BENALMADENA COSTA

sypialnie	■azienki	zbudowany m²
2	2	100

POD■OGA W BENALMADENA COSTA

REDUCED (NOW BEST VALUE IN DEVELOPMENT) Stunning newly built 2 bed luxury apartment with breathtaking 180º Mediterranean sea views. Only 100m to beach, shops & restaurants. Set in exclusive El Higueron luxury Sports / Spa community with own beach Club. APARTMENT 2nd Floor (total construction 100m2) 2 double bedrooms, 2 luxury bathrooms, lovely modern open-plan living space with lounge / diner and designer fitted kitchen. Fantastic light from the panoramic windows, premium porcelain flooring including luxury underfloor heating. State-of-the-art smart-home system for modern living. All bedrooms come with built-in wardrobes offering ample storage. STUNNING TERRACE Breathtaking panoramic 180º sea & coast views from its lovely south facing terrace. PARKING & STORAGE (+ 14m2) Includes underground parking space, 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 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. € 205 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 Holiday let" investment or luxury permanent / holiday home. This stunning apartment for sale is not only located in one of the best / newest developments in the area, but also in one of the best positions in the development with breathtaking south facing 180º panoramic sea / beach views. Exclusive Listing, keys in Office. Call now to reserve or arrange viewing.

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