

**Sales - Apartment - Fuengirola**  
**777.000€**



**Ref.-ID: MIBGR5335537**

**Fuengirola**

**Apartment**

**Community: 2,760 EUR / year IBI: 500 EUR / year**

**Rubbish: 200 EUR / year**



**3**



**2**



**116 m2**



**56 m2**

Ground-floor apartment with garden and sea views in Higuera West - Direct access to the pool Exclusive ground-floor apartment with 238 m<sup>2</sup>, garden, featuring 3 bedrooms and 2 bathrooms, situated in one of the most sought-after areas of the Costa del Sol: Higuera West. The property stands out for its spaciousness and its two large terraces, which allow you to enjoy the outdoors all day long. The main terrace, facing south-west, blends seamlessly with the living room thanks to its large sliding windows, creating a unique indoor-outdoor space, ideal for enjoying the Mediterranean climate all year round. From here, there is direct access to the communal swimming pool, a real privilege within the development. At the rear, there is a second large terrace situated opposite the three bedrooms, where you can enjoy the morning sun and pleasant natural light. The property features: 238 m<sup>2</sup> total floor area Underfloor heating throughout Home automation system Electric blinds in the living room Charging point for electric vehicles Also includes: 2 adjoining underground parking spaces (one with an electric charger) Private storage room of 8.66 m<sup>2</sup> Direct access from the property to the communal swimming pool Prime location Higuera is renowned for its peaceful surroundings, landscaped areas and strategic location between Benalmádena and Fuengirola. Residents enjoy easy access to beaches, restaurants, sports facilities, the Higuera Spa and the Curio by Hilton hotel. The property offers easy access to the Sport Club, Beach Club and extensive green spaces featuring footpaths, cycle lanes, children's play areas and dog-friendly zones. Carvajal Beach, the train station and the main transport links to Málaga, Marbella and Málaga International Airport are just a few minutes away. Approximate costs: Service charges: €230/month Property tax: approx. €500/year (awaiting first bill) Rubbish collection: approx. €50/quarter (awaiting first bill) An ideal property both as a primary residence and as an investment in one of the most promising and sought-after communities on the Costa del Sol.

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|---|--|---|--|--|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ North</li> <li>✓ East</li> <li>✓ South</li> <li>✓ South West</li> </ul>   | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ New Construction</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>  | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> <li>✓ Central Heating</li> <li>✓ U/F Heating</li> <li>✓ U/F/H Bathrooms</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Garden</li> <li>✓ Pool</li> </ul>  |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Gym</li> <li>✓ Paddle Tennis</li> <li>✓ Tennis Court</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Double Glazing</li> <li>✓ Domotics</li> <li>✓ Basement</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul>  | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>                            | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> </ul>   | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ More Than One</li> <li>✓ Private</li> <li>✓ EV charge point</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul>   | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Bargain</li> <li>✓ Investment</li> <li>✓ Luxury</li> <li>✓ Resale</li> </ul> |   |  |  |  |