



## Residential Plot in Campo Mijas

Bedrooms **0**      Bathrooms **1**      Built **350m2**      Plot **986m2**

**R5316205**      **Residential Plot**      **Campo Mijas**      **208.000€**

URBAN PLOT IN CAMPOMIJAS – 986 m<sup>2</sup> WITH GREAT RESIDENTIAL POTENTIAL Urban plot of 986 m<sup>2</sup> for sale located in Campomijas (Mijas Costa), in a consolidated, quiet and well-connected residential area. An excellent opportunity both for self-development and for investment in one of the areas with constant demand on the Costa del Sol. KEY DETAILS • Plot surface area: 986 m<sup>2</sup> • Classification: Urban Land • Unbuilt plot • Direct access from public road • Consolidated residential environment The plot allows the development of a residential project adapted to the current market, always subject to current urban planning regulations and approval of the corresponding technical project. POTENTIAL Ideal for: - Independent single-family villa with garden and pool -High-value residential project -Medium-term investment in an area with stable demand The size of the plot allows the design of a spacious, modern home perfectly integrated into its surroundings. According to the applicable urban planning regulations for the area: • Approximate building allowance: 0.26 m<sup>2</sup>/m<sup>2</sup> • Possibility of up to 2 floors • Approximate maximum height: 7 meters • Setbacks according to planning regulations With a surface area of 986 m<sup>2</sup>, the estimated buildability would allow the development of a property of approximately 250 m<sup>2</sup> built (indicative figure subject to technical verification). LOCATION Campomijas is a highly valued residential area due to its balance between tranquility and connectivity. • Fuengirola and beaches less than 10 minutes away • Quick access to A-7 and AP-7 • Supermarkets, schools and services within a few minutes •

Family-friendly and consolidated environment A strategic location both for a permanent residence and for a holiday home. IDEAL PROFILE Single-family home developers Investors looking for urban land in a consolidated area Self-builders wishing to construct in a practical and well-connected location A plot with uncommon dimensions in the area, ready to develop a quality residential project. ???? For more information, urban planning documentation or a viewing, do not hesitate to contact me. Need financing for the purchase or construction? We assist you with a personalized, no-obligation study.