

**Ref.-ID: MIBGR3303724**

**Mijas**

**Plot**



**59862 m2**



**106044 m2**

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 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

**Setting**

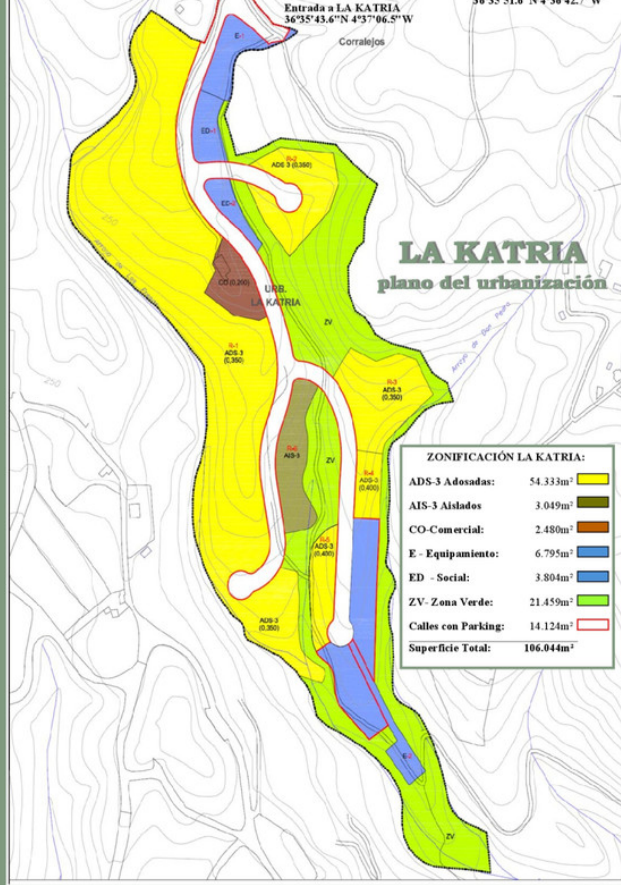
- ✓ Mountain Pueblo
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Forest
- ✓ Urbanisation

**Orientation**

- ✓ South

**Category**

- ✓ Investment
- ✓ Off Plan
- ✓ With Planning Permission



## 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 aprobados con un volumen para 159 unidades de adosadas y villas, así como una parcela comercial.



## LA KATRIA

### 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 accordance 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
- 21.459 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



# LA KATRIA

## LA KATRIA

Consiste en un terreno urbanizable de 106.044 metros cuadrados con un permiso de planeamiento de 0,21 m2/m2, con el superficie total bruta, con el consiguiente permiso para 159 viviendas adosadas y villas con un total de 22.269 m2 construcción más áreas de garajes y terrazas descubiertas. El permiso de planeamiento aprobado por el municipio de Mijas incluye el Convenio número 152, firmado el 29 de noviembre de 2006 y publicado en el BOP de enero y marzo de 2007 de acuerdo con el Plan General de Ordenación Urbana (PGOU) y el terreno fue clasificada como "Sector SUP. S-12 La Katria", así como el proyecto de Estudio de Detalle con fecha de 17 de Julio 2015.

La aprobación definitiva del Plan General de Municipio de Mijas (PGOU) se publicó en el Boletín Oficial de Provincia de Málaga no. 91 del 15 de mayo de 2014 y la adaptación a LOUA de plan general de LA KATRIA fue aprobada el 11 de Marzo 2016 por el Ayuntamiento de Mijas y se publicó en el Boletín de Provincia de Málaga no. 58/2016. Recientemente el proyecto de urbanización (proyecto de la infraestructura) también fue concluido

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

**Tipología de la construcción:**  
Viviendas adosadas de dos plantas (ADS) y chalés aislados de dos plantas (AIS), así como sótanos, garajes, trasteros y terrazas descubiertas que no computan en el volumen aprobada.

El proyecto aprobado de 106.044 m2 incluye las siguientes superficies de los terrenos a desarrollar:

- 59.862 m2 de terreno (56,45%) para viviendas adosados o aislados y una parcela comercios
- 10.599 m2 de terreno ( 9,99%) para equipamientos y uso social
- 14.124 m2 de terreno (13,32%) para viales y zonas de aparcamiento
- 21.459 m2 de terreno (20,24%) de zonas verdes

## UBICACIÓN

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 el km3,5 de la carretera A-368 y se accede por un camino privado de unos 800 m.

El pueblo de Mijas, con sus casitas blancas, da 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.

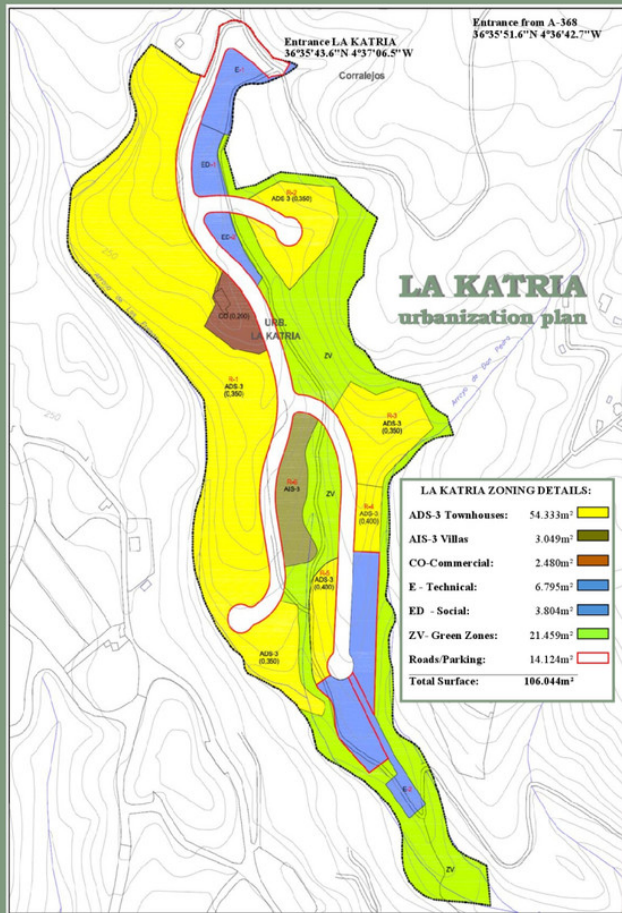
Este terreno de primera incluye las siguientes características a urbanizar:

### LA KATRIA URBANIZATION SECTOR: SUP. S-12 RT

Superficie total:	106.044 m <sup>2</sup>
Índice de Edificabilidad:	0,21 m <sup>2</sup> techo/m <sup>2</sup> de suelo
Edificabilidad:	22.269 m <sup>2</sup> de techo neto de viviendas

### DISTRIBUCIÓN:

Viviendas:	57.382 m <sup>2</sup> - en 9 parcelas (fases)
Densidad máxima:	15 viviendas por hectáreas
Número máxima de Viviendas :	159 unidades
Tipología edificatoria:	ADS y AIS (Adosados y Aislados)
Comercial:	2.480m <sup>2</sup> - en una parcela



## LA KATRIA Costa Del Sol

- LA KATRIA is a 10,604 hectare resort development land located in the Municipality of Mijas, Malaga, 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.





