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■■■■■■■■■■■■ ■ Fuengirola

■■■■■■■■■■■■: R5335537

■■■■■■■■: 3 ■■■■■■■: 2 M²: 173 ■■■■■: 777 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:Ground-floor apartment with garden and sea views in Higuerón West – Direct access to the pool Exclusive ground-floor apartment with 238 m², garden, featuring 3 bedrooms and 2 bathrooms, situated in one of the most sought-after areas of the Costa del Sol: Higuerón 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 m² 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 m² Direct access from the property to the communal swimming pool Prime location Higuerón 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 Higuerón 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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