

# Sales - Apartment - Fuengirola

## 595.000€

**Fuengirola**

**Apartment**

**Community: 3,480 EUR / year IBI: 670 EUR / year**

**Rubbish: 90 EUR / year**



**2**



**2**



**87 m2**

This modern apartment is situated in the sought-after area of El Higueron, Fuengirola, Malaga, offering a blend of comfort, style, and convenience. Boasting two spacious bedrooms and two bathrooms, including a luxurious en-suite, the property provides an ideal setting for both relaxation and entertaining. The apartment is set within a gated community, ensuring privacy and security with 24-hour security service and a secure entrance. The apartment features a generous interior space complemented by a 34m<sup>2</sup> private terrace. The terrace offers panoramic, mountain, garden, pool, urban, and partial sea views, making it a perfect spot for outdoor dining or simply enjoying the Mediterranean climate. The communal saltwater swimming pool and landscaped gardens further enhance the appeal, whilst two private garage spaces and a storage room add to the convenience. Inside, the property is presented in excellent condition and benefits from underfloor heating throughout, including in the bathrooms, air conditioning, double glazing, and fitted wardrobes. The living room is bright and airy, and the fully fitted, equipped kitchen is ideal for culinary enthusiasts. Additional features include a guest toilet, covered terrace, lift access, and fibre optic internet. The apartment is partly furnished, allowing for personal touches to be added. Located mountainside yet close to all amenities, this apartment is within easy reach of transport links, shops, schools, golf courses, the beach, the port, and children's playgrounds. Pets are allowed, making it suitable for families and pet owners alike. With its combination of modern features, prime location, and impressive views, this property represents an exceptional opportunity in Fuengirola.

### Setting

- ✓ Suburban
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity

### Orientation

- ✓ South
- ✓ South West

### Views

- ✓ Mountain
- ✓ Panoramic
- ✓ Garden
- ✓ Pool

### Garden

- ✓ Communal
- ✓ Landscaped
- ✓ Easy Maintenance

### Category

- ✓ Investment
- ✓ Luxury
- ✓ Resale

### Condition

- ✓ Excellent
- ✓ New Construction

### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Double Glazing

### Security

- ✓ Gated Complex

### Pool

- ✓ Communal

### Furniture

- ✓ Part Furnished
- ✓ Optional

### Parking

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private















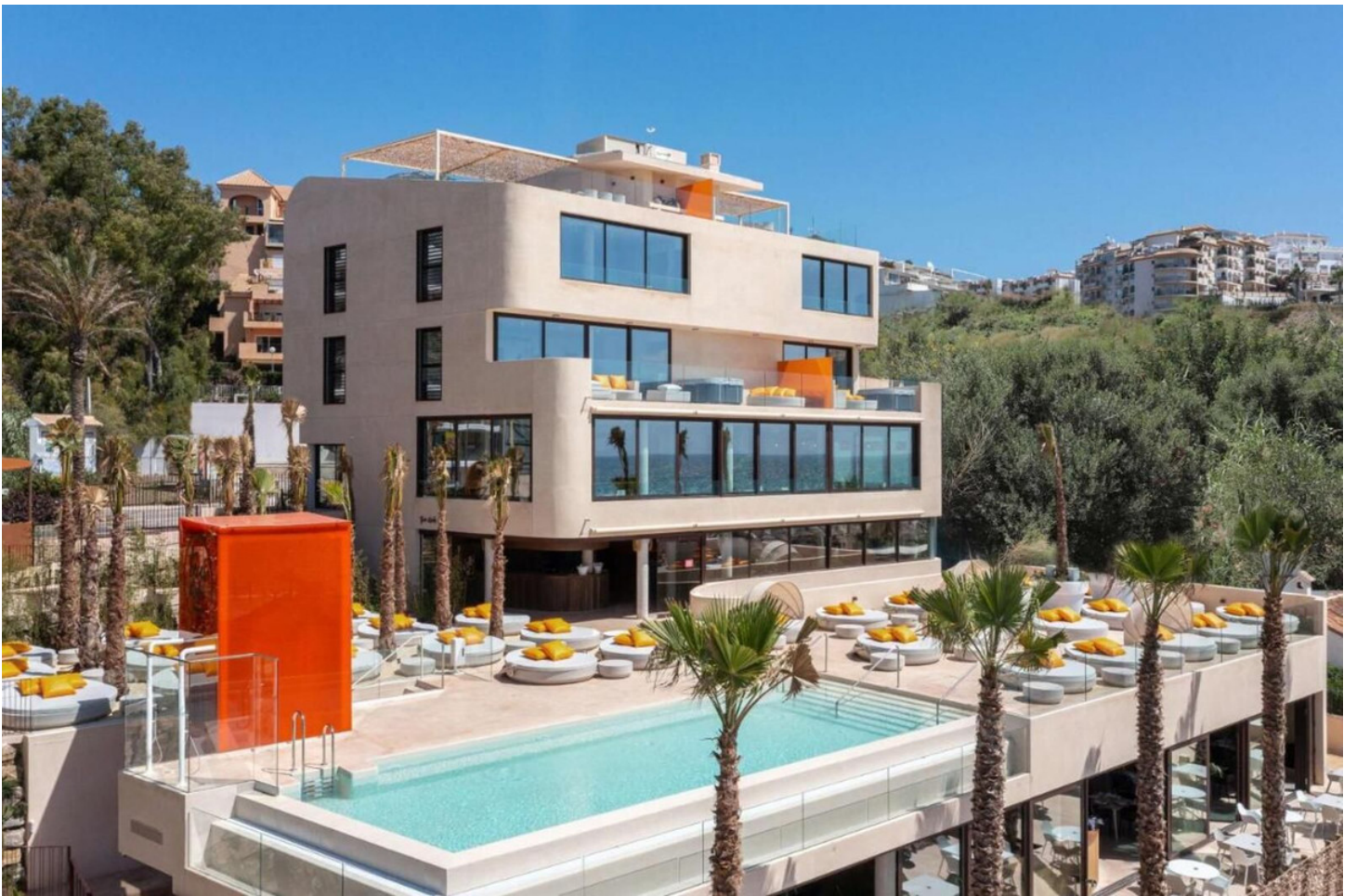






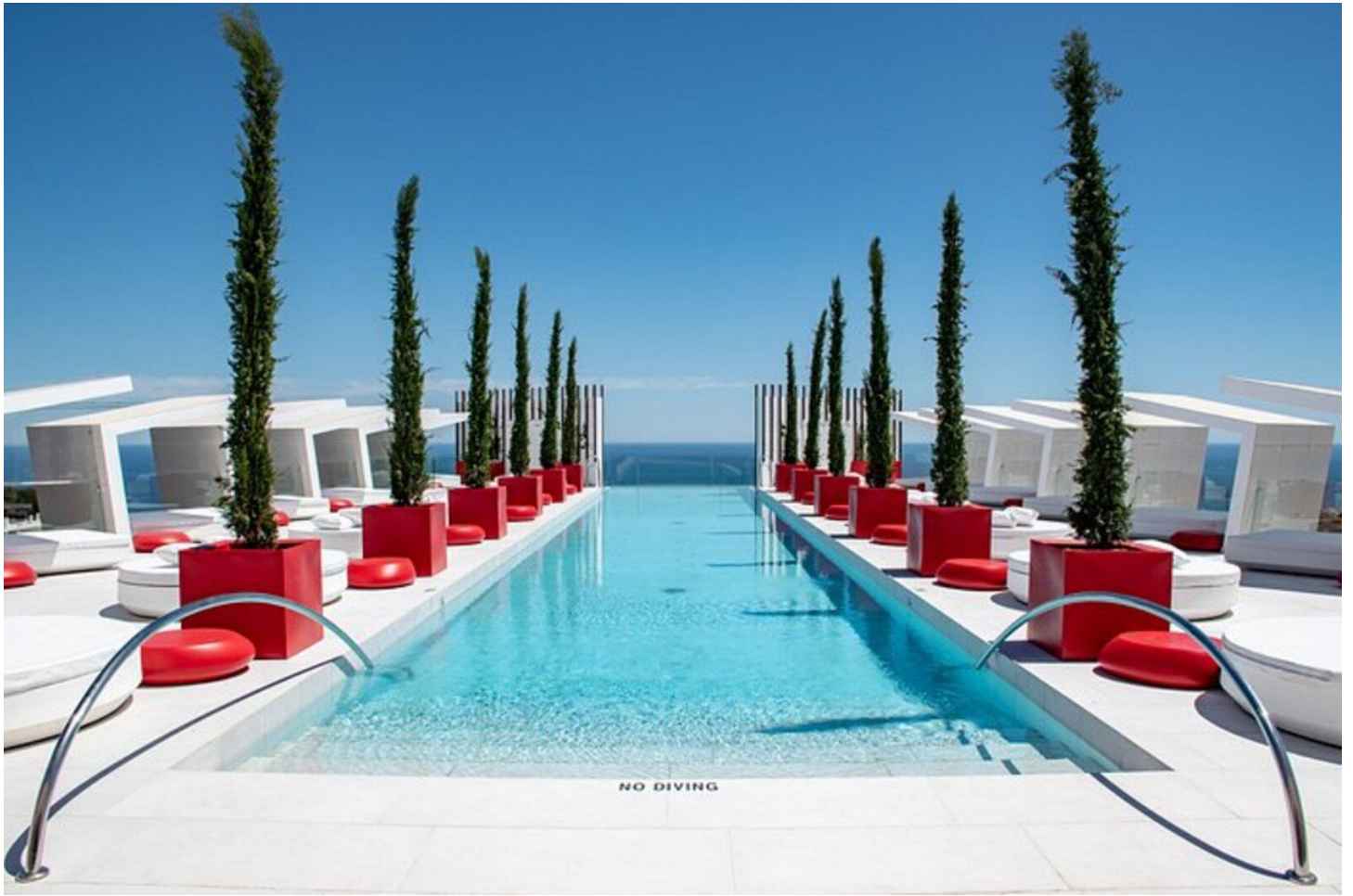






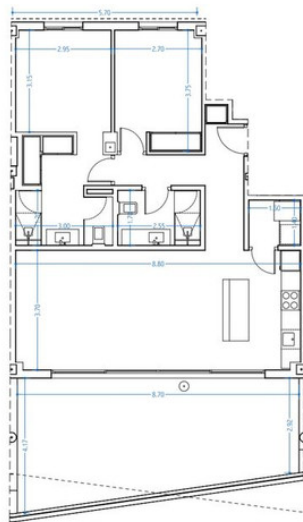








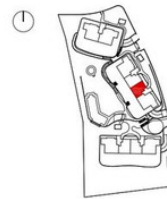
Nota: Documentación meramente informativa sujeta a cambios derivados del desarrollo del proyecto  
 Disclaimer: Design elements including terraces shape and dimensions may be modified for technical reasons



HIGUERÓN WEST 217

LIVE WORK PLAY

by Urbania



<b>Total Útil</b>	75.18 m <sup>2</sup>
<b>Total Construida</b>	86.63 m <sup>2</sup>
<b>Sup. Útil s/Decreto 218/2005 BOJA (1)</b>	82.70 m <sup>2</sup>
<b>Sup. Const. s/Decreto 218/2005 BOJA (2)</b>	113.58 m <sup>2</sup>

NOTA:  
 La superficie útil según Decreto 218/2005 se define como la superficie de suelo útil de la vivienda y el 20 % de espacios exteriores privativos (limitándose al 10% de la útil exterior)

- (1) Incluye la superficie útil interior de las terrazas privativas.
- (2) Incluye la superficie construida interior, de las terrazas privativas y la parte proporcional de sus elementos comunes.

Parcela BA.3  
 Urbania "El Higuero"



05 de Octubre de 2020