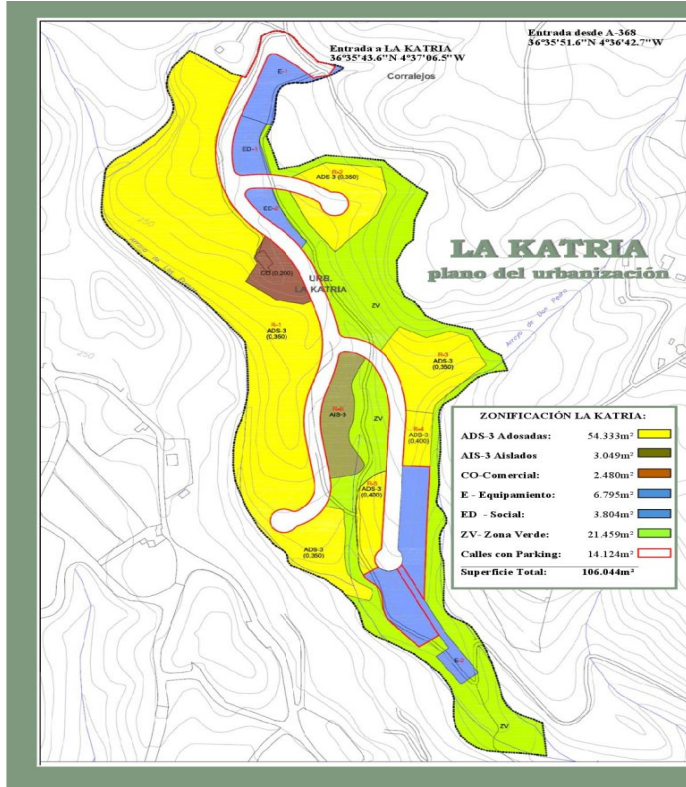


# Residential Plot til salg i Mijas Costa, Mijas

11.500.000 €

Reference: R3303724 Plot Size: 106.044m<sup>2</sup> Byg Størrelse: 59.862m<sup>2</sup>



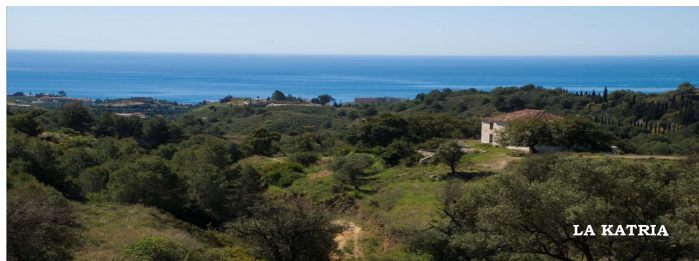
10.2018 ES

## 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 621,890 m<sup>2</sup> gross floor area. With the complete permission for 159 residential townhouses and villas with a total 124,249 sqm construction plus area for garages and uncovered terraces. The planning permit of the LA KATRIA is a concession approved by the Municipality of Mijas in October 2017. Currently, approximately 112 units are on the 2nd of November 2016 and published in January and March 2017 according to the Master Plan of Mijas (PGOU) for the land area classified as "Sector 107, S-12 LA KATRIA", as well as the project of "Urbanización de Mijas". The total floor area is approximately 621,890 m<sup>2</sup>.

The approval of the Mijas Municipality master plan to LA KATRIA was published in the official Bulletin of Málaga on 19/10/2014 and the adaptation of the master plan of LA KATRIA was approved on 13/03/2015 by the Municipality of Mijas and as published in the official Bulletin of Málaga on 26/03/2015. Currently, the development authorization project (and its active project) was also completed.

The property benefits from magnificent sea views toward south as well as numerous views towards north. The Albarran and Mijas golf courses are within 15 minutes drive and at least two other golf, tennis and swimming club nearby.

**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 (10.0%) for technical and social use  
14,124 sqm land area (13.32%) for roads, sidewalks and green parking  
21,459 sqm land area (20.14%) 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 1 km from the road A-368, and approached by 800 metres access road.

Mijas Village, with its whitewashed houses, its parks of orange, mandarin and citrus, whereas nearby beaches offer a combination of sun, sand, sea together with the charm and hospitality of Andalusians.

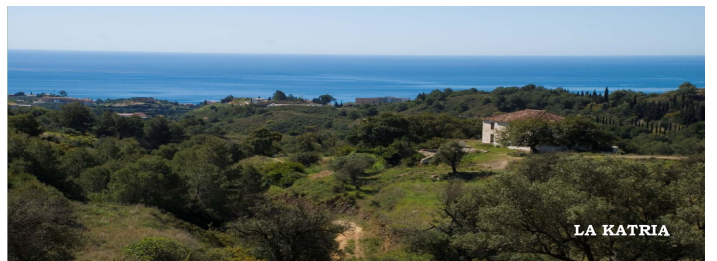
This prime resort land includes the following approved development specifications:

**LA KATRIA URBANIZATION SECTOR: SIV-S-12 RT**

Total Land Surface:	106,044 m <sup>2</sup>
Qualified Development Volume:	621,890 m <sup>2</sup> of total land
Total Construction Allowance:	22,209 m <sup>2</sup> dwellings and commercial

**DISTRIBUCIÓN:**

Dwellings:	57,382 m <sup>2</sup> - 150 unidades (villas)
Maximum Density:	15 dwellings per hectare
Maximum number of Dwellings:	159 unidades
Typology:	ADS y AIS (Townhouses and Villas)
Commercial:	2,480m <sup>2</sup> land - one plot



**LA KATRIA**  
Consists of a resort urbanizable of 106,044 square metres with a planning permit of 621,890 m<sup>2</sup> gross floor area. With the complete permission for 159 residential townhouses and villas with a total of 124,249 sqm construction plus area for garages and uncovered terraces. The project of planning permit approved by the Municipality of Mijas in October 2017. Currently, approximately 112 units are on the 2nd of November 2016 and published in January and March 2017 according to the Master Plan of Mijas (PGOU) for the land area classified as "Sector 107, S-12 LA KATRIA", as well as the project of "Urbanización de Mijas". The total floor area is approximately 621,890 m<sup>2</sup>.

The approval of the Mijas Municipality master plan to LA KATRIA was published in the official Bulletin of Málaga on 19/10/2014 and the adaptation of the master plan of LA KATRIA was approved on 13/03/2015 by the Municipality of Mijas and as published in the official Bulletin of Málaga on 26/03/2015. Currently, the development authorization project (and its active project) was also completed.

The property benefits from magnificent sea views toward south as well as numerous views towards north. The Albarran and Mijas golf courses are within 15 minutes drive and at least two other golf, tennis and swimming club nearby.

**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 (10.0%) for technical and social use  
14,124 sqm land area (13.32%) for roads, sidewalks and green parking  
21,459 sqm land area (20.14%) for green zones

**UBICACION**  
Al norte de Fuengirola y al este del histórico pueblo de Mijas, a unos 20 minutos por Autovía del Mediterráneo AP-7 del aeropuerto de Málaga y a unos 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 metros.

El pueblo de Mijas, con sus cascos blancos, de una mezcla de arándanos, mandarina y cítricos, mientras que las playas cercanas ofrecen una combinación de sol, arena y encanto de los pueblos andaluces.

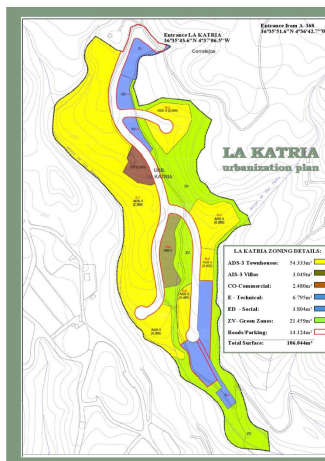
Este terreno de primera incluye las siguientes características a urbanizar:

**LA KATRIA URBANIZATION SECTOR: SIV-S-12 RT**

Superficie total:	106,044 m <sup>2</sup>
Índice de edificabilidad:	621,890 m <sup>2</sup> de suelo
Edificabilidad:	22,209 m <sup>2</sup> de techos sobre de viviendas

**DISTRIBUCIÓN:**

Viviendas:	57,382 m <sup>2</sup> - en 150 parcelas (villas)
Densidad máxima:	15 viviendas por hectárea
Número máximo de Viviendas:	159 unidades
Tipología edificatoria:	ADS y AIS (Adosados y Aislados)
Comercial:	2,480m <sup>2</sup> en una parcela



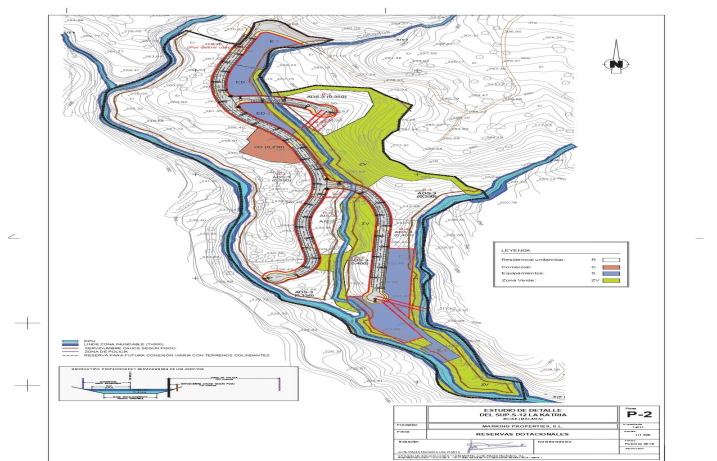
10.2018 ES

## LA KATRIA

- 10,604 hectare resort development land -  
**INTRODUCCIÓN**

**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

### 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 Boletín 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 Boletín 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 m<sup>2</sup>

Qualified Development Volume: 0,21 m<sup>2</sup> roof /m<sup>2</sup> de land

Total Construction allowance: 22.269 m<sup>2</sup> dwellings and commercial

#### DISTRIBUTION:

Dwellings: 57.382 m<sup>2</sup> - 9 plots (phases)

Maximum Density: 15 dwellings per hectare

Maximum number of Dwellings: 159 units

Typology: ADS y AIS (Townhouses and Villas)

Commercial: 2.480m<sup>2</sup> land - on one plots

## Funktioner:

### Orientering

Syd

### Indstilling

Urbanisering

Tæt på butikker

Tæt på skoler

Mountain Pueblo

Tæt på skov

### Kategori

Investering

OFF PLAN

Med planlægningstilladelse