

# LA KATRIA

- 10,604 hectárea Terreno de Urbanización -

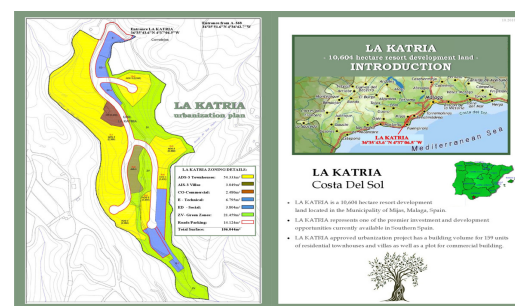
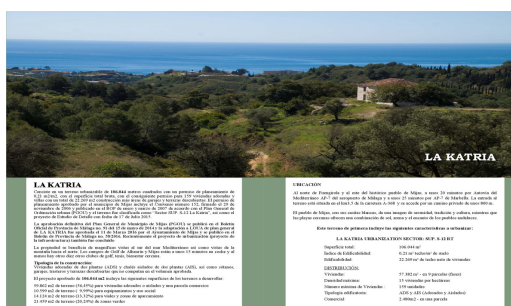
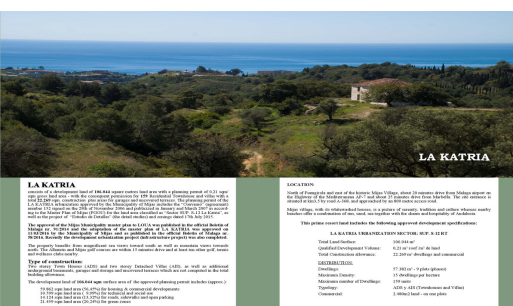
## INTRODUCCIÓN

Map showing the location of La Katria urbanization area in southern Spain, near Málaga. The map includes the Mediterranean Sea and various towns and roads.

**LA KATRIA**  
**36°35'43.6"N 4°37'06.5"W**

A map of Spain with its autonomous communities labeled. A red star is placed in the south-eastern part of the country, indicating the location of the study area.

- 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.

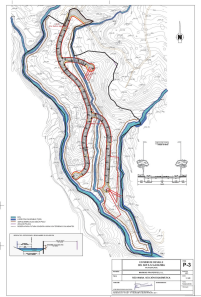
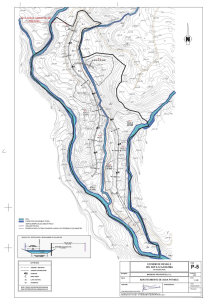
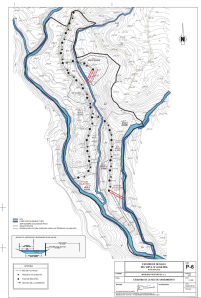
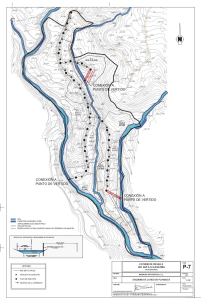
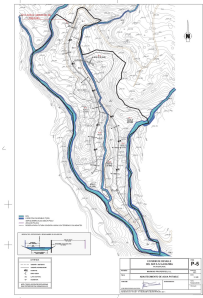
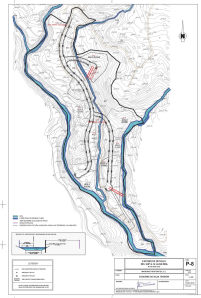
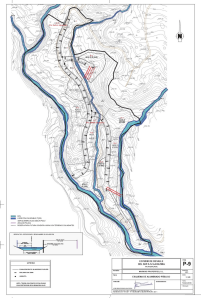
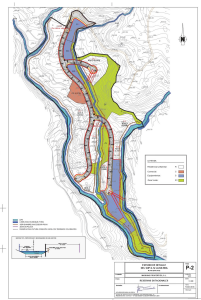
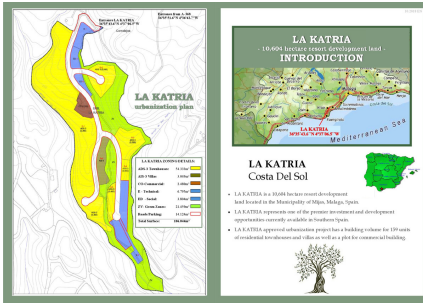
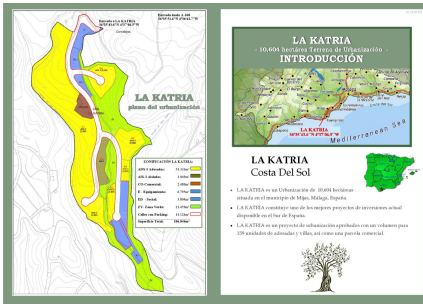


# €11,500,000

**Ref: APEX03303724**

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...

## Gallery



# Property Description

**Location:** Mijas, Costa del Sol, Spain

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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 Alhaurín 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 Málaga 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

**Telephone: +34 691 71 05 45**

**Email: [sergio@apexmarbella.com](mailto:sergio@apexmarbella.com)**

APEX Marbella Property CC Doña Pepa. Local 6, La Reserva de

Marbella - 29604, Marbella - Málaga



## Additional Info

For Sale	Type: Residential Plot	Area: 59862 sq m
Land Area: 106044 sq m	Setting: Mountain Pueblo	Close To Shops
Close To Schools	Close To Forest	Urbanisation
Orientation: South	Category: Investment	Off Plan
With Planning Permission	Internal Area : 59862 sq m	Land Size : 106044 sq m

Telephone: +34 691 71 05 45

Email: [sergio@apexmarbella.com](mailto:sergio@apexmarbella.com)

APEX Marbella Property CC Doña Pepa. Local 6, La Reserva de Marbella - 29604, Marbella - Málaga

