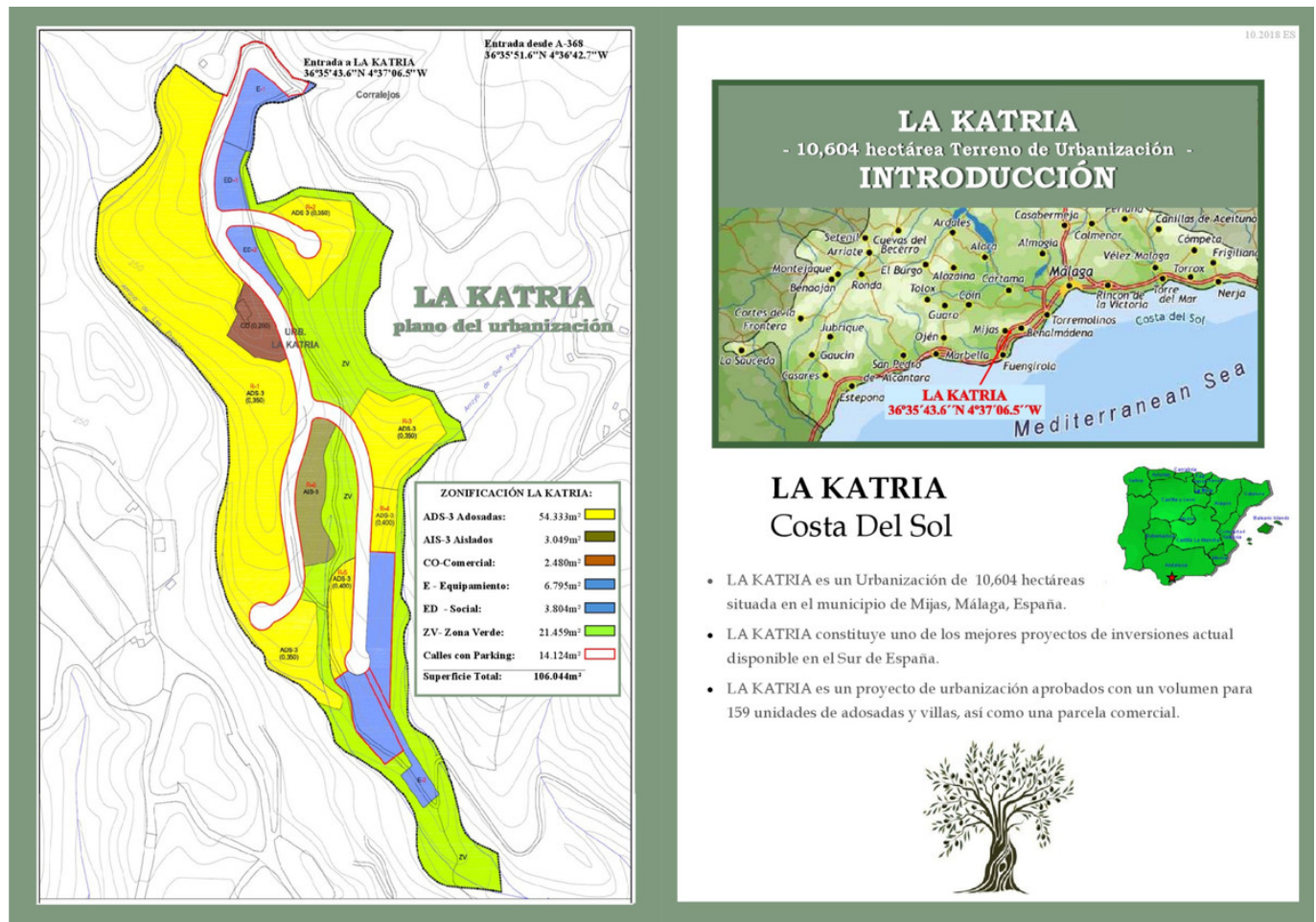


## Residential Plot for sale in Mijas, Costa del Sol

59862 m<sup>2</sup> Interior | 106,044 m<sup>2</sup> 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

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

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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



# Residential 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 with a planning permit of 0.21 upm/ upm gross land area, with the consequent permission for 159 Residential Townhouses and villas with a total of 2,249 upm construction plus area for garage and associated services. The planning permit of the LA KATRIA urbanization approved by the Municipality of Mijas includes the "Consent" (signature number 175 issued on the 26th of November 2006 and published in January and March 2007) in accordance with the Master Plan of Mijas (POM) for the land area classified as "Sector SEP-5-12 La Katria", as well as the project of "Estudio de Detalles" (the detail studies) and drawings dated 17th July 2015.

The approval of the Mijas Municipality master plan to LKATIA is published in the official Bulletin of Mijas no. 10/2014 and the signature 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. 9/2014. Recently the development urbanization project (with 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 outdoor club nearby.

**Type of construction:**  
The three Town Houses (ATH) and two storey Detached Villas (ADV), as well as additional underground basements, garages and storage and associated services which are not computed in the total building allowance.

The development land of 106,644 upm surface area of the approved planning permit includes (approx.):  
59,862 upm land area (56.14%) for housing & commercial developments  
12,599 upm land area (11.87%) for industrial and social use  
14,124 upm land area (13.32%) for roads, sidewalks and open parking  
21,459 upm land area (20.24%) for green cover

**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 the end of road A-306, 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 Andalusians.

This prime resort land includes the following approved development specifications:

**LA KATRIA URBANIZATION SECTOR: SEP-5-12 RT**

Total Land Surface:	106,644 m <sup>2</sup>
Quality Development Volume:	0.21 m <sup>2</sup> roof m <sup>2</sup> of land
Total Construction allowance:	22,269 m <sup>2</sup> dwellings and commercial

<b>DISTRIBUCIÓN:</b>	
Dwellings:	57,382 m <sup>2</sup> - 9 plots (phase)
Maximum Density:	15 dwellings per hectare
Maximum number of Dwellings:	159 units
Typology:	ADS y ADS (Townhouses and Villas)
Commercial:	2.08m <sup>2</sup> land - on one plot

**LA KATRIA**

Consiste en un terreno urbanizable de 106.644 metros cuadrados con un permiso de planeamiento de 0.21 m<sup>2</sup>/m<sup>2</sup>, con el consiguiente permiso para 159 viviendas adosadas y villas con un total de 2.249 m<sup>2</sup> construcción plus área de garaje y servicios asociados. El permiso de planeamiento aprobado por el Ayuntamiento de Mijas incluye el "Consentimiento" (número de expediente 175 expedido 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 (PGOU) y el terreno clasificado como "Sector SEP-5-12 La Katria", así como el proyecto de "Estudio de Detalles" con fecha de 17 de Julio 2015.

The approval of the Mijas Municipality master plan to LKATIA is published in the official Bulletin of Mijas no. 10/2014 and the signature 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. 9/2014. Recently the development urbanization project (with structure project) was also completed.

The property benefits from magnificent sea views as well as mountain views towards north. The Alhambra and Mijas golf courses are within 15 minutes on foot and at least one other golf, tennis and outdoor club nearby.

**Tipología de la construcción:**  
Vivienda adosada de dos plantas (ADS) y dos plantas (ADS), así como sótanos, parques, trasteros y trasteros descubiertos que se computan en el volumen aprobado.

El proyecto aprobado de 106.644 m<sup>2</sup> incluye las siguientes superficies de los terrenos a desarrollar:  
59.862 m<sup>2</sup> de terreno (56.07%) para viviendas adosadas e aisladas y una parcela comercial  
12.599 m<sup>2</sup> de terreno (11.87%) para equipamientos y uso social  
14.124 m<sup>2</sup> de terreno (13.27%) para vías y zonas de aparcamiento  
21.459 m<sup>2</sup> de terreno (20.24%) de 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 final de la carretera A-306 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 urbanizar:

**LA KATRIA URBANIZATION SECTOR: SEP-5-12 RT**

Superficie total:	106,644 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

<b>DISTRIBUCIÓN:</b>	
Vivienda:	57,382 m <sup>2</sup> - en 9 parcelas (fases)
Densidad máxima:	15 viviendas por hectárea
Número máximo de Viviendas:	159 unidades
Tipología edificatoria:	ADS y ADS (Adosadas e Aisladas)
Comercial:	2.08m <sup>2</sup> - en una parcela

