one of the most exclusive and well-established residential areas of Mijas. Located in La Sierrezuela, a quiet and well-connected setting, this plot offers the perfect opportunity to build the home of your dreams on the Costa del Sol.

#### Space light and potential

With an area of 580 m<sup>2</sup> and a rectangular shape, the land has planning conditions that allow construction of a single-family house with garden and private pool. Its wide 21 m façade, elevated position and north-south orientation ensure abundant natural light and unobstructed views, creating an ideal environment to enjoy Mediterranean living year-round.

#### Key planning data

Net buildability: 0.25 m<sup>2</sup>t/m<sup>2</sup>s

Minimum plot required: 500 m<sup>2</sup>

Maximum footprint: 35%

Minimum façade: 10 m

Minimum setbacks to public and private boundaries: 3 m

Maximum height: ground floor + 1 floor (7 m max)

#### Consolidated residential setting

La Sierrezuela is a development renowned for its family atmosphere, safety and high quality of life. Surrounded by villas and independent chalets, it combines privacy with proximity to all everyday services.

#### Prime location in Mijas

A few minutes' drive from schools, supermarkets, health centers and leisure areas. With quick access to the A-7 motorway, it connects easily to Fuengirola, Marbella and Málaga city, as well as the international airport.

#### Mijas Tradition and modernity on the Costa del Sol

Mijas enjoys more than 300 days of sunshine a year, sandy beaches, golf courses and a wide cultural and gastronomic offering. Its cosmopolitan atmosphere and excellent infrastructure make this plot a safe investment for both a primary residence and a second home.

A unique opportunity to design and build your custom home in a privileged location. Contact us for more information and to arrange a visit.

(\*) Agency fees included in the sale price. Purchase-related expenses such as ITP, AJD, notary and registration fees are not included.

