+34 604 489 646

info@luxury-realty.com

Land in Mijas

Reference: R4381813



Bedrooms: by request

Bathrooms: by request

M² Build size:

Price: 750,000 €

Status: Sale

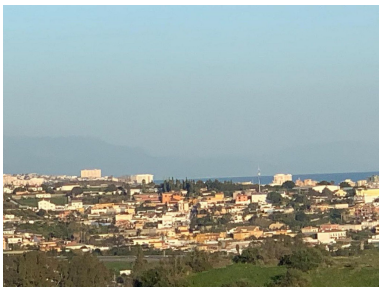
Property Type: Land

Parking places: by request

M² Plot Size: 15,641













Overview:

Nestled in the sun-drenched hills of Andalusia, just a mere 5-minute drive from essential services and the vibrant culinary scene, lies an extraordinary rustic farm encompassing a vast 28,131 m² (over 2.8 hectares) of prime land in the highly sought-after locale of Mijas, Southern Spain. This magnificent property represents a rare and compelling opportunity for the discerning investor or individual seeking a unique blend of privacy, agricultural potential, and breathtaking natural beauty. Far more than just land, this estate is a canvas awaiting its next chapter, offering a strategic location that seamlessly combines tranquil seclusion with convenient access to the amenities of the Costa del Sol.

Mijas, renowned for its charming white village, picturesque landscapes, and proximity to both the glistening Mediterranean coast and the majestic Sierra de Mijas mountains, provides an idyllic backdrop for this exceptional offering. Its strategic position ensures that while you enjoy the peace of your private domain, the bustling life of the coast, including world-class golf courses, marinas, and international airports, remains effortlessly within reach. This property is not just a piece of land; it is an invitation to embrace the rich Andalusian lifestyle, fostering a connection with nature without compromising on modern conveniences.

A Foundation for Ambitious Ventures and Sustainable Living

This remarkable estate comes equipped with a suite of valuable assets and infrastructure, making it an ideal foundation for a multitude of ambitious projects. Crucially, the farm boasts a prestigious license for both zoological nucleus and livestock exploitation, immediately opening doors to specialized agricultural or animal-related enterprises that are typically complex to establish. This pre-approved status significantly streamlines the process for anyone envisioning a professional animal facility, a unique eco-tourism venture, or a thriving livestock operation. A substantial concrete surface, spanning approximately 1,500 m², provides a robust and versatile platform for various activities, from agricultural processing areas to animal enclosures or event spaces, offering a durable base for immediate use and future development within the parameters of its rustic classification.

Beyond its expansive acreage and specialized licensing, the property’s infrastructure is designed to support a self-sufficient and operational lifestyle. A spacious 72 m² warehouse provides ample storage for equipment, feed, or produce, adaptable to numerous needs. For those with a vision for animal care or breeding, the property features an impressive nineteen individual kennels, each generously sized at 28 m². These substantial enclosures offer considerable capacity and flexibility, far surpassing typical residential setups, making them perfect for professional breeding, animal rescue, or specialized animal training facilities. This meticulously planned infrastructure underscores the farm's readiness for diverse commercial and personal applications.

Comfort and Independence on Your Private Estate

Adding to the estate's remarkable appeal is a charming 50 m² prefabricated house, presented in an immaculate, 'like new' condition. This comfortable dwelling provides immediate accommodation, featuring two well-appointed bedrooms, a fully equipped kitchen ready for culinary endeavors, and a modern bathroom complete with a shower. It serves as an ideal residence for a caretaker, farm manager, or as a convenient base during the development of larger projects. The presence of an additional bathroom on the premises further enhances the functionality and convenience for staff or visitors, ensuring comfort across the estate's diverse operations. This self-contained living space is a valuable asset, offering practicality and comfort amidst the expansive rustic setting.

Independence and sustainability are cornerstones of this property's offerings. The estate is fully equipped with essential utilities, ensuring a seamless and comfortable living and working environment. It boasts a reliable water supply, notably featuring its own private well—a significant advantage in the region, guaranteeing autonomy and sufficient resources for agricultural needs, animal care, and daily living without reliance on municipal systems. Furthermore, the property is connected to electricity, providing power for all operations and residential needs, and includes a modern septic tank system for efficient waste management. For enhanced security and privacy, the entire perimeter of the property is fully fenced, offering peace of mind and secure containment for livestock or pets. Embracing the authentic charm of the Mediterranean, the land is also adorned with mature fig and olive trees, not only adding to the aesthetic beauty but also offering the potential for seasonal harvests of delicious fruit and exquisite olive oil, further enhancing the estate’s self-sufficiency and rustic allure.

Breathtaking Vistas and Infinite Horizons

Perhaps one of the most enchanting features of this Mijas estate is its truly spectacular panoramic views. From virtually every vantage point, one is treated to breathtaking vistas that sweep across the azure expanse of the Mediterranean Sea on one side, and the majestic, verdant peaks of the Sierra de Mijas mountains on the other. These dual-aspect views offer a dynamic tapestry of natural beauty, changing with the light of day and the seasons, providing an ever-present sense of tranquility and inspiration. Imagine waking up to the sun rising over the sea and ending your day with the dramatic sunsets over the mountain range, a daily spectacle that elevates living to an art form. This unparalleled visual splendor significantly enhances the property’s value, creating an idyllic setting for both personal enjoyment and commercial appeal.

The inherent versatility of this estate, combined with its unique licensing and expansive land, makes it an ideal candidate for a diverse array of ventures. For the entrepreneur with an affinity for animals, it could transform into a premier zoological park, a specialized animal rescue and rehabilitation center, or an exclusive breeding facility. Its vast open spaces and infrastructure are perfectly suited for establishing a high-end riding school or an equestrian center, catering to the growing demand for equine activities in the region. Alternatively, it presents an outstanding opportunity for a commercial agricultural or livestock farm, leveraging the existing exploitation license. Beyond these, the property holds immense potential as a luxury recreational farm, a private rural retreat for discerning individuals seeking a vast, self-sufficient sanctuary, or an exclusive eco-tourism destination. The possibilities are truly as boundless as the views it commands, offering a unique opportunity to realize a grand vision in a coveted location.

Navigating Rustic Status: Unlocking Future Potential

It is important to understand that this magnificent property is currently classified as a rustic farm, a designation common in Spain that implies certain limitations on new construction. Under its current classification, primary residential building is generally restricted, ensuring the preservation of the natural landscape and agricultural character of the area. However, the expert team at Luxury Realty can guide prospective buyers through the nuances of Spanish land law. A significant avenue for potential future development lies in the possibility of legally reclassifying the land use. Specifically, changing the land status from 'dry land' (secano) to 'irrigated land' (regadío) could, under specific circumstances and subject to strict regulatory processes and approvals from local authorities and planning commissions, open doors to modifying its building potential. This is a complex but not unprecedented process that would require professional legal and technical consultation, offering a long-term strategy for those with a vision to expand upon the existing structures or introduce new elements that align with updated land classifications.

While the immediate focus remains on the immense potential offered by its current licenses and existing infrastructure for agricultural, livestock, or specialized animal-related ventures, the opportunity to explore a change in land use presents an exciting prospect for future value enhancement and expanded possibilities. Luxury Realty is committed to providing comprehensive guidance, connecting you with local experts who can assess the feasibility and navigate the procedural requirements for such a transition. This property, therefore, offers not only immediate operational capacity but also the intrinsic value of future potential, making it a truly unique investment in one of Southern Spain's most desirable locations. It represents a rare chance to acquire a significant piece of Mijas, combining immediate utility with the promise of future growth, tailored to the ambitious vision of its next owner. We invite you to explore this exceptional estate and envision the extraordinary life or enterprise that awaits within its magnificent bounds.

Features:

Air conditioning, Sea views, Mountain views, Parking