

HIGUERON

469,000 €

REFERENCE R5321659

# Exquisite Ground Floor Residence in El Higuerón: A Luxury Oasis in Southern Spain

| 2 | 2 | 190 m² | 98 m² | 19 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Welcome to an unparalleled opportunity to embrace a sophisticated lifestyle within the prestigious El Higuerón neighborhood, one of the most sought-after addresses on Spain's sun-drenched Costa del Sol. This spectacular, brand-new ground floor apartment, exclusively presented by Luxury Realty, offers more than just a home – it promises an elevated living experience, seamlessly blending modern luxury with the serene beauty of the Andalusian landscape.

Nestled amidst over 100,000 m² of meticulously maintained green spaces, this exclusive development provides a verdant sanctuary where paths invite you for invigorating walks, tranquil runs, or leisurely bike rides. Imagine waking up to the gentle sounds of nature, with the Mediterranean breeze as your constant companion, all within one of the most exclusive enclaves in the South of Spain.

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**The Residence: A Haven of Modernity and Comfort**

Step inside this generously proportioned apartment, boasting 190 m² of exquisitely designed living space. Its contemporary architectural elegance and intelligent layout create a harmonious flow, bathed in abundant natural light thanks to its optimal south-facing orientation. Every detail has been thoughtfully considered to deliver a residence that is both visually stunning and supremely functional, reflecting a commitment to superior quality and an effortless modern lifestyle.

The apartment features two spacious bedrooms, each a private retreat designed for ultimate relaxation. The master suite, a true sanctuary, includes bespoke built-in wardrobes and an en-suite bathroom. The second bedroom also offers ample space and integrated storage, providing versatility for guests or a sophisticated home office. Both rooms are sanctuaries of tranquility, promising restful nights and bright mornings.

Indulge in the spa-like ambiance of the two full bathrooms, where design meets practicality. Both are equipped with sleek, ultra-thin walk-in showers, while the master bathroom elevates the experience with elegant double sinks. High-quality fixtures and contemporary finishes ensure a luxurious daily routine, adding to the apartment’s overall sophisticated appeal.

The heart of this home is its magnificent open-plan living area, seamlessly integrating a gourmet kitchen with a spacious living room. This culinary haven is equipped with custom-designed, high-quality cabinetry and a suite of top-brand, state-of-the-art appliances, making it a dream for both everyday cooking and sophisticated entertaining. The expansive living area provides the perfect setting for relaxation and social gatherings, fostering a sense of connection and openness.

Year-round comfort and exceptional energy efficiency are assured through the advanced aerothermal system, providing efficient heating and cooling throughout all rooms. This eco-friendly technology not only minimizes environmental impact but also ensures a consistently pleasant indoor climate, translating into lower utility costs and a healthier living environment.

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**Private Oasis & Exclusive Amenities**

Extend your living space outdoors with a magnificent 19 m² private terrace, an idyllic setting for al-fresco dining, morning coffees, or simply unwinding under the Andalusian sky. Beyond the terrace, a sprawling 98 m² private garden awaits, offering a lush Mediterranean landscape that provides an unparalleled sense of privacy and direct access to the surrounding greenbelt. This personal oasis is perfect for enjoying the vibrant natural surroundings and offers a unique connection to the development’s verdant expanse.

The exclusive community further enhances your lifestyle with an inviting communal swimming pool, perfect for refreshing dips on warm days or leisurely lounging under the sun. Convenience is paramount, with the inclusion of two secure underground parking spaces and a private storage room, providing ample solutions for your vehicles and personal belongings. The entire enclosed plot benefits from a robust security system, offering residents enhanced peace of mind.

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**El Higuerón: Premier Location in the Heart of the Costa del Sol**

Discover the true essence of luxury living in El Higuerón, a globally renowned residential area celebrated for its impeccable infrastructure, stunning panoramic views, and exclusive lifestyle offerings. Positioned strategically in the heart of the Costa del

Sol, in the vibrant South of Spain, this location effortlessly combines tranquil living with immediate access to dynamic urban centers.

Connectivity is unrivalled; you are just minutes away from the pristine sandy shores of Carvajal Beach and the local train station, facilitating easy exploration of the coastline. Within a short 10 to 25-minute drive, you can reach the bustling towns of Fuengirola, Benalmádena, and Mijas, alongside the glamorous international hubs of Marbella and Málaga, including its international airport (AGP). This prime location ensures you are never far from world-class dining, upscale boutiques, vibrant cultural attractions, and prestigious golf courses.

This south-facing ground floor apartment benefits from abundant natural light throughout the day, creating warm and inviting interiors. Its secluded position within the enclosed plot, complemented by a sophisticated security system, ensures a pleasant sense of privacy and tranquility, allowing you to fully immerse yourself in your personal sanctuary.

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**An Unparalleled Lifestyle Awaits**

This exquisite property represents an unparalleled opportunity to embrace an elevated lifestyle in a peaceful and natural setting, without compromising on proximity to all essential amenities and major transport links. It is the perfect blend of luxury, convenience, and natural beauty.

We invite you to experience the allure of this exceptional property first-hand. Schedule a private viewing with Luxury Realty and fall in love with your new dream home in the prestigious El Higuerón.

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In compliance with Decree 218/2005 of the Regional Government of Andalusia, dated October 11, the client is informed that notary, land registry, and property transfer tax (ITP) expenses are not included in the price. The consumer has the right to receive a copy of the Abbreviated Information Document (DIA) for the property. Offer valid until December 31, 2026.

# Details

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|---|---|---|---|
| Reference | R5321659 | Property Type | Apartment |
| Status | Sale | Price | 469,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 190 m² | Plot Size | 98 m² |
| Terrace | 19 m² | Parking places | by request |

# Features

Pool, Air conditioning, Private garden, Lift, 24H Security, Parking