MIBGROUP.ES

**Sales - Apartment - Benalmadena**

**475.000€**

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**Ref.-ID: MIBGR5396680** **Benalmadena** **Apartment**

**Community: 1,440 EUR / year** **IBI: 680 EUR / year** **2** **2** **87 m2**

Magnificent ground floor apartment located in the prestigious and secure gated community of La Reserva del Higuerón, one of the most prestigious and high-standing locations near Fuengirola With direct access to the highway, 24h security, and all essential services at your doorstep—supermarkets, cafés, restaurants, and more—this is a lifestyle opportunity you don’t want to miss. This beautiful ground floor apartment is nestled in the residential complexe of Altos del Higueron offering amenities such as communal swimming pools, green areas and 24-hour security. The property boasts a built area of 92 m2 and with its south orientation enjoys plenty of natural light throughout the day and an amazing panoramic sea view. The interior features two bedrooms with fitted wardrobes, the master is en-suite, a second full bathroom with shower, a fully fitted kitchen connected to a large living-dining area with direct access to a spacious private covered terrace of 17 m² with Lumon-style glass curtains, offering panoramic sea views and direct access to beautifully maintained communal gardens and swimming pool. The property comes with a double private box garage of 27 m2 for your convenience. Here are some key features: - Porcelain flooring, double-glazed Climalit windows, electric shutters in both bedrooms, new central A/C, new hot water tank. -tourist license -sold fully furnished - Access to Higuerón’s 5-star sports club, spa, and hotel - Walking distance to cafés, restaurants, and supermarkets - Only 15 minutes to Málaga Airport, 25 minutes to Marbella, and 5 minutes to the beach with shuttle service every 30 minutes This apartment is ideal as a permanent residence, holiday home, or investment in one of the most sought-after areas of the Costa del Sol. WITH TOURIST LICENSE Viewings highly recommended.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Marina

**Orientation**
- ✔ South Facing
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating

**Views**
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Marble Flooring
- ✔ Double Glazing

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Electric Blinds
- ✔ 24 Hour Security

**Parking**
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

**Category**
- ✔ Holiday Homes