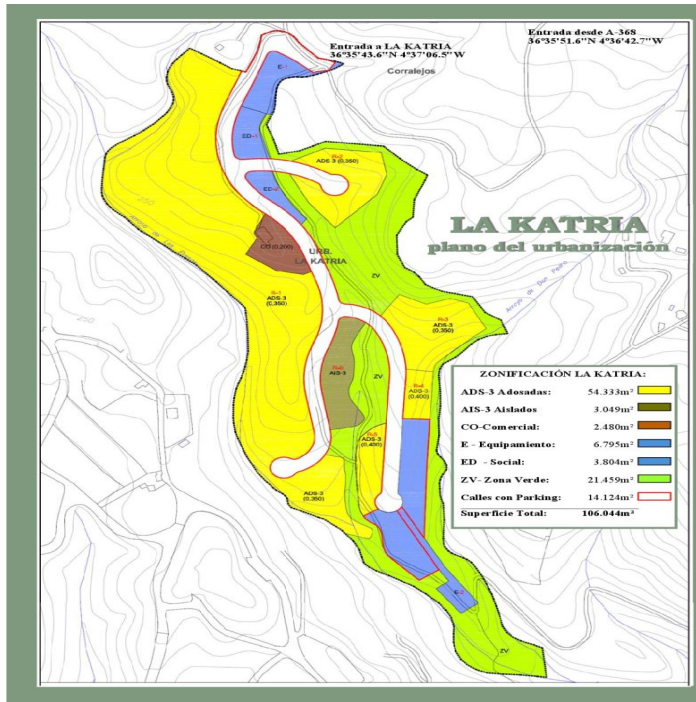




Residential Plot for sale in Mijas Costa, Mijas

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

LOCATION:
North of Fuengirolá and east of the historic Mijas Village, about 20 minutes drive from Málaga airport on the highway of the Mediterranean 36° N and about 10 minutes drive from Marbella. The site entrance is attained at km 3 by road A-368, and approached by an 800 meters access road.

LA KATRIA URBANIZATION SECTOR: SFP-3-12 RT

DESCRIPTION:
Dwellings: 57.382 m² - 9 plots (houses)
Minimum Density: 15 dwellings per hectare
Minimum number of Dwellings: 159 units
Typology: ADS y AIS (Townhouses and Villas)
Contract: 2.000€ land - on one plot

LA KATRIA

URBANICACION:
Al norte de Fuengirolá y al este del histórico pueblo de Mijas, a unos 20 minutos por Autovía del Mediterráneo (A7) del aeropuerto de Málaga y a unos 10 minutos por (A7) de Marbella. La entrada al terreno está situada en el km 3 de la carretera A-368 y se accede por un camino privado de unos 800 m.

LA KATRIA URBANIZATION SECTOR: SFP-3-12 RT

DESCRIPCION:
Viviendas: 57.382 m² - en 9 parcelas (casas)
Densidad máxima: 15 viviendas por hectárea
Número mínimo de Viviendas: 159 unidades
Tipología edificación: ADS y AIS (Adosados y Aislados)
Contracto: 2.000€ - en una parcela

LA KATRIA
urbanization plan

LA KATRIA ZONING DETAILS:

ADS-3 Townhouses:	54.333m ²
AIS-3 Villas:	3.049m ²
CO-Commercial:	2.480m ²
E-Equipament:	6.795m ²
ED-Social:	3.804m ²
ZV-Zona Verde:	21.459m ²
Roads/Parking:	14.124m ²
Total Surface:	106.044m²

- 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 low-houses and villas as well as a plot for commercial building.

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.

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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 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



Features:

Orientation

South

Setting

Urbanisation
Close To Shops
Close To Schools
Mountain Pueblo
Close To Forest

Category

Investment
Off Plan
With Planning Permission