

Land in Mijas

Reference: R5426446



Bedrooms: by request

Bathrooms: by request

M² Build size:

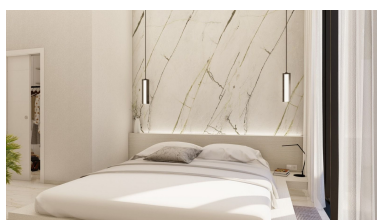
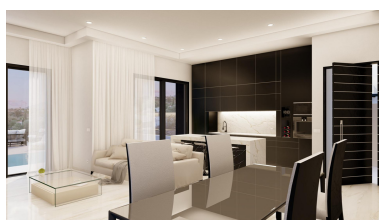
Price: 290,000 €

Status: Sale

Property Type: Land

Parking places: by request

M² Plot Size: 394



Overview:

Embark on an extraordinary journey to create your bespoke Mediterranean sanctuary with this exceptional 349 m² urban plot. Nestled in a tranquil, highly sought-after residential enclave within Mijas, a jewel in the heart of Southern Spain's illustrious Costa del Sol, this parcel offers a unique blend of privacy, natural beauty, and unparalleled convenience. It represents an unrivaled opportunity, whether you aspire to construct your dream custom home or seek a strategic real estate investment in one of Europe's most desirable locations.

A Canvas for Contemporary Luxury

This prime urban land provides the perfect foundation for an architectural masterpiece. With its generous dimensions of 349 m², the plot is meticulously zoned for residential use, ensuring compliance with local regulations for single-family dwellings. Imagine a modern, multi-story residence designed to your exact specifications, offering spacious living areas and commanding views. The potential to build a significant, contemporary home, perfectly tailored to your lifestyle, is an inviting prospect for the most discerning buyers.

Exquisite Architectural Vision Included

Adding unparalleled value, this magnificent plot comes complete with a sophisticated building plan for a contemporary single-family home. This pre-designed vision is meticulously crafted to maximize natural light throughout the interiors and seamlessly integrate with the stunning surroundings. The architectural concept embraces the coveted Mediterranean lifestyle, typically allowing for expansive open-plan living spaces, sun-drenched terraces perfect for al fresco dining, a private infinity pool that seemingly merges with the horizon, and meticulously landscaped gardens. Such features are not merely amenities; they are integral components of the luxury living experience highly demanded and celebrated across Mijas and the wider Costa del Sol.

Unrivalled Location: The Heart of the Costa del Sol

Situated in an established and vibrant neighborhood, this plot offers the ultimate balance of serene living and immediate access to dynamic amenities. Mijas, renowned for its charming white villages, breathtaking mountain landscapes, and proximity to glorious coastlines, provides an idyllic backdrop for your new home. You'll find yourself just minutes away from pristine beaches, world-class championship golf courses, and bustling marinas. The strategic location ensures effortless access to the vibrant towns of Fuengirola and La Cala de Mijas, known for their exquisite dining, boutique shopping, and cultural attractions. Furthermore, the property benefits from easy connectivity to major transportation routes, including the A-7 and AP-7 motorways, ensuring seamless travel across the region and to international airports. All essential amenities, from gourmet supermarkets and esteemed international schools to charming local restaurants and vibrant entertainment options, are within effortless reach, solidifying its appeal as a primary residence, a luxurious second home, or a lucrative investment.

Expedited Development: The Advantage of Pre-Approved Plans

One of the most significant advantages of this offering is the inclusion of an approved building plan. This crucial feature dramatically streamlines the development process, eliminating lengthy administrative processing times and allowing construction to commence far more quickly than with un-planned plots. For both private buyers eager to begin building their dream home without delay and savvy investors seeking an efficient market entry, this pre-approved status translates into considerable time and cost savings, making it an exceptionally attractive and secure investment on the Costa del Sol.

Your Bespoke Andalusian Retreat Awaits: Ideal For

This exclusive land parcel presents a versatile opportunity perfectly suited for a variety of high-end aspirations. Firstly, it is an unparalleled choice for individuals passionate about building a custom single-family home, designed to their unique specifications and embodying their personal vision of luxury. Secondly, its prime location and included plans make it a compelling proposition for astute real estate investors looking to capitalize on the robust and ever-growing property market of the Costa del Sol. Lastly, for those dreaming of a prestigious second home or a captivating vacation retreat, this plot offers the ideal foundation to create a lock-and-leave property in a sun-drenched paradise, providing an exquisite escape for family and friends.

Transparent Investment: Understanding Acquisition Costs

At Luxury Realty, we are committed to complete transparency regarding the acquisition process. The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the registered price and the cadastral reference value (Art. 10 TRLITPAJD). Please note that reduced rates may apply depending on the buyer's personal circumstances. The costs associated with the notarial deed and registration with the Property Registry are governed by official fee schedules (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). Estimated costs typically range from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Should you opt to hire an administrative agency for assistance, their fees are at the agency's discretion, estimated between €300 and €500. It is important to note that the Municipal Capital Gains Tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). The estimated total cost to the buyer for this specific opportunity is €319,000. This estimate is provided for guidance only, in accordance with Art. 20.1.c) TRLGDCU, and the final amount will be contingent upon the specific circumstances of the transaction and the buyer. All brokerage fees are paid by the seller, ensuring a seamless and straightforward acquisition process. VGC

Features: