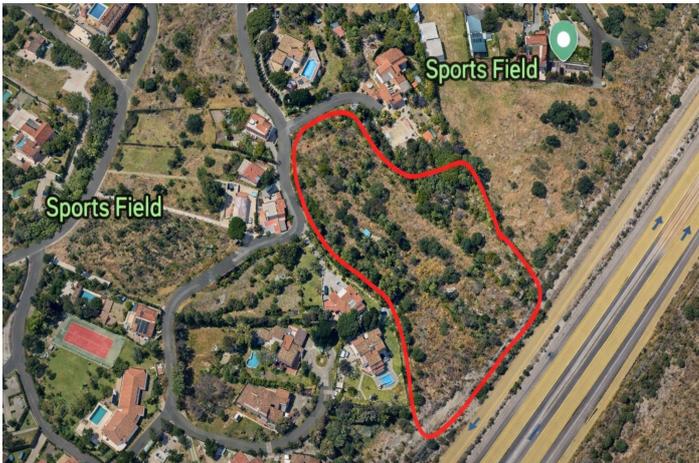




# Residentiele Percelen te koop in Mijas, Mijas

2.495.000 €

Referentie: R5300431 Plotgrootte: 6.236m<sup>2</sup>





## Costa del Sol, Mijas

Prime Urban Development Plot – Lew Hoad Area, Las Lomas de Mijas – Sea Views – Up to 7 Villas  
Investor & Developer Opportunity | Urban Land | Costa del Sol

Located in the highly desirable Lew Hoad area of Las Lomas de Mijas, this 6,236 m<sup>2</sup> urban plot represents a rare opportunity to develop within one of the Costa del Sol's most established and sought-after residential neighbourhoods.

The Lew Hoad zone, centred around the Lew Hoad Tennis & Padel Club, is well known for its tranquil residential character, elevated positioning and strong end-user demand. The plot enjoys a quiet setting with open aspects, mountain outlook and partial sea views, a combination that consistently underpins premium villa values in this area.

### Location & Market Context

Las Lomas de Mijas sits within the wider Mijas municipality, offering excellent connectivity to:

Mijas Pueblo

La Cala de Mijas

Fuengirola

Beaches, golf courses and international schools

Málaga Airport approx. 30–35 minutes by car

The area attracts both domestic and international buyers seeking quality residential product in a low-density, established environment – making it particularly attractive for mid-scale luxury villa development.

### Planning & Zoning

Land classification: Urban land (Suelo Urbano)

Zoning: AIS-4

Permitted use: Residential – detached villas

Minimum plot size: 800 m<sup>2</sup>

Buildability: 0.25 m<sup>2</sup>/m<sup>2</sup>

Maximum occupation: 25%

Maximum height: PB + 1 (7 m)

Setbacks: 3 m

Parking: 2 spaces per dwelling

### Development Capacity

Up to 7 independent villas

Approx. 1,559 m<sup>2</sup> buildable roof area

Average buildability per unit: ~223 m<sup>2</sup>

Basements and non-computable areas permitted subject to project design

Indicative villa configuration (subject to licence):

Basement: ~120 m<sup>2</sup>



Ground floor: ~115 m<sup>2</sup>

Upper floor: ~107 m<sup>2</sup>

Approx. total built area per villa: 340 m<sup>2</sup>

The elevated nature of the plot allows future villas to benefit from open views and partial sea views, enhancing end-sale appeal and resale values.

Investment Rationale

Urban land in a consolidated, premium residential area clear planning parameters

Limited competing land supply in Lew Hoad / Las Lomas zone

Suitable for phased or single-scheme villa development

Strong appeal to international end buyers

Full technical documentation, zoning summaries and cadastral information available on request.



## Kenmerken:

### Zonorientatie

zuiden

### Uitzicht

Zeezicht

Mountain Bekeken

Weids

Country Bekeken

### Ligging

Dicht bij winkels

Dichtbij scholen

Voorstad

Landelijk

Bergdorp

### Huidige Staat

Uitstekende conditie