

## PROJECT SUMMARY

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### 1.- In summary, the development of the Project consists of:

1.- Purchase the developable land in its current classification: Developable land Sectorized, Code: SUS-8 Huerto del Escribano Sector – PGOU Mojacar published in BOJA number 143, July 27, 2023.

2.- Carry out its transformation into URBAN LAND by carrying out the Partial Plan, Urbanization Plan and Reparcelling Plan, as well as meet the other conditions indicated in the Urban Planning File, which are of an administrative nature.

All these Plans and administrative actions are carried out by Architects and Technical teams.

3.- Once the Urban Land Classification has been obtained from the City Council the land will be ready to be sold with all the individual plots connected to sewer network, and to the supplies of electricity, water, etc.

At this point, the developer can sell the individuals plots (maximum allowed 121) or according to demand build a house and sell it along with the plot (normal market options).

### 2.- DETAILED BUILDING RIGHTS: (building coefficient, building typology, maximum permitted height):

Sector Area: 60,577.62 sq.m. ( sq.m. = square meter )

Global Use Allowed: **Residential**

Overall buildability: 0.455 sq.m. of roof/sq.m. of floor

Maximum buildable area: 27,545.04 sq.m.

Building area **for residential use** : 26,545.04 "

" " **for tertiary use (commercial)** : 1,000,-- " (minimum)

**TERTIARY HEIGHT: GF + 1** ( GF = Ground floor)

#### Building typology:

**RESIDENTIAL:** Free housing: detached single-family, **maximum 18,269.69 sq.m.**

Protected: Sdh & Mf, **minimum 8,275.35 "**

(Sdh = Semi-detached house - Mf = Multi-family house)

#### Housing Computation:

Free: 121 (Maximum sq.m. :  $18,269.69 : 121 = 150.989 = 150,--$  sq.m./unit

Protected: 79 (Minimum sq.m. :  $8,275.35 : 79 = 104.751 = 104,--$  "

**Maximum height allowed:** Free and Protected, both: **GF + 1**

### 3.- ASSIGNMENTS ACCORDING ART. 17 OF URBAN PLANNING LAW OF ANDALUCIA

Green areas 10% on 60.577,62 sq.m. =	6.058,-- sq.m.
Vials ,approx. 20% on 60.577,62 sq.m. =	11.192,86 “
Equipments (for public & community services =	2.400,-- “
<b>Total area for transfers:</b>	<b>19.650,86 sq.m.</b>

**TOTAL AREA OF THE SECTOR:** **60,577.62 sq.m.**

**Deducing:**

Transfers to the City Council:	19.650,86	
Plot to build Protected houses:	8.265,47	
Tertiary: buildability 2 floors:	700,---	
Total to deduct: -----		28.616,33 sq.m.

**NET FOR FREE HOUSING PLOTS ..... 31.961,29 sq.m.**

31.961,29 : 121 = 264,14 sq.m. average per plot

**4.- IMPORTANT:** The minimum plot area is not defined. The developer has complete flexibility to distribute the plot area according to their needs provided that it does not exceed the maximums established in the Urban Planning File (121 homes and 18,269.68 sq.m. free housing).

The Preliminary Zoning Study made by the Architect Alonso-Candau proposes a total of 104 detached single-family houses for up the maximum of 18.269,69 sq.m. construction allowed by PGOU, what means an average of 175,-- sq.m. per house and 307,-- sq.m. surface per individual plot.

### 5.- CURRENT MARKET PRICES:

1.- The average selling price of a 300,-- sq.m. plot is currently starting at 260.000,-- euros (plus VAT).

2.- A detached single-family of 175,-- sq.m. (GF+1) , along with the plot starts at 700.000,- Euros (plus VAT).

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### Information needed to carry out a preliminary Partial Plan Study

Conditions to be met by free housing plots:

- Sq.m. Minimum plot: does not exist
- Floor occupancy: will be defined by the Promoter in the Partial Plan
- Distance to boundaries: “
- Facade length: “
- Maximum building height: GF + 1
- Width of vials: according to the Urban Development Regulations