

## Land

### Miraflores



Rooms: 0  
Status: Sale

Bathrooms: 0  
Property Type: Land

M<sup>2</sup>: 8,383  
Reference: R4100287

Price: 2,450,000 €  
Publish date: 12.05.23

Overview: The plot incl a basic project for 36 apartment. The plot is approx. 6300 m2. The layout plans concept of the development of 36 apartment was approved, on the 20th of January 2021, by the Board of the Mijas municipality. The project consists of two buildings, one to include 36 freehold one-bedroom apartments, (could be change to 2 bedrooms apartments) while the second building with over 15 business premises of different sizes to be dedicated to sport and wellness and other related services. The building furthermore includes a full-size Spa with indoor heated pool, reception, lounges, and offices. The over 5000 m2 open grounds of the project includes lush tropical gardens and outdoor semi-Olympic size swimming pool with ample pool side terraces and snack bar. The project/land is a flat corner plot of approx. 6300 m2 with easy access, and the existing infrastructure includes a four-lane access road, water, sewage, electricity, high speed fibre optic, cable TV etc. All the surrounding plots are fully developed and completed. The project consists of the following total building volume: Building A: Sport & Wellness Centre: Building B: 36 one-bedroom apartments: SPA and wellness facilities: 56 underground garages and storage: Total project building volume: 3.170 m2. – on three floors and roof terrace 2.828 m2. – on three floors 531 m2. 1.854 m2. 8.383 m2. The plot is classification in the land requires that at least 50%+ of the building is dedicated to sport and wellness. Consequently, the January approved "Estudio Previo" – includes approx. 53% building for sport and wellness and 47% building for accommodations (36 on bedroom units) The maximum building

height allowed in this area is 3 floors. The existing buildings straight in front is also 3 floors, although the plot level is approx. 3 meter lower than this Plot. Consequently the accommodation on the 3 floor of the building "B" will have sea views. PLOT/ Project: 36 apartment incl a Sport & Wellness Club Grounds (Plot): 6.337 m2. – Designed for a L-shaped building, tropical gardens, Spa & Semi Olympic Swimming Pool & pool bar Total Project m2: 8.383 m2. Pre-approved project for design for the following buildings: Building A: 3.170 m2. - On three floors to be dedicated for hospitality, sport & wellness Including: Reception, Lounges, 14 Sport & Wellness Premises, 3 Lockers and changing rooms, Chillout roof terrace. Building B: 2.828 m2. – On three floors to be dedicated for accommodation rentals Including: 36 One Bedroom Apartments (Could change to 2 or 3 bedrooms apartment) Below Ground Level (building A & B) 531 m2. Full Spa with indoor heated swimming pool 1.854 m2. 56 underground garages and storerooms Project Approval: The board of the Mijas Municipality approved unanimously the Project Proposal on the 21th of January 2021. The architectural Plans ("Proyecto Basico") are completed and ready to be presented to the Municipality for Building License. Sales Price: 2.450.000 € incl. the "Proyecto Basico"

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Features:

Pool, Sea views, None, None, Parking, None, None