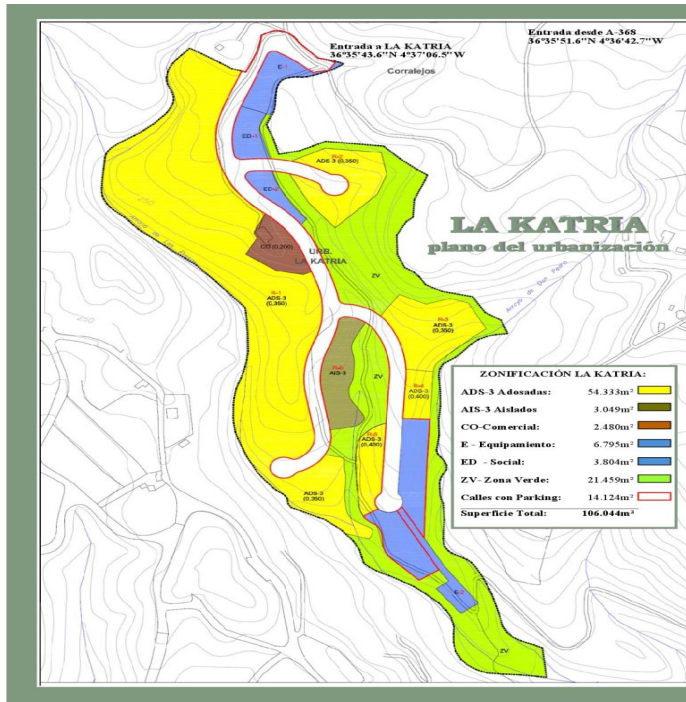


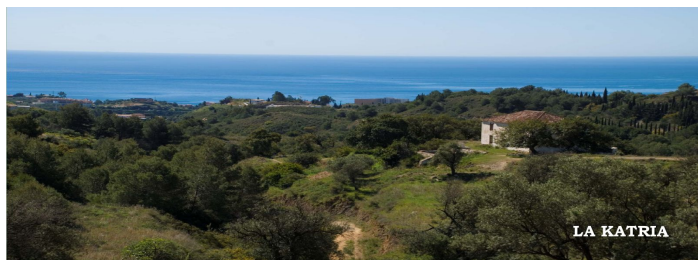
Residential Plot for sale in Mijas Costa, Mijas

11.500.000 €

Referenz: R3303724 Grundstücksgröße: 106.044m² Garten: 59.862m²


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 land of 106,044 square meters land area with a planning permit of 22,200 square meters land area, with the consented permission for 159 Residential Townhouse and villas with a total 22,200 square meters land area for gardens and landscaped terraces. The planning permit of the LA KATRIA urbanization project has been approved by the Municipality of Mijas (Málaga) on 14/03/2016 by the Mayor of Mijas (Málaga) and published in the official Bulletin of Málaga on 14/03/2016.

The approval of the Mijas Municipality master plan in 2014 was published in the official Bulletin of Málaga on 14/03/2016 and the urbanization of the master plan of LA KATRIA was approved on 14/03/2016 by the Municipality of Mijas and published in the official Bulletin of Málaga on 14/03/2016. Currently, the development urbanization project has no sector project (SP) yet.

The property benefits from magnificent sea views toward south as well as mountain views towards north. The Mijas and Marbella golf courses are within 15 minutes drive and a best ten other golf, tennis and wellness clubs nearby.

Type of construction:
The project includes: Townhouses (ADS) and two-story Detached Villas (AIS), as well as additional townhouses, villas, garages and storage and commercial facilities which are not regulated in the total building allowance.

The development land of 106,044 square meters area of the approved planning permit includes (approx.):

19,862 square meters (18.4%) for housing, A commercial development

14,124 square meters (13.3%) for roads, sidewalks and open parking

21,459 square meters (20.2%) for green areas

LOCATION

North of Torremolinos and east of the historic Mijas Village, about 20 minutes drive from Málaga airport on the highway of the Mediterranean (A-36) and about 15 minutes drive from Marbella. The site entrance is situated at km1,3 by road A-368, and reached by an 800 meter access road.

Mijas Village, with its traditional houses, its parks of orange, lemon and other olives nearby, houses offer a combination of sea, sun, sea together with the charm and hospitality of Andalusian.

This prime resort land includes the following approved development specifications:

LA KATRIA URBANIZATION SECTOR: SP-5-12 RT

Total Land Surface: 106,044 m²

Qualified Development Volume: 6,21 m³ m² m² of land

Total Construction Allowance: 22,200 m² dwellings and commercial

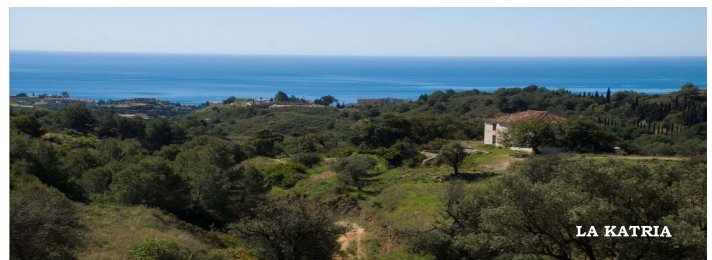
DISTRIBUCIÓN:

Dwellings: 57,382 m² - 9 plots (blocks)

Maximum Density: 15 dwellings per hectare

Typology: ADS y AIS (Townhouses and Villas)

Commercial: 2,480 m² land - no one plot



LA KATRIA

Consists of a development land of 106,044 square meters land area with a planning permit of 22,200 square meters land area, with the consented permission for 159 Residential Townhouse and villas with a total 22,200 square meters land area for gardens and landscaped terraces. The planning permit of the LA KATRIA urbanization project has been approved by the Municipality of Mijas (Málaga) on 14/03/2016 by the Mayor of Mijas (Málaga) and published in the official Bulletin of Málaga on 14/03/2016.

The approval of the Mijas Municipality master plan in 2014 was published in the official Bulletin of Málaga on 14/03/2016 and the urbanization of the master plan of LA KATRIA was approved on 14/03/2016 by the Municipality of Mijas and published in the official Bulletin of Málaga on 14/03/2016. Currently, the development urbanization project has no sector project (SP) yet.

The property benefits from magnificent sea views toward south as well as mountain views towards north. The Mijas and Marbella golf courses are within 15 minutes drive and a best ten other golf, tennis and wellness clubs nearby.

Type of construction:
The project includes: Townhouses (ADS) and two-story Detached Villas (AIS), as well as additional townhouses, villas, garages and storage and commercial facilities which are not regulated in the total building allowance.

The development land of 106,044 square meters area of the approved planning permit includes (approx.):

19,862 square meters (18.4%) for housing, A commercial development

14,124 square meters (13.3%) for roads, sidewalks and open parking

21,459 square meters (20.2%) for green areas

UBICACIÓN

Al norte de Torremolinos y al este del histórico pueblo de Mijas, a unos 20 minutos por Autovía del Mediterráneo (A-36) del aeropuerto de Málaga y a unos 15 minutos por A-36 de Marbella. La entrada al terreno está situada en el km1,3 de la carretera A-368 y se accede por un camino privado de unos 800 m.

El pueblo de Mijas, con sus cascos blancos, de una imagen de serenidad, tradición y cultura, mientras que las playas cercanas ofrecen una combinación de sol, arena y el encanto de los pueblos andaluces.

Este terreno de primera incluye las siguientes características a nivel urbanístico:

LA KATRIA URBANIZATION SECTOR: SP-5-12 RT

Superficie total: 106,044 m²

Índice de edificabilidad: 6,21 m³ m² m² de suelo

Edificabilidad: 22,200 m² de suelo para de viviendas

DISTRIBUCIÓN:

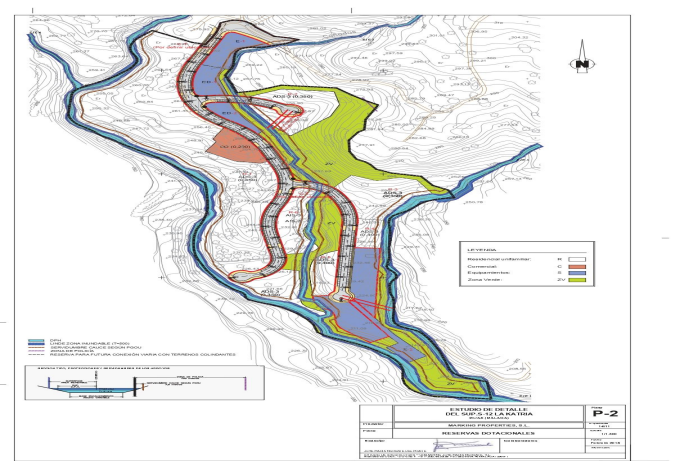
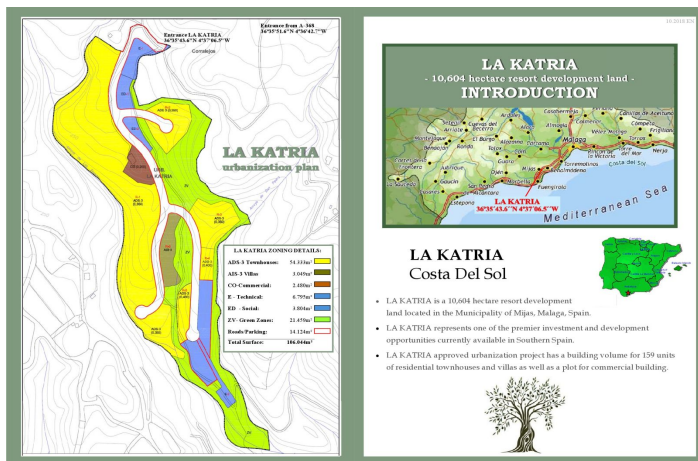
Viviendas: 57,382 m² - en 9 parcelas (bloques)

Densidad máxima: 15 viviendas por hectárea

Número máximo de Viviendas: 159 unidades

ADS y AIS (Adosadas y Aisladas)

Comercial: 2,480 m² - en una parcela





Costa del Sol, Mijas Costa

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 Málaga 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 Málaga 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 Alhaurín 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 Málaga 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



Eigenschaften:

Orientierung

Süden

Einstellung

Urbanisierung

In der Nähe von Geschäften

In der Nähe von Schulen

Bergpueblo

In der Nähe des Waldes

Kategorie

Investition

Aus Plan

Mit Baugenehmigung