



# Residential Plot for sale in La Cala, Mijas

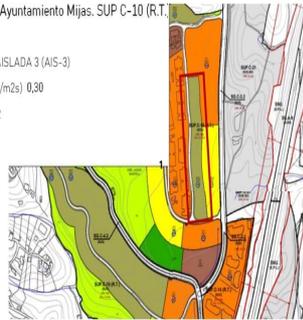
3,710,000 €

Reference: R5233558 Plot Size: 15,244m<sup>2</sup>



SOLAR 3-3.3 PGOU Ayuntamiento Mijas. SUP C-10 (R.T.)

- Normativa aplicable: AISLADA 3 (AIS-3)
- EDIFICABILIDAD (m<sup>2</sup>/m<sup>2</sup>s) 0,30
- PARCELA MÍN. 500M<sup>2</sup>
- Altura Máx. 7m. PB+1
- Ocupación Máxima (X) 35
- USOS Viviendas en su modalidad unifamiliar, aislada y adosada.





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## Costa del Sol, La Cala

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>t/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



## Features:

### Setting

Commercial Area

Close To Golf

Urbanisation

Close To Sea

Close To Shops

### Category

Investment

Bargain

Cheap

Distressed

Luxury