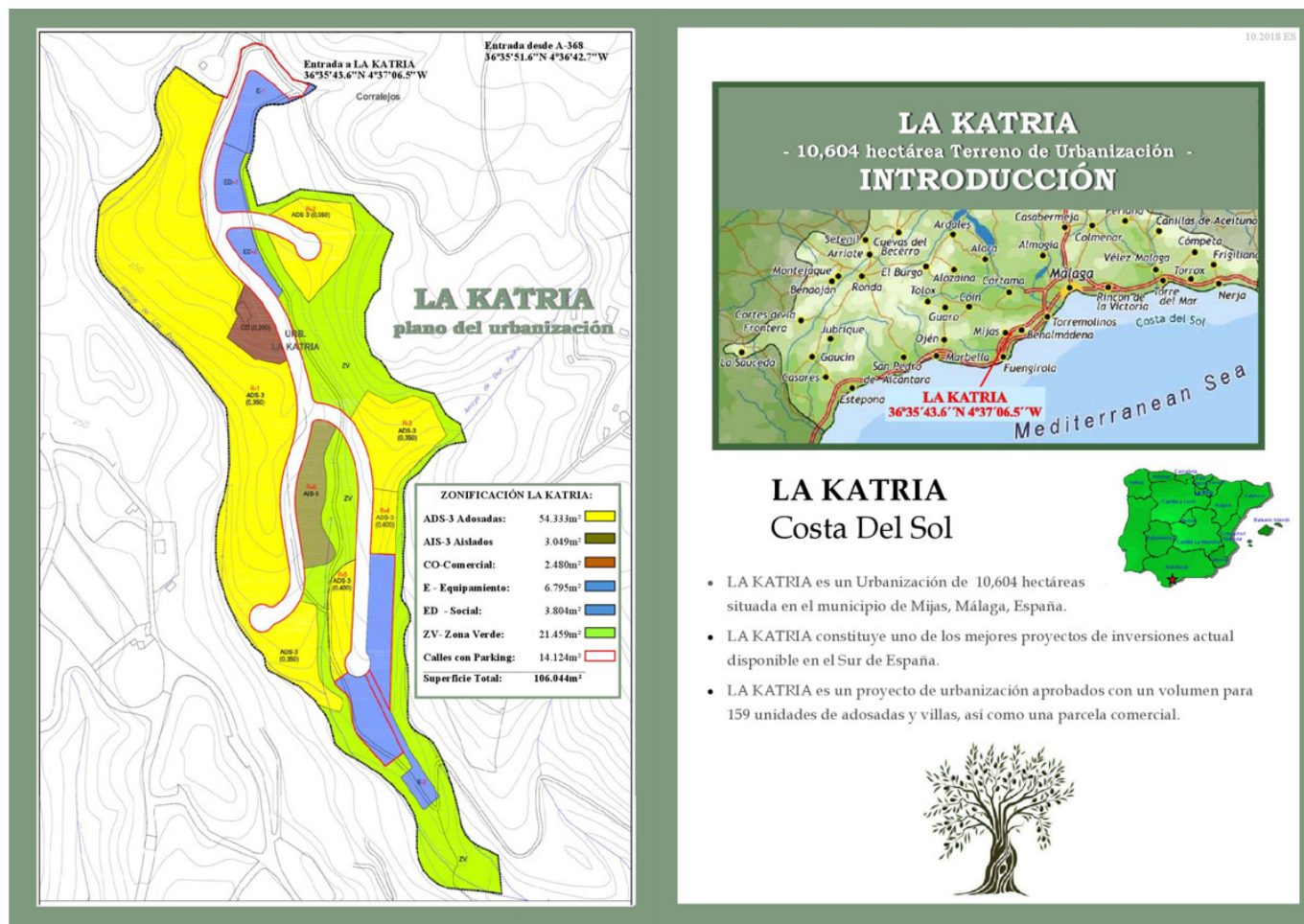


Plot for sale in Mijas, Costa del Sol

59862 m² Interior | 106,044 m² Plot |



Property Description

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 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

Plot for sale in Mijas, Costa del Sol



LA KATRIA



LA KATRIA

LA KATRIA

consists of a development land of 106,644 square metres land area with a planning permit of 6.21 sqm/sqm gross land area, with the consequent permission for 159 Residential Townhouse and villas with a total of 2,249 sqm, construction plus area for garages and uncovered terraces. The planning permit of the LA KATRIA urbanization approved by the Municipality of Mijas includes the "Consent" (agreement) number 152 signed on the 26th of November 2006 and published in January and March 2007 in accordance with the Master Plan of Mijas (PPCM) for the land area classified as "Sector SUP-5-12 La Katia", as well as the project of "Estudio de Detalle" (the detail studies) and zoning dated 17th July 2015.

The approval of the Mijas Municipality master plan to LKATIA was published in the official Bulletin of Mijas no. 70/2014 and the adoption of the master plan of LA KATRIA was approved on 11/02/2014 by the Municipality of Mijas and as published in the official Bulletin of Mijas no. 92/2014. Recently the development urbanization project (detailed structure project) was also completed.

The property benefits from magnificent sea views toward south as well as mountain views towards north. The Alhambra and Mijas golf courses are within 15 minutes drive and at least one other golf, tennis and wellness clubs near by.

Type of construction:

Two story Town House (AD5) and two story Detached Villa (AD5), as well as semi-detached underground basements, garages and storage and uncovered terraces which are not computed in the total building allowance.

The development land of 106,644 sqm surface area of the approved planning permit includes (approx.):

59,862 sqm land area (56.14%) for housing & commercial developments
18,709 sqm land area (17.57%) for industrial and social use
14,124 sqm land area (13.32%) for roads, sidewalks and open parking
21,459 sqm land area (20.24%) for green zones

LOCATION

North of Fuengirolá 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 km 5.7 on road A-368, and approached by an 800 metres access road.

Mijas village, with its whitewashed houses, is a picture of security, tradition and culture 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: SUP-5-12 RT

Total Land Surface:	106,644 m ²
Qualified Development Volume:	6,21 m ² roof m ² of land
Total Construction allowance:	22,269 m ² dwellings and commercial
Dwellings:	57,382 m ² - 9 plus (phases)
Maximum Density:	11 dwellings per hectare
Maximum number of Dwellings:	159 units
Typology:	AD5 y AD5 (Townhouses and Villas)
Commercial:	2,486m ² land - on one plot

LA KATRIA

Consiste en un terreno urbanizable de 106,644 metros cuadrados con un permiso de planeamiento de 6,21 m²/m², con el consiguiente permiso para 159 viviendas adosadas y villas con un total de 22.269 m² construcciones más área de garajes y terrazas descubiertas. El permiso de planeamiento aprobado por el Ayuntamiento de Mijas incluye el "Consentimiento" (acuerdo) número 152, firmado el 26 de noviembre de 2006 y publicado en el BOP de enero y marzo de 2007 de acuerdo con el Plan General de Ordenación Urbana (PPGOU) y el terreno clasificado como "Sector SUP-5-12 La Katia", así como el proyecto de Estudio de Detalle con fecha de 17 de julio 2015.

La aprobación definitiva del Plan General de Ordenación Urbana de Mijas (PPGOU) se publicó en el Boletín Oficial del Ayuntamiento de Mijas no. 70 del 15 de mayo de 2014 y la adaptación a LKATIA de plan general de LA KATRIA fue aprobada el 11 de marzo 2014 por el Ayuntamiento de Mijas y se publicó en el Boletín del Ayuntamiento de Mijas no. 92/2014. Recientemente el proyecto de urbanización (proyecto detallado de estructura) también fue completado.

La propiedad se beneficia de magníficas vistas al sur del mar Mediterráneo así como vistas de la montaña hacia el norte. Los campos de Golf de Alhambra y Mijas están a unos 15 minutos en coche y al menos hay otros diez otros clubes de golf, tenis, bienestar cercano.

Tipología de la construcción:

Viviendas adosadas de dos plantas (AD5) y casas aisladas de dos plantas (AD5), así como sótanos, parques, terrazas y terrazas descubiertas que no computan en el volumen aprobado.

El proyecto aprobado de 106,644 m² incluye las siguientes superficies de los terrenos a desarrollar:

59.862 m² de terreno (56,09%) para viviendas adosadas e aisladas y una parcela comercial
18.709 m² de terreno (17,57%) para equipamientos y uso social
14.124 m² de terreno (13,32%) para vías y zonas de aparcamiento
21.459 m² de terreno (20,24%) para zonas verdes

UBICACIÓN

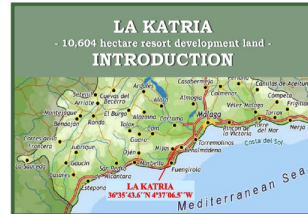
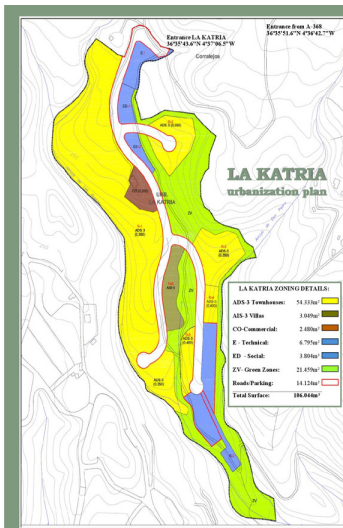
Al norte de Fuengirolá y al este del histórico pueblo de Mijas, a unos 20 minutos por Autovía del Mediterráneo AP-7 del aeropuerto de Málaga y a unos 25 minutos por AP-7 de Marbella. La entrada al terreno está situada en el km 5,7 de la carretera A-368 y se accede por un camino privado de unos 800 m.

El pueblo de Mijas, con sus cascos blancos, es una imagen de seguridad, 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 urbanizar:

LA KATRIA URBANIZATION SECTOR: SUP-5-12 RT

Superficie total:	106,644 m ²
Índice de Edificabilidad:	6,21 m ² techado/m ² de suelo
Edificabilidad:	22,269 m ² de techo sobre de viviendas
Dwellings:	57,382 m ² - en 9 parcelas (fases)
Densidad máxima:	11 viviendas por hectárea
Número máximo de Viviendas:	159 unidades
Tipología edificatoria:	AD5 y AD5 (Adosadas y Aisladas)
Comercial:	2,486m ² - en una parcela



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.

