EK
ARBAT ESTATES

Sales - Apartment - Fuengirola

590.000€

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Ref.-ID: R5285866 | **Fuengirola** | **Apartment**

Community: 5,136 EUR / year | **IBI: 835 EUR / year** | **Rubbish: 200 EUR / year**

2 | **2** | **145 m2**

Exclusive 2-Bedroom Apartment in Higuerón West –Phase 6 with Valid Touristic Licence! Welcome to this exceptional apartment located in Higuerón West Phase 6, one of the most modern and exclusive residential communities on the Costa del Sol. This stylish property is ideal for those seeking a comfortable permanent home or a secure long-term rental investment. The apartment is a true haven for those who value light, space, and comfort. Thanks to its west-facing orientation, the property enjoys abundant natural sunlight throughout the day. The spacious living area connects seamlessly to a large terrace enclosed with glass curtains, allowing year-round enjoyment while maintaining a bright and open atmosphere. The property also includes two underground parking spaces and a large storage room. Both bedrooms are generously sized and offer ample storage space. The master bedroom features a private terrace, perfect for enjoying morning coffee or relaxing in complete privacy. The open-plan kitchen and living area create a warm and inviting environment, ideal for everyday living as well as entertaining guests. The apartment is in excellent condition, featuring modern materials and high-quality finishes throughout. A key highlight of this home is the underfloor heating system installed throughout the entire apartment—a rare and highly sought-after feature on the Costa del Sol—making it a comfortable residence all year round. The apartment has never been rented, was designed for long-term living rather than short-term use, and does not have a tourist rental license. The property is ready to move into immediately or to be rented on a long-term basis. Short-term rentals are not permitted in this phase, ensuring a quiet, residential environment with a strong sense of community. For sports and wellness enthusiasts, two padel courts are located just a one-minute walk away, within the facilities of the Hilton Hotel. About the Area Higuerón West, located in the prestigious Reserva del Higuerón, is renowned for its premium lifestyle. Residents benefit from easy access to top-class amenities, including gyms, restaurants, beach clubs, and the beach, all conveniently connected via an exclusive shuttle service for residents. The area offers tranquility, privacy, and excellent connectivity. Ideal For • Families seeking a peaceful, high-quality lifestyle • Buyers looking for a secure long-term rental investment in a high-demand area Property Details: • Bedrooms: 2 • Bathrooms: 2 (one en suite) • Year Built: 2022 • Built Area: 102 m² • Outdoor Space: Large terrace with glass curtains + private terrace from the master bedroom • Parking: 2 underground parking spaces • Storage: 1 storage room Keys in the office – viewings are easy to arrange! Contact me today to schedule your private visit to this outstanding home.

Setting
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Urbanisation

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Tennis Court
- ✔ Storage Room
- ✔ Disabled Access
- ✔ 24 Hour Reception
- ✔ Courtesy Bus

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale