

## Land for sale in Churriana, Málaga

14,000,000€



"Finca El Coronel", with an area of 64,735 m<sup>2</sup>, is located Included in Sector SUS-CH.4 "El Coronel" of the pgou de malaga and Is pending final approval.

The SUS-CH4 El Coronel Sector has an area of 260,413 M<sup>2</sup>, qualified for residential use, with a global building m<sup>2</sup>t/m<sup>2</sup>s Of 0.2400, corresponding to a total buildability of 62,499.17 M<sup>2</sup>t/m<sup>2</sup>s. And a maximum number of 517 dwellings.

"Finca El Coronel", with a surface area of 64,735m<sup>2</sup>, corresponds in the Ownership Structure of the SUS-CH4 Sector "El Coronel" 24.59%, which Which represents a building area of 15,368 m<sup>2</sup>t/m<sup>2</sup>s and 127 Homes You have to make the transfer of 10% of UAS Exploitation, so The net buildable area will be 13,832 m<sup>2</sup>t/m<sup>2</sup>s and 114 Homes.



Of the net buildability indicated above, 30% must be allocated For VPO housing, so it would be as follows:



9,683 m<sup>2</sup>t/m<sup>2</sup>s and 80 free homes



4,148 m<sup>2</sup>t/m<sup>2</sup>s and 34 VPO Homes

Assessment

9,683 m<sup>2</sup>t/m<sup>2</sup>s x 1,100= Free homes 10,651,300.-e

 0 bedrooms  
 56,000m<sup>2</sup> Plot size

 0 bathrooms  
 close to town

 1,151m<sup>2</sup> Build size  
 close to shops