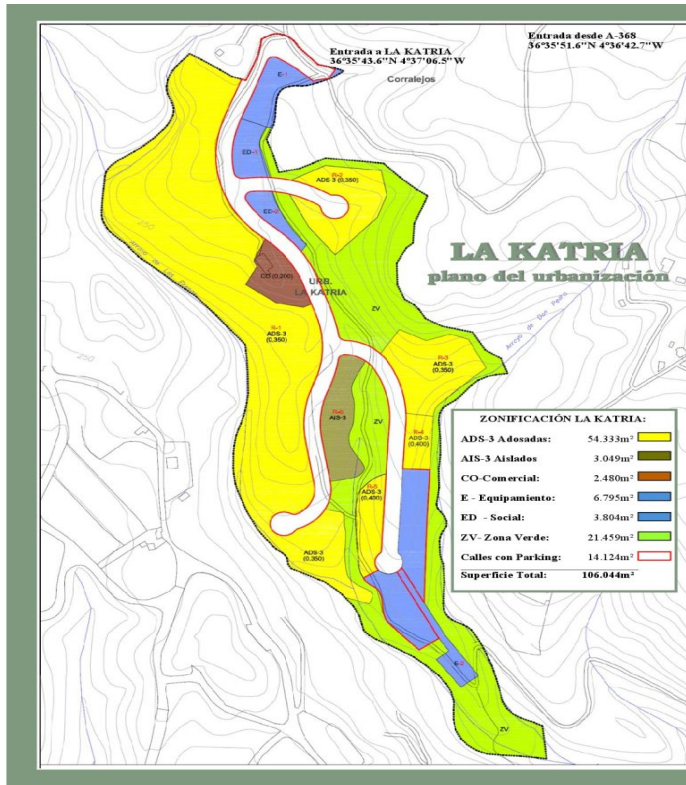


Residential Plot for sale in Mijas Pueblo, Mijas

11,500,000 €

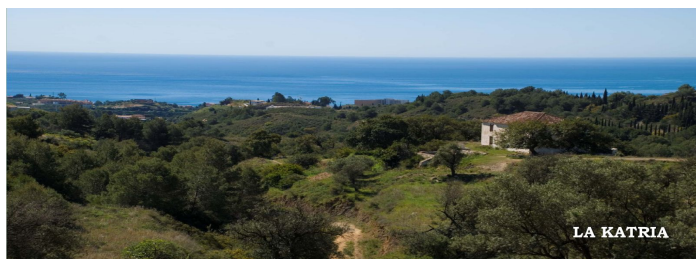
Reference: R3303724 Plot Size: 106,044m² Build Size: 59,862m²



LA KATRIA
- 10,604 hectárea Terreno de Urbanización -
INTRODUCCIÓN

LA KATRIA
Costa Del Sol

- LA KATRIA es un Urbanización de 10,604 hectáreas situada en el municipio de Mijas, Málaga, España.
- LA KATRIA constituye uno de los mejores proyectos de inversiones actual disponible en el Sur de España.
- LA KATRIA es un proyecto de urbanización a aprobados con un volumen para 159 unidades de adosadas y villas, así como una parcela comercial.



LA KATRIA
Consists of a development of 106,044 square metres land area with a planning permit of 621,897 m² gross floor area. With the complete permission for 159 residential townhouses and villas with a total 124,249 sqm construction plus area for parking and uncovered terrace. The planning permit of the LA KATRIA is a concession approved by the Municipality of Mijas in October 2017. Commercially, the project is a 159 units of townhouses and villas and a parcel of commercial building. The LA KATRIA is a well known project of "Urbanización de Turismo de Masas" in the area of Mijas Pueblo, Málaga, Spain.

LOCATION
North of Fuengirola and east of the historic Mijas Village, about 20 minutes drive from Malaga airport on the Highway of the Mediterranean (AP-7) and about 25 minutes drive from Marbella. The site entrance is situated 1 km from road A-368, and approached by 800 metres access road.

THE PRIME RESORT LAND INCLUDES THE FOLLOWING APPROVED DEVELOPMENT SPECIFICATION:

LA KATRIA URBANIZATION SECTOR: SI-V-11 RT

Total Land Surface:	106,044 m ²
Qualified Development Volume:	622,897 m ² of floor
Total Construction Allowance:	22,209 m ² dwellings and commercial

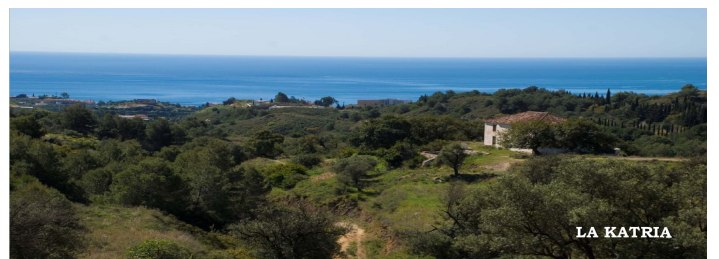
DISTRIBUCIÓN:

Dwellings:	57,382 m ² - 9 plantas (dosos)
Maximum Density:	15 unidades por hectárea
Maximum number of Dwellings:	159 unidades
Typology:	ADS y AIS (Townhouses and Villas)
Commercial:	2,480m ² land - on one plot

Type of construction:
Two-story Town Houses (ADS) and two-story Detached Villas (AIS), as well as additional underground basements, garages and storage and uncovered terraces which are not computed in the total building allowance.

The development land of 106,044 sqm surface area of the approved planning permit includes (approx):

- 59,862 sqm land area (56.45%) for houses & commercial developments
- 10,599 sqm land area (9.99%) for technical and social area
- 14,124 sqm land area (13.29%) for roads, sidewalks and open parking
- 21,459 sqm land area (20.34%) for green zones



LA KATRIA
Consists of a resort urbanization of 106,044 square metres with a planning permit of 622,897 m² gross floor area. With the complete permission for 159 residential townhouses and villas with a total of 124,249 sqm construction plus area for parking and uncovered terrace. The planning permit of the LA KATRIA is a concession approved by the Municipality of Mijas in October 2017. Commercially, the project is a 159 units of townhouses and villas and a parcel of commercial building. The LA KATRIA is a well known project of "Urbanización de Turismo de Masas" in the area of Mijas Pueblo, Málaga, Spain.

UBICACION
At the foot of Fuengirola and to the east of the historic pueblo de Mijas, a mere 20 minutes from Malaga del Mediterraneo AP-7 del aeropuerto de Málaga y a mere 25 minutos por AP-7 de Marbella. La entrada al terreno está situada en la A-368 y se accede por un camino privado de unos 800 m.

Este terreno de primera mano incluye las siguientes características a aprobar:

LA KATRIA URBANIZATION SECTOR: SI-V-11 RT

Superficie total:	106,044 m ²
Índice de edificabilidad:	622,897 m ² de suelo
Edificabilidad:	22,209 m ² de suelo para viviendas

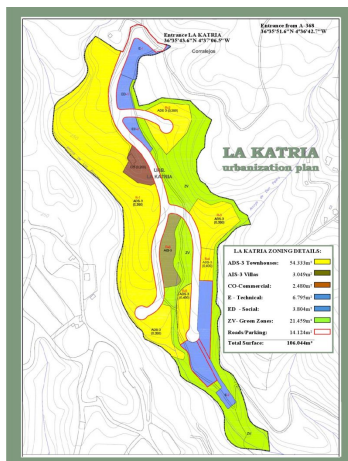
DISTRIBUCIÓN:

Viviendas:	57,382 m ² - en 9 plantas (dosos)
Densidad máxima:	15 viviendas por hectárea
Número máximo de Viviendas:	159 unidades
Tipología edificatoria:	ADS y AIS (Adosados y Aislados)
Comercial:	2,480m ² en una parcela

Tipología de la construcción:
Viviendas de dos plantas (ADS) y villas aisladas de dos plantas (AIS), así como sótanos, garajes, trasteros y terrazas descubiertas que no computan en el volumen aprobado.

El proyecto aprobado de 106,044 m² incluye las siguientes especificaciones de los terrenos a desarrollar:

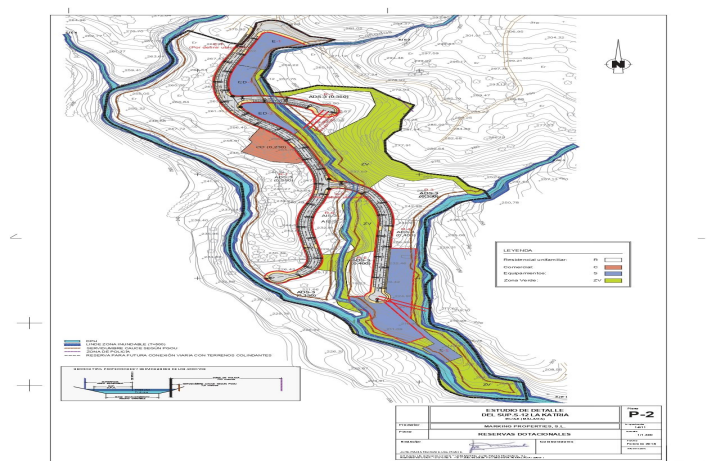
- 59,862 m² de terreno (56,45%) para viviendas adosadas e aisladas y una parcela comercial
- 10,599 m² de terreno (9,99%) para equipamiento y social
- 14,124 m² de terreno (13,29%) para calles y zonas de aparcamiento
- 21,459 m² de terreno (20,34%) de zonas verdes



LA KATRIA
- 10,604 hectare resort development land -
INTRODUCTION

LA KATRIA
Costa Del Sol

- LA KATRIA is a 10,604 hectare resort development land located in the Municipality of Mijas, Málaga, Spain.
- LA KATRIA represents one of the premier investment and development opportunities currently available in Southern Spain.
- LA KATRIA approved urbanization project has a building volume for 159 units of residential townhouses and villas as well as a plot for commercial building.



Costa del Sol, Mijas Pueblo

LA KATRIA

Consists of a development land of 106.044 square metres land area with a planning permit of 0,21 sqm/sqm gross land area - with the consequent permission for 159 Residential Townhouse and villas with a total 22.269 sqm. construction plus areas for garages and uncovered terraces. The planning permit of the LA KATRIA urbanization approved by the Municipality of Mijas includes the "Convenio" (agreement) number 152 signed on the 29th of November 2006 and publicized in January and March 2007 in according to the Master Plan of Mijas (PGOU) for the land area classified as "Sector SUP. S-12 La Katria", as well as the project of "Estudio de Detalles" (the detail studies) and zonings dated 17th July 2015. The approval of the Mijas Municipality master plan to LOUA was published in the official Boletin of Malaga nr. 91/2014 and the adaptation of the master plan of LA KATRIA was approved on 11/03/2016 by the Municipality of Mijas and as published in the official Boletin of Malaga nr. 58/2016. Recently the development urbanization project (infrastructure project) was also completed. The property benefits from magnificent sea views toward south as well as mountain views towards north. The Alhaurin and Mijas golf courses are within 15 minutes drive and at least ten other golf, tennis and wellness clubs nearby.

Type of construction:

Two storey Town Houses (ADS) and two storey Detached Villas (AIS), as well as additional underground basements, garages and storage and uncovered terraces which are not computed in the total building allowance.

The development land of 106.044 sqm surface area of the approved planning permit includes (approx.):
59.862 sqm land area (56,45%) for housing & commercial developments
10.599 sqm land area (9,99%) for technical and social use
14.124 sqm land area (13,32%) for roads, sidewalks and open parking
459 sqm land area (20,24%) for green zones

LOCATION:

North of Fuengirola and east of the historic Mijas Village, about 20 minutes drive from Malaga airport on the Highway of the Mediterranean AP-7 and about 25 minutes drive from Marbella. The site entrance is situated at km3,5 by road A-368, and approached by an 800 metre access road.

Mijas village, with its whitewashed houses, is a picture of serenity, tradition and culture whereas nearby beaches offer a combination of sun, sand, sea together with the charm and hospitality of Andalusia.

This prime resort land includes the following approved development specifications:

LA KATRIA URBANIZATION SECTOR: SUP. S-12 RT

Total Land Surface: 106.044 m²

Qualified Development Volume: 0,21 m² roof /m² de land

Total Construction allowance: 22.269 m² dwellings and commercial

DISTRIBUTION:

Dwellings: 57.382 m² - 9 plots (phases)

Maximum Density: 15 dwellings per hectare

Maximum number of Dwellings: 159 units

Typology: ADS y AIS (Townhouses and Villas)

Commercial: 2.480m² land - on one plots

Features:

Orientation

South

Setting

Urbanisation

Close To Shops

Close To Schools

Mountain Pueblo

Close To Forest

Category

Investment

Off Plan

With Planning Permission