



## PENTHOUSE 3 LOŽNICE

📍 Fuengirola

**REF# R4710979 – 1.745.000€**

IBI

750 €/YEAR

Garbage

100 €/YEAR

Community

4200 €/YEAR



3

Ložnice



2.5

Koupelny



153 m<sup>2</sup>

Built



121 m<sup>2</sup>

Terrace

The most luxurious Sky Villa in Higueron West!

This is without a doubt the most beautiful, sought-after Sky Villa in Higueron West. Located in Phase 2 of the Higueron West project, this penthouse has a massive sea view towards the southwest. With nothing

blocking the views, you can see the Harbor of Fuengirola, the gardens below, and a full sea view towards the South. Depending on the time of the year, you will even get a glimpse of the mountains of Africa! The views are simply exceptional!

The entrance to the apartment is by a private elevator, which goes straight from the parking garage to the apartment. This penthouse of 153m<sup>2</sup> indoor living space, has 3 bedrooms and 2.5 bathrooms. The master bedroom has a walk-in closet connecting to a private bathroom. The bathroom has double sinks, a shower, and a bathtub. In front of the master bedroom is a little private terrace seating area to enjoy the morning sunrise. The two guest rooms have a bathroom with shower and toilet. There is an additional toilet in the hallway for visitors. Both bathrooms have electric underfloor heating for comfort.

The kitchen is open-plan with a very large kitchen island, allowing seating for 4 people. All kitchen appliances are high-end and integrated into the kitchen. There is an additional storage room for a washing machine and dryer. The entire apartment is decorated with high-end Italian design furniture and comes with the apartment. The living room area of 50m<sup>2</sup> has great sea views and shows. The entire apartment has water-based underfloor heating, making the chilly winter months very comfortable. Obviously, the entire apartment has air conditioning, which can be regulated per room. Top-quality insulation significantly increases the comfort level and saves energy consumption. Even in the winter months, you can maintain a temperature of 20-22°C most days without switching on the heating.

This Sky Villa has an impressive terrace of 109m<sup>2</sup>, complete with an 8-person dining table and a very large seating area. The design of the penthouse is geared towards the indoor-outdoor experience for which the south of Spain is known. There is an additional side terrace on the living room of 12 m<sup>2</sup> to enjoy the morning sun! The main terrace has a dedicated BBQ/outside Kitchen area with an additional refrigerator. There are large automatic awnings over the entire length of the main terrace that will provide shade and stay cool. With the apartment comes a massive storage room in the parking garage and two indoor parking places, right next to the elevator.

#### About the Area:

The exclusive development "Higueron West 217" is part of El Higueron – just a 15-minute drive from Malaga Airport! A large development with over 735 apartments/villas is located right in the heart of La Costa del Sol called El Higueron – the coastal area between Fuengirola and Benalmadena, a strategic point with the best connection, great views of the Mediterranean and the unique environment. The complex is built on a sloping hillside to have a beautiful view of the Mediterranean Sea. It is laid out with plenty of space and air between the apartment buildings, and the entire large area is beautifully planted with old olive trees, palm trees, and other vegetation. The apartment is located in phase 2 and was delivered in December 2022. It is secured with a locked sliding gate that opens by remote control when you arrive by car and has a large swimming pool with sunbeds and umbrellas. It also has a concierge for most of the daytime hours.

The facilities the urbanization includes are truly unique: There are beautiful walking paths around the large area, including an amphitheater and a large garden with free-range crops. There are also eye-catching blue cycle paths around the area, as well as many benches, drinking water stands, and communal barbecue areas in the forest. A large number of gardeners keep the whole area in great condition at all times. The entire development consists of more than 500,000 m<sup>2</sup>, of which 100,000 m<sup>2</sup> are green areas. The complex is divided into a large number of independent phases, each of which is fenced off. The entrance to the area



is blocked off with a barrier and has its own 24-hour security.

Other facilities:

Free shuttle bus (payable via the homeowners' association) that can be pre-booked for transport to the beach, Carvajal train station (to get to Malaga Centre, Airport, or Fuengirola), supermarket, pharmacy, etc.

Key card giving access to the large 5-star Higuera Hotel Curio Collection by Hilton (5 minutes walk from the apartment) with volleyball, paddle tennis courts, a large fitness center with personal trainers, indoor swimming pools, spa, training pool with pre-bookable lanes, physiotherapist, hairdresser, etc., and Michelin-star restaurant.

Driving distances:

Fuengirola – 10 mins

Benalmadena – 15 mins

Benalmadena Pueblo – 15 mins

Mijas Pueblo – 10 mins

Marbella – 20 mins

Malaga Centre – 20 mins

Malaga international airport – 15 mins

Carvajal distance train station – 5 mins

Hospital Xanit – 15 min"









