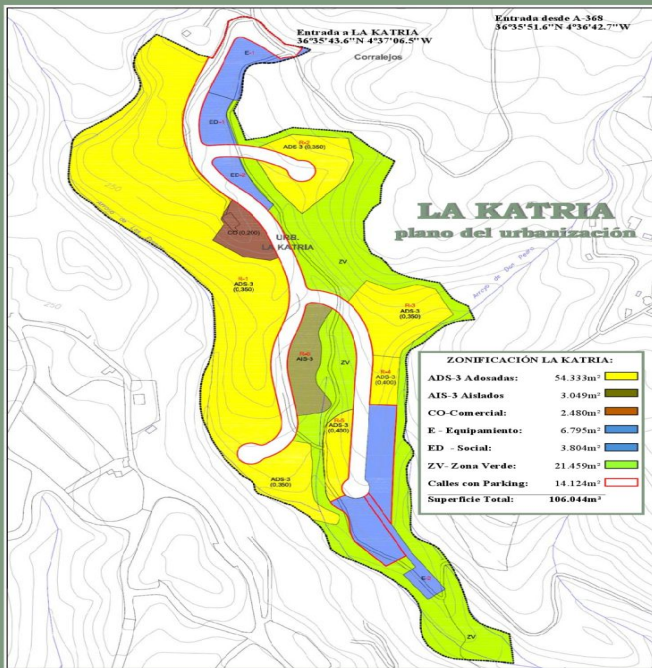




Terreno Urbano en venta en Mijas Costa, Mijas

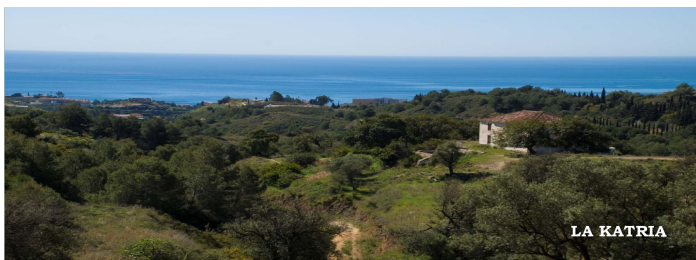
11.500.000 €

Referencia: R3303724 Terreno: 106.044m² Construido: 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 521,890 square meters land area, with the consented permission for 159 Residential Townhouses and villas with a total 22,269 sqm. construction plus area for parking and associated services. The planning permit of the LA KATRIA urbanization approved by the Municipality of Mijas includes the following (approximate) details: 159 units of residential townhouses and villas, as well as a plot for commercial building, according to the Master Plan of Mijas (PGOM) for the land area classified as "Sector UTP-3-12 LA KATRIA", as well as the project of "Llaneta de Cardener" (the actual studies and images dated 17th July 2015).

The approval of the Mijas Municipality master plan in 2014 was published in the official Bulletin of Málaga on 11/11/2014 and the alterations of the master plan of LA KATRIA was approved on 14/03/2016 by the Municipality of Mijas and is published in the official Bulletin of Málaga on 30/03/2016. Recently, the development urbanization project full urbanization project has also completed.

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

Type of construction:
New smart Townhouses (ADS) and two story Detached Villas (AIS), as well as additional townhouses, garages and storage and associated services which are not required by 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 development
- 14,124 sqm land area (13.32%) for roads, sidewalks and open parking
- 21,459 sqm land area (20.23%) for green spaces

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-7) and about 15 minutes drive from Málaga. The site entrance is situated at km14.3 by road A-368, and accessed by an 800 meter access road.

Mijas Village, with its traditional features, is a place of energy, tradition and culture where nearby beaches offer a combination of sea, sun, sea together with the charm and hospitality of Andalusians.

This prime resort land includes the following approved development specifications:

LA KATRIA URBANIZATION SECTOR: UTP-3-12 RT

Total Land Surface: 106,044 m²

Qualified Development Volume: 621 m³ per m² of land

Total Construction Allowance: 22,269 m² dwellings and commercial

DISTRIBUCIÓN:

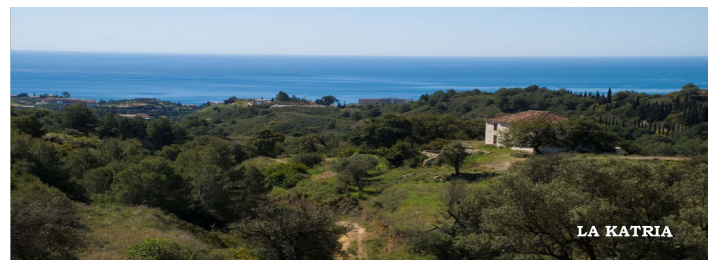
Dwellings: 57,382 m² - 9 plots (chalets)

Maximum Density: 15 dwellings per hectare

Maximum number of Dwellings: 229 units

Typology: ADS y AIS (Townhouses and Villas)

Commercial: 2,480m² land - one plot



LA KATRIA

Consiste en un terreno urbanizable de 106,044 metros cuadrados con un permiso de planeamiento de 0,21 m³/m², con el superficie total bruta, con el consentimiento para 159 viviendas adosadas y villas con un total de 22,269 m² construido entre áreas de parking y servicios asociados. El permiso de planeamiento aprobado por el Ayuntamiento de Mijas incluye el siguiente (aproximado) detalle: 159 unidades de viviendas adosadas y villas, así como una parcela comercial, de acuerdo con el Plan Maestro de Mijas (PGOM) para el terreno clasificado como "Sector UTP-3-12 LA KATRIA", así como el proyecto de "Llaneta de Cardener" (los datos reales y imágenes datados 17 de Julio 2015).

La aprobación definitiva del Plan General de Municipio de Mijas (PGOM) se publica en el Boletín Oficial de Provincia de Málaga en 11 de Mayo de 2014 y la adaptación a LGU de plan general de LA KATRIA fue aprobada el 14 de Mayo de 2016 por el Ayuntamiento de Mijas y se publica en el Boletín de Provincia de Málaga en 30/03/2016. Recientemente el proyecto de urbanización completo de LA KATRIA ha sido aprobado.

La propiedad se beneficia de magníficas vistas al mar del mar Mediterráneo así como vistas de la montaña hacia el norte. Los campos de golf de Mijas están a unos 15 minutos en coche y el mejor los otros diez entre clubes de golf, tenis, bienestar, etc.

Tipología de la construcción:
Vivienda adosada y villas de dos plantas (ADS) y chalets adosados de dos plantas (AIS), así como viviendas, garajes y almacenamiento de almacenamiento que no requieren el volumen aprobado.

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 adosadas y aisladas y una parcela comercial

14,124 m² de terreno (13.32%) para caminos y zonas de aparcamiento

21,459 m² de terreno (20.23%) de zonas verdes

UBICACIÓN

Al norte de Torremolinos y al este del histórico pueblo de Mijas, a unos 20 minutos por Autovía del Mediterráneo (A-7) del aeropuerto de Málaga y a unos 15 minutos por A-7 de Málaga. La entrada al terreno está situada en el km14.3 de la carretera A-368 y se accede por un camino privado de unos 800 m.

El pueblo de Mijas, con sus centros históricos, de una imagen de tradición, 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 desarrollar:

LA KATRIA URBANIZATION SECTOR: UTP-3-12 RT

Superficie total: 106,044 m²

Índice de edificabilidad: 0,21 m³ por m² de suelo

Edificabilidad: 22,269 m² de suelo para de viviendas

DISTRIBUCIÓN:

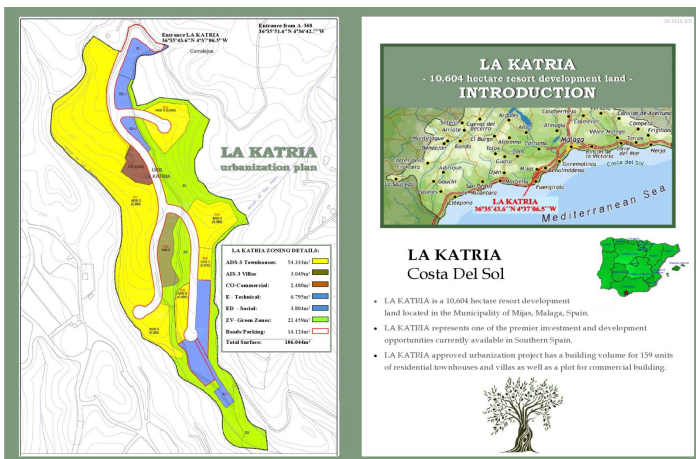
Viviendas: 57,382 m² - en 9 parcelas (chalets)

Densidad máxima: 15 viviendas por hectárea

Número máximo de Viviendas: 229 unidades

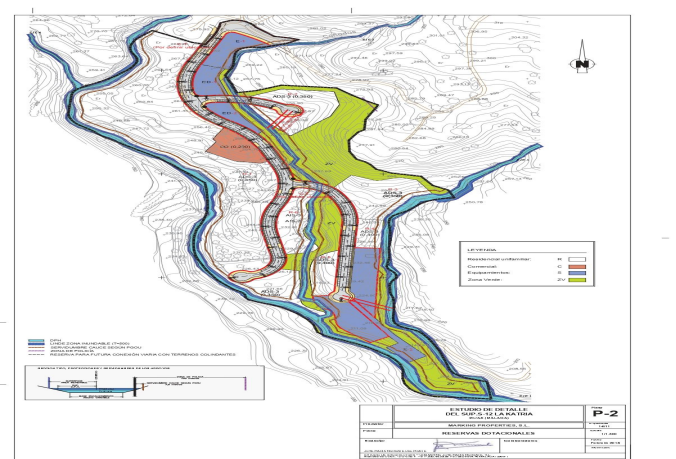
ADS y AIS (Adosadas y Aisladas)

Comercial: 2,480m² - 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.





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 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



Características:

Orientación

Sur

Posición

Urbanización

Cerca de Tiendas

Cerca de Colegios

Pueblo de Montaña

Cerca de los Bosques

Categoría

Inversion

Pre-construcción

Con Permiso de Planificación