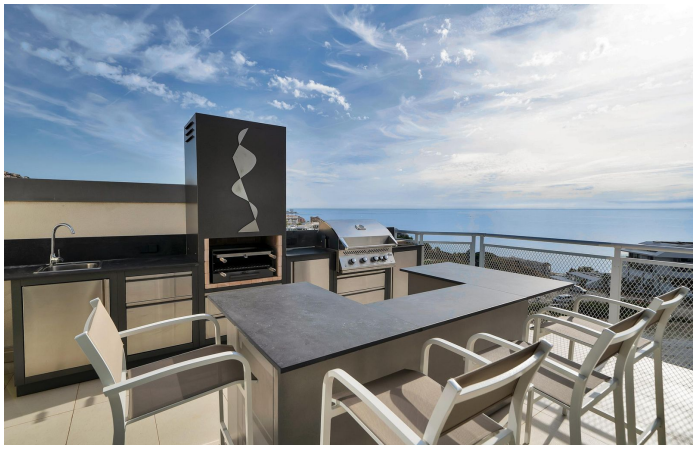
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Ground Floor Apartment in Carvajal

Bedrooms	3	Bathrooms	3	Built	360m2	Terrace	0m2

R5553007	Ground Floor Apartment	Carvajal	1.975.000€

A Dream Penthouse for Entertainment Higuerón Resort · 3 bedrooms · 3 bathrooms + guest toilet · 135 m2 sea-view terrace Fourth floor. The lift doors open and there is no corridor, no neighbours. No one between you and your home. The first security door opens onto a covered glass entrance hall, full of light. At the far end, a second security door. Two doors, two keys and one certainty: no one comes in unless you invited them. Inside, you feel the quality of the porcelain floors before you see it. Then you understand why everything fits so perfectly: nothing was bought ready-made. Every piece of furniture was designed for this penthouse, for these walls, for this light. You won't find this kitchen in any catalogue. Its owners chose every surface and every detail thinking of how they wanted to feel making the first coffee of the day. The three bathrooms and the guest toilet follow the same line: a full renovation, noble materials and quiet good taste. Everything is new. You don't come here to fix anything. You come here to live. From the bedrooms, the terrace is one step away. You wake up, and the first thing that decides your day is the Mediterranean. The terrace measures 135 m2, but numbers don't explain it. Under the glass canopies, you can sunbathe in January without the wind finding you. Beyond them: the outdoor kitchen, the BBQ, the fireplace. And the bar. You sit down, and there she is: a ballerina, designed by the owner. She came from the heart before she came from the hands, and every guest will ask

about her first. Coffee at that bar in the morning. A glass of champagne in the evening, as the sea changes colour, the boats appear and the lights of Fuengirola and Málaga come on. The coast, the mountains and the city, all at once. And nothing in between. This penthouse sits above it all. When friends arrive, the terrace changes. Six at the bar, ten at the table in the glass dining room open to the sea. If the wind turns after midnight, the glass curtains close and the night goes on. At the far end, under its own canopy, the whirlpool waits for the last to leave. Someone thought of all this before you. Even where no one looks: the laundry room, with its glass roof and mountain views, is designed to the centimetre. Not one metre wasted, and still room for a sauna if you ever want one. The current owner has thought of everything, improving this property in a smart way, including the laundry area and the terrace, with the care of someone who built it to stay. But life had other plans. They are going home. They're not looking for someone to buy square metres. They're looking for someone who will sit at that bar, look at the ballerina and understand everything without being told. Will you be the one who pours the next glass of champagne? KEY FEATURES • 3 bedrooms · 3 bathrooms + guest toilet • 171.6 m2 interior + 135.5 m2 terraces • Built 2018 · Full renovation 2024 • Double security entrance with 12 m2 glass vestibule • Custom-made furniture · High-end porcelain floors • Direct terrace access from the bedrooms • Outdoor kitchen with Napoleon BBQ and fireplace · U-shaped bar for 6 • 25 m2 glass-enclosed outdoor dining and lounge area • HotSpring whirlpool with outdoor shower • 6 m2 glass-roofed laundry room · 2 separate hot water tanks • Bosch and Siemens appliances · Airzone climate control by zone • 2 underground parking spaces + large storage room • 2 communal pools (adults and children) HIGUERÓN RESORT 5-star hotel with Michelin-starred restaurant · Sports and wellness club with 5 tennis courts, 10 padel courts and 24-hour gym · Spa · 4 pools · Beach club · Complimentary shuttle LOCATION Málaga Airport 20 min · Train to Málaga centre 5 min · Fuengirola 10 min · Marbella 25 min. LBB Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP), (Law 5/2021 on Transferred Taxes), whose general maximum rate is 7%. The taxable base will be the higher value between the deeded price and the cadastral reference value (art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer’s personal circumstances. Public deed and Land Registry registration costs are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989) respectively. Estimated range between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Administrative services (gestoría) (if voluntarily contracted, fees are freely set): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: 197.500€. (+10%) This estimate is indicative and ?provided ?in ?accordance ?with ?art. 20.1.c) TRLGDCU. ?The ?final amount will depend on ?the specific ?circumstances of ?the ?transaction and the buyer. ?Intermediation ?fees ?are ?borne ?by ?the ?seller.

Access for people with reduced mobility	Access for people with reduced mobility	Lift
Wood Flooring		