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Penthouse in Higueron

Bedrooms	2	Bathrooms	2	Built	272m2	Terrace	172m2
R5394925		**Penthouse**		**Higueron**		**800.000€**	

Penthouse | South Beach, Higuerón Resort A rare opportunity to acquire an exceptional penthouse in one of the Costa del Sol's most prestigious addresses. From the moment you enter, this home makes a lasting impression — soaring ceilings in the main living area, integrated LED lighting, and large windows that flood every room with natural light, creating a sense of space and luxury that is immediately apparent. The open-plan kitchen and living area is both stylish and highly functional, fitted with quality appliances and a separate utility room. The master bedroom is generously proportioned and benefits from a private en-suite bathroom, while the second bedroom is well-appointed, served by a further bathroom. Throughout the apartment, a fully integrated aerothermal heating and cooling system ensures year-round comfort with outstanding energy efficiency. The defining feature of this penthouse is its extraordinary 172m² wraparound terrace — almost certainly one of the largest private outdoor spaces in the entire complex, and a true rarity within Higuerón Resort. Accessible directly from all bedrooms and the main living area, the terrace enjoys a south-westerly aspect, bathing it in sunshine throughout the day until late It has been thoughtfully arranged as a genuine outdoor living environment, with a private jacuzzi, dedicated lounge seating, a BBQ area, and sun loungers, all set against views of the sea and mountains. The property is set within a meticulously landscaped development of tropical gardens, mature palms, and lagoon-style swimming pool — an environment designed entirely around relaxation and

tranquillity. Two underground parking spaces and a private storage unit are included. Higuerón Resort commands a position unlike any other on the Costa del Sol — a prestigious, 24-hour secured community offering a truly resort lifestyle on the doorstep. Just a short walk away, the acclaimed Higuerón Sport Club provides access to a state-of-the-art gym, spa, tennis and paddle courts, and both indoor and outdoor swimming pools — a world-class facility that further enhances the lifestyle on offer. On-site dining options are equally impressive, including a Michelin-starred restaurant, alongside a selection of further restaurants and cafés within the resort. The five-star Hilton hotel, situated within the complex, adds another dimension entirely — with a stunning infinity pool and bar overlooking the Mediterranean, perfect for sundowners with uninterrupted sea views. A complimentary shuttle service connects residents to the beach and to the commercial centre at the top of the resort, making day-to-day life as effortless as it is enjoyable. Direct motorway connections and easy access to Málaga airport complete the picture, placing everything within reach while keeping the sense of a private, peaceful retreat firmly intact. DEED: Total Built Area 272,41m2 of which 172,71m2 corresponds to terrace plus 61,33m2 to the proporcional parte of community areas , Year of Build: 2015, Aprox fees IBI :1500€ per year - Basura 172€ per year - Community 414€ per month CEE:Energy Consumption Rating E (82,1 kWh/m2/year) CO2 Emissions Rating D (13,92 kgCO2/m2/year). In compliance with the information obligations set out in Final Provision 3 of Law 10/2025, of 28 December, on customer service and transparency, as well as applicable sector regulations and Regional Decree 218/2005 of the Junta de Andalucía, please note that the listed price does not include the expenses and taxes inherent to the purchase. Our real estate agency fees are included in the price. The exact costs will be provided in the Abbreviated Information Document (D.I.A.), during the property viewing or prior to it. Purchase Costs: Notary Fees: The notary's fee will be calculated in accordance with the official notarial tariff: Annex I of Royal Decree 1426/1989, of 17 November. Land Registry Fees: Registration will be charged in accordance with the official tariff: Annex I of Royal Decree 1427/1989, of 17 November. Administration Fees (Gestoría): The fees for administrative processing, tax settlement and registration are estimated at approximately €400 (VAT included), depending on the complexity of each case. Property Transfer Tax (ITP): The tax rate currently in force in Andalusia will apply (generally 7%, without prejudice to reduced rates of 6%, 3.5%, etc., applicable depending on the buyer's personal circumstances or the characteristics of the property). The tax is levied on the higher of the Cadastral Reference Value and the sale price. You can calculate your personal situation on the official portal of the Agencia Tributaria de Andalucía. The information provided is for guidance purposes only, is non-binding and has no contractual value. The offer is subject to errors, price changes, availability and/or withdrawal from the market without prior notice. This information ?may ?have ?been ?subject ?to changes that ?have ?not yet been incorporated. We ?recommend you ?contact us ?to ?obtain the latest details ?and/or ?confirm ?the ?information ?set ?out ?herein.

Double Glazing	Double Glazing	Ensuite Bathroom
Jacuzzi	Lift	Private Terrace
Solarium	Utility Room	