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Luxury Realty
real estate

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Land in Mijas

Reference: R5009278



Bedrooms: by request
Bathrooms: by request
M² Build size: 6,100
Price: 2,200,000 €
Status: Sale
Property Type: Land
Parking places: by request
M² Plot Size: 9,609













Overview:

Luxury Realty is proud to present an unparalleled investment opportunity: three prime development plots totaling an expansive 6,100 sqm, perfectly situated to capture breathtaking panoramic vistas near the iconic Mijas Pueblo. Nestled in the heart of Southern Spain's sun-drenched Costa del Sol, these plots offer more than just land; they provide a blank canvas for creating an exclusive, high-end residential enclave, destined to become one of the region's most coveted addresses.

Mijas Pueblo, a jewel of Andalusia, is renowned for its enchanting white-washed architecture, cobbled streets, vibrant culture, and exquisite gastronomy. This idyllic village provides a tranquil retreat while remaining conveniently close to Malaga International Airport, the bustling city of Marbella, and the pristine beaches of the Mediterranean. The plots' strategic elevation ensures uninterrupted, sweeping views encompassing the Mediterranean Sea, the majestic Mijas mountains, and the charming whitewashed village itself, promising an enviable lifestyle for future residents.

A Vision for Luxury Development: Up to 53 Bespoke Residences

These exceptional plots provide a robust foundation for ambitious design and meticulous implementation. With outline permission and designated zoning, the potential exists to develop up to 53 luxury units across the three distinct projects: a charming development of 10 units, an elegant project of 13 units, and a grander vision for 30 apartments. This significant scale allows for the creation of a cohesive, high-quality residential community tailored to the discerning tastes of the luxury market.

The flexibility to develop either sophisticated apartments or elegant townhouses offers diverse possibilities for crafting bespoke living spaces that maximize the spectacular views and prime location. This is a rare chance for visionary developers and investors to shape a landmark project in one of Spain's most sought-after and naturally beautiful locations.

Plot 1: The Epitome of Convenience and Charm

Commanding a premier position, Plot 1 is a self-contained gem just a five-minute stroll from the heart of Mijas Pueblo. This exceptional proximity allows future residents to fully immerse in village life, from quaint cafes to traditional artisan shops, without sacrificing privacy or tranquility. With stunning, unobstructed views that stretch across the landscape to the glittering Mediterranean, this plot holds outline permission for 10 exquisite apartments or townhouses. The infrastructure requirements for this plot are straightforward and standard, ensuring a smooth and efficient development process. This unique combination of immediate village access, spectacular scenery, and ease of development makes Plot 1 an incredibly attractive proposition for creating an exclusive boutique residential project.

Plots 2 & 3: Strategic Vision for Enhanced Value and Long-Term Potential

Plots 2 and 3, integral to this comprehensive offering, represent a strategic opportunity for significant value creation. While requiring the installation of a new access road and waste pipe infrastructure, this investment has been meticulously factored into comprehensive financial projections, confirming the robust profitability of these projects. This initial infrastructure development unlocks the full potential of these plots, ensuring superior accessibility and modern services for future high-end residences.

Despite this infrastructural enhancement, the unparalleled prime location and a highly competitive land cost, calculated at approximately €40,000 per potential unit, position these plots for exceptional returns. Upon completion, the premium residences developed here are projected to command top-tier prices, reflecting their exclusive design, superior amenities, and, crucially, their coveted address within the Mijas municipality. This represents a strategic investment into an area with assured appreciation and strong demand for luxury living.

Detailed Project Insights: Shermijas and Sapromijas

The Shermijas Project (Plots 1 & 2)

This segment of the offering encompasses two exquisite plots situated on Camino De Los Caños, nestled between Calle El Cantillar, within the prestigious Mijas municipality. Designated as Unconsolidated Urban Land (SUNC) sector AA under the General Urban Planning Plan (PGOU) of Mijas, these plots are primed for high-quality residential development. With a combined buildable area of 3,382 sqm, the Shermijas Project offers the potential for 10 and 13 luxury apartments or townhouses respectively, each designed to capture the essence of Costa del Sol living. The strategic location provides easy access while maintaining an air of exclusivity.

The Sapromijas Project (Plot 3)

The Sapromijas Project presents a substantial and captivating development opportunity on a single plot spanning approximately 6,000 sqm. Its unique, irregular shape and significant topographical variations present an architect's dream, offering boundless creative potential for distinctive, multi-tiered designs that maximize views and outdoor living spaces. Bounded by public roads to the north and south, public facilities to the east, and private, upscale residences to the west, this plot boasts excellent connectivity and a desirable neighborhood context.

With a usable buildable area of 2,804 sqm, the vision for Sapromijas is to deliver 30 sophisticated apartments, thoughtfully distributed across five blocks. This thoughtful distribution allows for generous green spaces, community amenities, and ensures each residence benefits from optimal orientation and the unparalleled vistas.

Flexible Acquisition for Discerning Investors

To facilitate a tailored acquisition strategy, these prime assets offer flexibility: investors may choose to acquire the land directly or opt for the acquisition of the holding companies – Shermijas SL (for Plots 1 & 2) and Sapromijas S.L (for Plot 3). This option provides potential advantages in terms of corporate structure and transfer efficiency, catering to the specific needs of sophisticated investors.

An Unmissable Investment in Mijas' Future

This collection of three prime development plots represents an extraordinary, once-in-a-lifetime opportunity to invest in and shape the future of luxury living in Mijas Pueblo, Southern Spain. Combining an enviable location with awe-inspiring views, significant development potential, and a clear path to premium market returns, these plots are perfectly poised for a landmark project. We invite serious inquiries from visionary developers and investors seeking to leave an indelible mark on one of Europe's most cherished destinations.

Features:

New development, Sea views, Mountain views