Reference: **R5251387**











Ground Floor Apartment

Higueron

Price **€ 599,000**

Beds	**2**
Baths	**2**
Build Size	**85 m²**
Terrace	**121 m²**
Garden/Plot	**0 m²**
IBI Fees	**€ 700**
Community Fees	**€ 375**
Garbage Tax	**€ 50 / year**

ORIENTATION

- ✔ South

POOL

- ✔ Communal

PARKING

- ✔ Underground
- ✔ Garage

FEATURES

- ✔ Fitted Wardrobes

Welcome to a beautifully positioned southwest-facing garden apartment in the heart of Higuerón — a home that offers both privacy and extraordinary views. Located on the eastern corner of the building, this residence is one of only two ground-floor apartments, creating a unique sense of exclusivity and tranquility. The unit is fully furnished and the owners are asking €10.000,- for all the furniture on top of the sales price.

The apartment features 2 bedrooms and 2 bathrooms, thoughtfully designed with comfort, natural light, and modern living in mind. The interior feels spacious and serene, with large sliding doors that connect the living areas seamlessly to the outdoors. The property is brand new and has never been lived in, offering a fresh canvas for its future owners.

A generous 53 m² covered terrace extends the living space beautifully, ideal for relaxing, dining, or enjoying the warm afternoon sun thanks to its southwest orientation. Beyond the terrace, a 69 m² private garden creates a peaceful green retreat with open sea views and an unobstructed outlook across the valley and the communal pool. Whether for quiet mornings, long outdoor lunches, or sunset evenings, this exterior space truly enhances the lifestyle of the home.

The Higuerón community is known for its carefully designed environment that promotes both relaxation and active living, with landscaped walkways, gardens, and excellent facilities nearby. From this apartment, you are especially close to the Higuerón Hotel, offering convenient access to restaurants, wellness facilities, sports amenities, and spa services.

The apartment is equipped with:

- Full hot and cold air conditioning
- Advanced domotic home-automation system
- Two private parking spaces (one underground and one outdoor)
- One private storage room

With easy access to Málaga Airport, beaches, the train station, and all services within the Higuerón area, this home is ideal as a permanent residence or as a secure lock-up-and-leave holiday property.

A brand-new home, exceptional outdoor space, and a stunning southwest orientation — this is a rare opportunity to own a private, bright, and perfectly located property on the Costa del Sol.


















































