

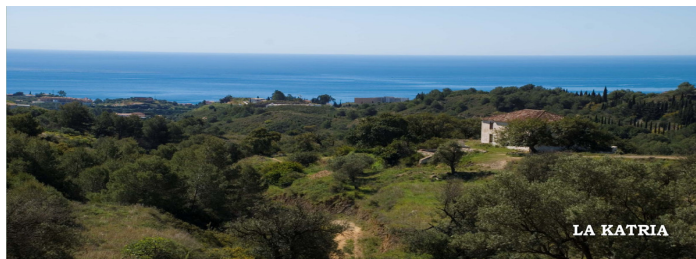
10.2018 ES

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



LA KATRIA
consta de un desarrollo de 106.044 metros cuadrados de terreno con un plan de urbanización de 621 hectáreas y una zona de construcción de 159 unidades de viviendas con un total de 228 parcelas. El desarrollo de LA KATRIA se encuentra en el municipio de Mijas, Málaga, España. El terreno está situado en el km 5.5 de la carretera A-368 y se accede por un camino privado de unos 800 m.

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 accessed from A-368 by road 5.5 km, and approached by an 800 meters access road.

THE prime resort land includes the following approved development specifications:

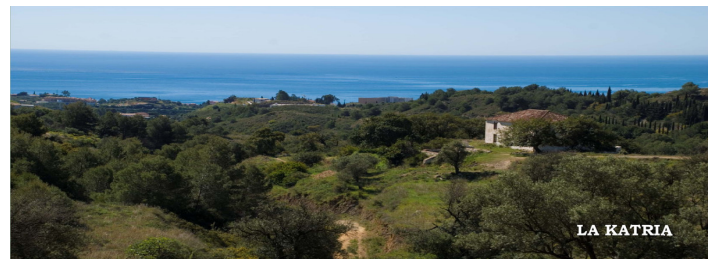
Total Land Surface:	106.044 m ²
Qualified Development Volume:	621 m ² roof flat/ de land
Total Construction allowance:	22.209 m ² building and commercial

LA KATRIA URBANIZATION SECTOR: SUP-11 RT

DISTRIBUCIÓN:
 57.382 m² - 9 plots (villas)
 15.469 m² per hectare
 Maximum number of dwellings: 159 units
 Typology: ADS y AIS (Two-beds and Villas)
 Commercial: 2.480 m² - on one plot

Type of construction:
 One story Town House (ADS) and two story Detached Villa (AIS), as well as additional underground basements, garages and storage and uncovered terraces which are not computed in the total building allowance.

The approved land of 106.044 m² includes area of the approved planning permit includes (approx.):
 59.862 m² land area (56.47%) for houses & commercial developments
 10.599 m² land area (1.0%) for technical and social use
 14.124 m² land area (13.3%) for roads, sidewalks and open parking
 21.459 m² land area (20.24%) for green zones



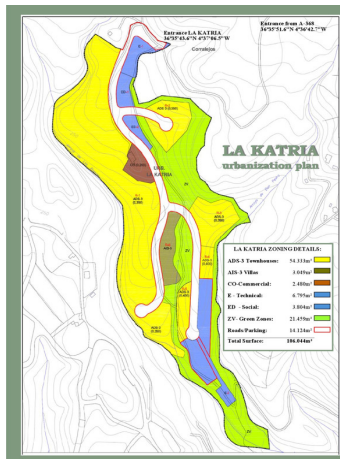
LA KATRIA
consta de un terreno urbanizable de 106.044 metros cuadrados con un permiso de planeamiento de 621 hectáreas, con el suficiente área para, con el correspondiente permiso para 159 viviendas adosadas y villas con un total de 228 parcelas construidas en un periodo de tiempo limitado. El terreno está situado en el km 5.5 de la carretera A-368 y se accede por un camino privado de unos 800 m.

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 5.5 de la carretera A-368 y se accede por un camino privado de unos 800 m.

Este terreno de primera incluye las siguientes características a desarrollar:

Superficie total:	106.044 m ²
Índice de edificabilidad:	621 m ² techos/ de suelo
Edificabilidad:	22.209 m ² de techos totales de viviendas

DISTRIBUCIÓN:
 57.382 m² - en 9 parcelas (villas)
 15 viviendas por hectárea
 159 unidades
 Número máximo de Viviendas: ADS y AIS (Adosadas y Aisladas)
 Tipología edificatoria: ADS y AIS
 Comercial: 2.480 m² - en una parcela

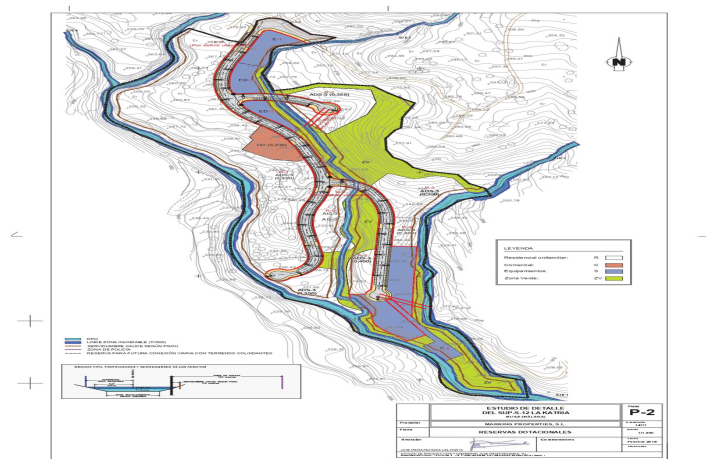


LA KATRIA

- 10,604 hectárea resort development land -
INTRODUCCIÓN

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 Pueblo

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

Kenmerken:

Zonorientatie

South

Ligging

Urbanisatie

Dicht bij winkels

Dichtbij scholen

Bergdorp

Dichtbij bos

Categorie

Investering

Off Plan

Met Bouwvergunning