



## NEW BUILD APARTMENT IN BENALMADENA

Av. del Higuero, 29640 Fuengirola, Málaga, España

# 799.000 €



Carolina Valcarce

Property Advisor

[carolina@fortunyhogaresunicos.com](mailto:carolina@fortunyhogaresunicos.com)

<https://www.fortunyhogaresunicos.com/en//ref/C323V>

+34 619 23 80 78

+34 951 43 50 90

### The essentials

**Type of operation:** Venta  
**Lot size:** 82 m<sup>2</sup>  
**Bathrooms:** 2 baths  
**Storage room:** 1  
**Status:** Brand New, Excellent  
**ID property:** C323V

**Area:** 89 m<sup>2</sup>  
**Bedrooms:** 2 beds  
**Garage:** 2  
**CEE:** En Trámite  
**Category:** Apartment, New Builds

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Community garden, Double glazed windows, Elevator, Kitchen equipped with appliances, Sports area, Storage room, Terrace

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### MODERN, SPACIOUS, BRIGHT AND COSY TWO-BEDROOM FLAT, LARGE TERRACE AND PRIVATE GARDEN, HOME AUTOMATION AND DREAMLIKE COMMUNAL AREAS LOCATED IN RESERVA DEL HIGUERON, BENALMADENA.

Fortuny Hogares Únicos presents this modern, bright and cosy flat located in the prestigious residential area Reserva del Higuerón: a paradise on the Costa del Sol, a dream place designed for those who are committed to the quality of life. The property is located next to the beach of Carvajal, only 12 minutes by car from the international airport of Malaga Pablo Ruiz Picasso, 15 minutes from Malaga city, 20 minutes from the beautiful Marbella and a few minutes from Fuengirola and Benalmadena.

## Layout

The ground floor property, with an east orientation, has a total built area of 144m<sup>2</sup> including the communal areas, 89m<sup>2</sup> of constructed living area, 82m<sup>2</sup> of usable area approximately, 53m<sup>2</sup> of a terrace and 2m<sup>2</sup> of private garden. The property is distributed in an entrance hall, a spacious, bright and sunny living-dining room with access to the terrace, an open plan kitchen open to the living room fully fitted and equipped with electrical appliances, the master bedroom has a dressing room, an en-suite bathroom and direct access to the terrace, the second bedroom has fitted wardrobes, a complete bathroom for the rest of the rooms and a laundry room. The terrace consists of a covered and uncovered part where you can enjoy the sun and the Mediterranean climate, an outdoor dining area, a chill-out area and a private garden of 2,22m<sup>2</sup>.

## Qualities

The property has excellent state-of-the-art qualities. Among them, we highlight aerotermia (ACS), double-glazed windows and sliding doors that provide natural light, large format porcelain stoneware floor, Viceroy & Bosch and Hans Grohe sanitary ware and taps; Arredo3 kitchen furniture; Siemens integrated appliances; home automation with ignition control, motorised enclosure control, air conditioning control, touch screen and remote control by app, smoke detection in kitchen, flood detection in wet areas with water cut-off, video intercom.

## Common Areas

The gated community offers spacious garden areas with gazebos to enjoy spectacular views and outdoor lighting with low light pollution, a barbecue area and a chill-out area including an outdoor infinity pool, heated pool with sea views and a relaxation circuit consisting of sauna, Turkish bath and solarium. The fitness room is equipped with sports equipment. The sports club offers membership to Reserva del Higuerón Sports Club and the first year's membership fee. It has two underground parking spaces with pre-installation for charging electric vehicles and a storage room, included in the price. The building has a lift and is adapted for people with reduced mobility.

## Contact Us

Every element, from the architecture that shapes the building to the smallest design details, pursues the same philosophy, seeking to maximise the comfort of the new owners. For more information, please do not hesitate to contact us. We will be delighted to assist you.

