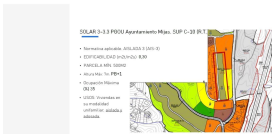


# ALL IN real estates



## Residential Plot in La Cala de Mijas

Bedrooms	0	Bathrooms	0	Built	0m2	Plot	15244m2
<b>R5233558</b>		<b>Residential Plot</b>		<b>La Cala de Mijas</b>		<b>3.710.000€</b>	

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>/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