

MIJAS

■■■■■■■ ■ Mijas

484 500 €

■■■■■■■■ R5548279

2 287 m²

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Licensed villa project in Valtocado, Mijas. South-west facing hillside plot of 2,287 m² (registered) in the Valtocado villa belt above Mijas Pueblo, sold with a granted building licence, in force, and the full Proyecto Básico for a contemporary three-bedroom villa with infinity pool, roof solarium, basement gym and three-car garage. The retaining walls that create the flat building platform on the best view line are already built. The design computes 296 m² against a 298 m² allowance under the AIS-5 ordinance, with 365 m² of closed built area including a 98 m² basement, plus a 50 m² porch, 133 m² of terraces and solarium and a 38 m² infinity pool. The project has three bedrooms, four bathrooms plus guest WC, a home office and three covered parking spaces. The licence is transferable to the buyer by change of ownership (cambio de titularidad). Works can start once the buyer files the Proyecto de Ejecución and notifies commencement. Two municipal guarantees totalling €18,233 are already lodged and are refunded by Mijas town hall on completion of the works. The plot sits at the quiet upper edge of the urbanisation, bounded on its lower side by protected green zone, with open sea and sierra views. Mijas ■Pueblo ■is ■a ■few minutes ■away, ■Fuengirola ■and ■the ■coast about ■15 ■minutes, and ■Málaga ■airport about ■25 ■minutes. Fixed ■price ■€484,500 for the ■plot, ■licence, ■project ■and ■platform ■works.

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