

MIJAS

390,000 €

REFERENCE R5365036

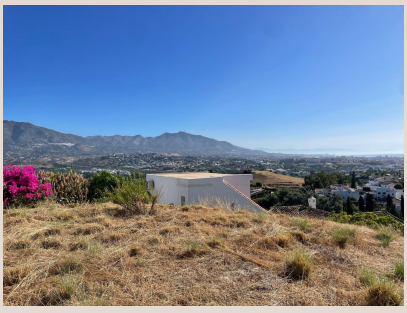
Exclusive Ready-to-Build Villa Plot with Panoramic Sea Views in Mijas, Costa del Sol

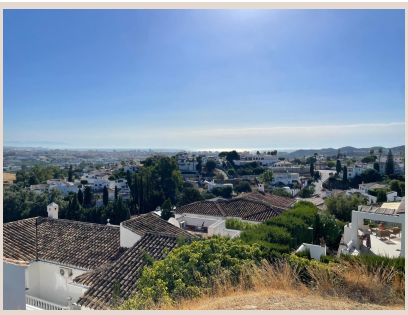
706 m²

PLOT








Description

Mijas, nestled in the heart of Spain's glorious Costa del Sol, is renowned for its enchanting white villages, world-class golf courses, and breathtaking Mediterranean vistas. It is within this coveted setting that Luxury Realty is proud to present an extraordinary opportunity: a prime building plot in Cerro del Águila, poised for the immediate construction of your bespoke luxury villa. This is not merely land; it is a canvas for your architectural dreams, offering a seamless path to creating your ultimate residence in one of Andalusia's most desirable locations.

The most compelling feature of this offering is the invaluable "ready-to-build" status. This exclusive plot comes with a **fully approved and paid building license**, a significant advantage that eliminates the typical bureaucratic hurdles and lengthy waiting periods associated with new construction. For the discerning investor or homeowner, this means construction can commence without delay, transforming your vision into reality much faster than conventional plot acquisitions. The groundwork has been meticulously laid, allowing you to focus purely on the exciting journey of designing and building your dream home.

Cerro del Águila stands out as one of Mijas's most pleasant and sought-after residential enclaves. This upscale urbanisation is celebrated for its tranquil atmosphere, impeccable maintenance, and a genuine sense of community. Its privileged position in Mijas, Southern Spain, ensures superb connectivity to essential services and leisure facilities. You'll find yourself just minutes away from pristine beaches, vibrant commercial centers, gourmet restaurants, and a selection of prestigious golf courses. Furthermore, the strategic location provides easy access to charming towns like La Cala de Mijas, Fuengirola, the glamour of Marbella, and Málaga International Airport, making it an ideal base for both permanent living and luxurious getaways.

The architectural project, for which the license has been granted, envisions an exceptional contemporary villa. This design has been meticulously crafted to harness the plot's unique characteristics, maximizing natural light and, crucially, exploiting the absolutely stunning panoramic views. From your future home, you will gaze upon the shimmering expanse of the Mediterranean Sea, stretching towards the horizon, encompass the picturesque coastline of La Cala de Mijas, and be cradled by the majestic Mijas mountains. The plot's elevated position and optimal orientation guarantee uninterrupted, breathtaking scenery that will inspire awe every single day, turning every window into a living masterpiece.

Living in Cerro del Águila offers a lifestyle defined by serenity and convenience. The peaceful, well-maintained urbanisation fosters a pleasant residential atmosphere, where friendly neighbors contribute to a harmonious environment. Beyond the immediate tranquility of your home, a world of leisure awaits. Golf enthusiasts will appreciate the proximity to renowned courses, while those seeking sun and sand will find themselves just a short drive from the inviting shores of the Mediterranean. With an array of amenities, boutique shops, and diverse culinary experiences nearby, every comfort and luxury is within easy reach. This perfect blend of natural beauty, urban convenience, and a vibrant local culture makes this location truly unparalleled.

Understanding the foundation of your future home is paramount. This generous plot measures approximately **706 m²** (according to Cadastre, with 690 m² detailed in the Title Deed). The approved planning regulations for a detached single-family house under the AIS-3 subtype offer excellent potential for creating a spacious and private residence. The urban parameters allow for a net buildability of 0.35 m²t/m²s, translating to a substantial **241.50 m² of buildable area**. Furthermore, the maximum plot occupancy is set at 35%, ensuring ample outdoor space and privacy. With boundary setbacks of 3.00 m and a maximum height allowance of Ground floor + 1 (7.00 m), there is significant scope for a beautifully designed two-story villa with lush gardens and perhaps an inviting infinity pool, perfectly integrating with the surrounding landscape and views. This residential plot exceeds the minimum size requirement of 500 m², providing a truly expansive canvas.

This is more than just a plot of land; it is a golden ticket to realizing your ultimate dream home on the illustrious Costa del Sol. Combining the allure of nature, unparalleled sea and mountain views, and exceptional accessibility, this opportunity represents a strategic investment in a region known for its enduring appeal and lifestyle quality. Whether you envision a permanent family residence, a luxurious holiday retreat, or a savvy investment property, this plot in Mijas offers the ideal foundation. With all administrative hurdles cleared and a clear vision for an exceptional villa, your journey to luxury living can truly begin today.

Details

Reference	R5365036	Property Type	Land
Status	Sale	Price	390,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	706 m²
Terrace	–	Parking places	by request

Features

Sea views, Mountain views, Beachfront, Holiday Home, Investment