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M<sup>2</sup>: 132

■■■■: 940 000 €

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■■■■■■■■■■: Exceptional 3-Bedroom Luxury Garden Residence with Private Heated Pool, Expansive and sunny Terraces Underfloor Heating, 2 Garage Spaces & Storage Overview Welcome to this exceptional 3-bedroom luxury ground floor apartment located in a secure gated community in Higuera West. This unique residence is elegantly furnished with high-quality designer furniture and offers 3 spacious bedrooms, 2.5 bathrooms (one en-suite), and partly underfloor heating. The spectacular outdoor area is the true highlight — featuring a private heated pool, and an impressive 216 m<sup>2</sup> south/southwest-facing terrace designed for year-round living. The apartment is equipped with premium appliances and numerous upgrades. In addition to your own private pool, you have free access to 3 other pools, a sauna and a co-working space in the condominium's common areas. A short walk or free shuttle bus takes you to Carvajal beach, one of the area's best beaches A stone's throw away you will find the Higuera Hotel with world-class facilities, including tennis and padel courts, indoor pool, fitness center, several restaurants and spa. This is more than a home — it's a refined lifestyle offering privacy, comfort, and security. Features Type: Luxury ground floor garden apartment Bedrooms: 3 Bathrooms: 2.5 Layout: Elegant open-plan living and kitchen Orientation: South / Southwest Interior: 132 m<sup>2</sup> Terrace: 216 m<sup>2</sup> Garage: 2 generous underground spaces (43 m<sup>2</sup> + 24 m<sup>2</sup>) pre-installed for EV charging Storage: 10 m<sup>2</sup> private storage room with fitted shelving Interior Details Entrance: Impressive and welcoming hallway setting the tone for the home. Living Room: Expansive and light-filled with floor-to-ceiling glass doors opening onto the terrace. Generous lounge and dining areas designed for refined entertaining and relaxed living. Kitchen: Bespoke open-plan kitchen of superior quality, fully equipped with premium appliances including American fridge/freezer, oven, microwave, dishwasher, wine cooler, and integrated water purification system. Utility Room: Separate laundry room with washer/dryer, boiler system, water softener, and additional storage. Master Suite: A private retreat featuring a walk-in wardrobe, large windows, and direct access to the terrace. En-Suite Bathroom: Elegant design with double vanity, large walk-in shower, toilet, and custom storage. Bedroom 2 & 3: Spacious double bedrooms with fitted wardrobes and natural light. Guest Bathroom: Stylish bathroom with walk-in shower, vanity, wc and storage. Guest Toilet: Conveniently located near the entrance. Additional Comforts: Integrated hot & cold air conditioning, underfloor heating, alarm system, fiber optic internet, electric security door lock. Furniture: Sold furnished with carefully curated high-end interior — turnkey luxury living. Outdoor Lifestyle Terrace & Garden: An exceptional 216 m<sup>2</sup> private outdoor oasis combining covered and open-air spaces. Private heated swimming pool (16.5 m<sup>2</sup>) with outdoor shower Fully equipped outdoor kitchen with premium barbecue and wine cooler Elegant round dining area for al fresco gatherings Sophisticated lounge zone by the pool Multiple sun and shaded seating areas throughout Designed for seamless year-round Mediterranean living. Shared Facilities Directly outside the residence you will find beautifully landscaped gardens and an elegant communal pool with children's area. As a resident of Higuera West, you enjoy privileged access to an exceptional lifestyle concept including: • Exclusive beach club • Co-working lounge • Children's playground • Dog park • Scenic walking and cycling paths Residents benefit from full access to the 5-star Hilton Curio Collection hotel with three outstanding restaurants, including Michelin-starred Sollo, as well as the award-winning Sport Club & Spa. The Sport Club: • State-of-the-art gym with personal trainers • Heated 25m indoor pool and outdoor pool • 9 padel courts, 5 tennis courts, 4 beach volleyball courts • Pilates, group classes, children's activities • Café lounge with pool views The Spa: • Heated vitality pools and relaxation decks • Sauna and Turkish bath • Luxury wellness, beauty, and hair treatments Accessibility Private lift access directly from the underground garage to the residence. Security 24-hour gated security and surveillance for complete peace of mind. Advantages of Location A tranquil setting with exceptional connectivity: - 1 km to the beach, Carvajal beach is one of the area's best beaches and there is a free shuttle bus for residents. - 2 minutes to Carvajal train station (direct connection to Málaga airport & city) - 15 minutes to Málaga International Airport - 20 minutes to Málaga city - 25 minutes to Marbella - Walking distance to fine dining, amenities, and transport Investment Potential With more than 300 days of sunshine annually, Higuera West represents one of the most sought-after lifestyle destinations on the Costa del Sol. This residence offers an outstanding opportunity — equally suited for permanent living, an exclusive holiday retreat, or a premium investment in a high-demand area. A rare combination of design, wellness and location.

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