

## plot for sale Mijas, Costa Del Sol Occidental



Unique opportunity to acquire one of the finest plots in Lomas del Flamenco, an expanding residential area surrounded by nature and boasting stunning open views of the sea and mountains.~~This completely flat 847 m2 plot stands out for its excellent position and orientation, offering panoramic views in almost every direction and providing the ideal setting to build a modern and exclusive villa.~~Buildability: 33%.~Plot 22: possibility to build up to 279 m2 distributed over ground floor, first floor, and covered terraces, plus an independent basement.~~ In addition, the neighbouring plot has already obtained its building license, confirming the progress and consolidation of the urbanisation.~~The development already benefits from fully completed infrastructure works, including new roads, water supply, sewage system, and electricity, making it completely ready for construction. The Ayuntamiento de Mijas has already started issuing building licenses, making this property an excellent opportunity both for investment and for a permanent or holiday home.~~Prime location:~• Just minutes from Mijas Golf~• Close to all amenities and services~• Excellent connection to Fuengirola and La Cala de Mijas~• Peaceful natural surroundings with great future potential.~~Purchase costs~~A 7% Property Transfer Tax (ITP) applies, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the purchase price.~~These amounts are indicative and may vary depending on each specific case. For this property, the estimated costs are:~~ITP: €17.500~Notary: between €750(0.3%) and €1.250(0.5%)~Land Registry: between €250 (0.1%) and €750 (0.3%)~~No real estate agency fees are charged to the buyer.~~The property is sold partially furnished.

### property details

Spanishestate id:	<b>6382251</b>
reference::	<b>3476-04303</b>
close to/ located:	<b>Mijas</b>
region:	<b>Costa Del Sol Occidental</b>
property type:	<b>plot</b>
rooms:	<b>not available</b>
property surface:	<b>- m2</b>
surface plot:	<b>847 m2</b>

### contact

real estate agent:	<b>Re/max Sunset</b>
name:	<b>not available</b>
spreekt:	<b>not available</b>
telefoon:	<b>+34951430794</b>

price:

**€ 250.000**