



Ático en venta en Fuengirola, Fuengirola

1.045.000 €

Referencia: R4880257 Dormitorios: 2 Baños: 2 Construido: 115m² Terraza: 54m²





Costa del Sol, Fuengirola

REDUCED - Stunning 2 bed duplex Penthouse only 100m to beach, shops & restaurants, with breathtaking 180° Mediterranean sea views. Set in exclusive El Higueron luxury Sports / Spa community with own beach Club. **PENTHOUSE** (169m² total construction) 2 double bedrooms, 2 luxury bathrooms, lovely modern open-plan living space with lounge, dining and designer fitted kitchen. Fantastic light from the panoramic windows, premium porcelain flooring, including luxury underfloor heating and a state-of-the-art smart-home system for modern living. Bedrooms come with built-in wardrobes offering ample storage. **STUNNING TERRACE & SOLARIUM** Breathtaking panoramic sea & coast views from its incredible south facing covered terrace & open sunny solarium including own sauna and plenty of space for sun beds, lounge set, dinning table, bbq area etc. etc. for luxury living & entertaining. **2 X PARKING & STORAGE** (+ m²) Includes 2 underground parking spaces, plus a storage room. **DEVELOPMENT** The development offers amazing seaviews luxury reserve communal areas, including an infinity pool, gym, sauna, Turkish bath, green areas, chill-out area and solarium. The furnishings and installations of the communal areas are like new, as the development was only finished in 2024. A blue flag 7 km long sandy beach and a wonderful promenade are only a short walk from the property. **El HIGUERON COMMUNITY** 24-hour security, commercial centre with supermarket, pharmacy, coffee shop & various restaurants including one with a Michelin Star. Luxury 5 star Hotel, sports club with Gym, Paddle & Tennis Courts, Beach Volley Ball, Yoga & Pilates classes etc. Fantastic Luxury Spa with 13 treatment rooms, 3 hydrotherapy cabins, physiotherapy centre, beauty salon, seaviews & reserve relaxation areas. **LOCATION** Located near the beach (in El Higueron) on the border between Fuengirola and Benalmádena, this location is hard to beat, being just 100 metres from the beach of Carvajal and only a short walk to the train station, making travelling to other towns, Airport and the beautiful Malaga City / Port very easy without a car. In addition to its incredible seaviews & privileged location close to the beach, this reserve luxury penthouse for sale is close to supermarkets, restaurants, beach bars, hotels, schools and bus stops etc. **LOWER BUYING COSTS** Buying a rare modern resale from one of the early investors in this luxury development, means you can secure one of the best located properties and views. But importantly the buying costs are less than buying new, by avoiding the 10% iva / tax and the Regional Government 1.5% new build tax. The vendor has informed us that: Community Charges are approx. € 360 per month. IBI (Council Tax) is: approx. € per annum. BASURA (Rubbish Bill) is approx. € per annum. With its LPO (first occupation License) this would make a superb "buy to let" investment or luxury permanent / holiday home. This stunning duplex penthouse for sale is not only located in one of the best / newest developments in the area, but also in the best position in the whole development with breathtaking 180° panoramic sea / beach views. Exclusive Listing, keys in Office. Call now to reserve or arrange viewing.



Características:

Características	Orientación	Climatización
Terraza Cubierta	Sur	Aire Acondicionado
Ascensor		Suelo Radiante
Terraza Privada		
Doble acristalamiento		
24 Horas Recepción		
Armarios Empotrados		
Solario		
Gimnasio		
Sauna		
Domotica		
Vistas	Posición	Estado
Vistas al Mar	Lado de la Playa	Excelente estado de conservación
Vistas Panorámicas	Cerca de Puerto	
Vistas a Piscina	Cerca del Mar	
Vistas a Playa	Cerca de Tiendas	
Piscina	Jardin	Seguridad
Piscina Comunitaria	Jardín Comunitario	Recinto Cerrado
		Seguridad de 24 horas
Aparcamiento	Categoría	
Párking Subterráneo	Reducido	
More Than One	Inversion	
	Ganga	
	Lujo	
	Reventa	