



## P?ÍZEMNÍ APARTMÁN 2 LOŽNICE

📍 Higueron

REF# R5335210 – 730.000€

IBI

665 €/YEAR

Community

3600 €/YEAR



2  
Ložnice



2  
Koupelny



101 m<sup>2</sup>  
Built



34 m<sup>2</sup>  
Plot



64 m<sup>2</sup>  
Terrace

Welcome to this exclusive garden villa in prestigious Higueron West — where modern design meets comfort and outdoor lifestyle with complete privacy.

This elegant garden villa offers two spacious bedrooms with a shared terrace, one en-suite bathroom, and an additional guest bathroom. The bright, open-plan living area seamlessly connects the kitchen, dining, and lounge spaces, opening onto a generous terrace with a private garden, where you enjoy the afternoon sun. There is a direct access to the pool and beautifully maintained communal gardens.

Large windows flood the home with natural light, creating a seamless indoor-outdoor flow, ideal for entertaining your family and friends. The kitchen is fully equipped with high-end Bosch appliances, combining functionality with sleek design.

The master bedroom features a walk-in closet, a stylish en-suite bathroom with a shower, and direct terrace access — ideal for enjoying peaceful mornings in the sun. The guest bedroom includes built-in wardrobes and also opens onto the same terrace.

The community ensures effortless outdoor living, taking care of garden maintenance including bush trimming, pest control, and automatic irrigation systems — so you can simply relax and enjoy the surroundings.

The home is equipped with modern comforts such as AC for (hot and cold) individually controlled by rooms via mobile app, underfloor heating in the bathrooms, and a dedicated laundry room with washer and dryer.

It is sold unfurnished, offering a perfect opportunity to personalize and design your dream home — in collaboration with Zoco Home to create a unique, stylish living space tailored to your taste.

The community boasts a large pool open from April to October, plus a second pool available year-round within walking distance. The price includes two spacious garage spaces and a storage room, with charger for electric bikes and the possibility to install an electric car charger. The building also features elevator access directly from the garage.

Within five minute walking distance, you'll find the Hilton Hotel with access to spa facilities, gym, pilates studio, and sports courts including padel, tennis, basketball, and volleyball, as well as several restaurants and a spa. Higueroon beach club is located only less than 10 minutes shuttle bus drive away.

Higuerón West is a secure, gated community with 24-hour security, offering an exceptional lifestyle with walking, jogging and cycling paths, multiple pools, spa and sauna facilities (bookable via app), CO-working spaces, kid's park, dog park, and even an ecological garden. A convenient shuttle service connects you to the beach, and the location offers easy access to the highway — just 15 minutes to the airport and 20 minutes to Marbella or Málaga.

This home is perfect for those seeking a wellness lifestyle, combining modern comfort with outdoor living and relaxation.



