Reference: **R5306473**











Ground Floor Apartment

Higueron

Price **€ 479,000**

Beds	**2**
Baths	**2**
Build Size	**75 m²**
Terrace	**49 m²**
Garden/Plot	**61 m²**
IBI Fees	**€ 535**
Community Fees	**€ 285**
Garbage Tax	**€ 200 / year**

SETTING

- ✔ Urbanisation

ORIENTATION

- ✔ South West

POOL

- ✔ Communal
- ✔ Room For Pool

PARKING

- ✔ Underground
- ✔ More Than One

FEATURES

- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room

2 bedroom 2 bathroom unit in Higueron - Fully Licensed for rental! Amazing ROI. One of the most sought after units in the Higueron Area

A ground floor apartment in Higuerón, five minutes from the beach and 15 minutes from Málaga Airport, with something rare for the community: a private 61 m² garden with its own gate to the landscaped communal areas and swimming pools.

The location puts the whole coast within reach. Carvajal Beach and the coastal promenade are five minutes away, Málaga Airport is 15 minutes away, and Fuengirola, Málaga city and Marbella are all close, with Málaga city and Marbella about 20 minutes away.

The current owners have renovated the apartment in a warm, contemporary style. Large sliding doors open from the living room onto the covered terrace and the garden, so the living space and the outdoors work as one and natural light fills the interior throughout the day. The garden has high quality artificial grass and is a safe, open space for family meals, sunbathing and relaxed holiday days. Through the private gate you step straight into the communal gardens and pools, which gives you the feel of a house with the security of a residential complex.

Inside, the kitchen has been redesigned with modern finishes and quality appliances, and the open plan layout keeps everyday living easy. Both bedrooms are calm and well proportioned, and both bathrooms have been updated with refined materials and underfloor heating. The apartment also has climate control and high speed internet.

The apartment is fully licensed for holiday rental and has a strong rental track record.

The apartment has 74.55 m² of built interior, a 23.12 m² covered terrace and a 26.23 m² service terrace, plus the 61 m² private garden. Two private underground parking spaces and a storage room come with the property.

The furniture and appliance package can be bought with the apartment for an additional €20,000, so you can move in straight away.

Area: 124 m² (75 m² interior plus 49 m² terraces), plus a 61 m² private garden. Parking: 2 spaces.



































