



# Middle Floor Apartment in Higueron

Price € 786,000

Bedrooms	3
Bathrooms	2
Build Size	132 m²
Terrace	84 m²
Plot Size	216 m²

SETTING

- ✓

Close To Shops
- ✓

Close To Town
- ✓

Close To Schools
- ✓

Urbanisation

ORIENTATION

- ✓

South East

CONDITION

- ✓

Excellent

POOL

- ✓

Communal

CLIMATE CONTROL

- ✓

Air Conditioning
- ✓

Hot A/C
- ✓

Cold A/C
- ✓

U/F Heating

VIEWS

- ✓

Sea
- ✓

Mountain
- ✓

Garden
- ✓

Pool

FEATURES

- ✓

Lift
- ✓

Fitted Wardrobes
- ✓

Private Terrace
- ✓

Gym
- ✓

Double Glazing

FURNITURE

- ✓

Fully Furnished
- ✓

Not Furnished

KITCHEN

- ✓

Fully Fitted

GARDEN

- ✓

Communal

SECURITY

- ✓

Gated Complex

## UTILITIES

✓ Electricity

## CATEGORY

✓ Luxury

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An elegant and bright apartment in El Higuerón, located in the exclusive Aura Phase 1 community of just 27 residences.

A place where comfort comes naturally: supermarket within walking distance, direct access to the A-7, and Málaga Airport only 15 minutes away.

Completed in 2024, the apartment offers a clean contemporary design and high-quality finishes that give the home a quiet sense of luxury.

It features three bedrooms and two bathrooms, including a main bedroom of very comfortable size, with a beautiful walk-in closet and an ensuite bathroom finished in a refined, modern style.

The 84 m<sup>2</sup> terrace is one of the defining elements of the home: an outdoor living space with an integrated kitchen and beautiful views towards the Mediterranean. A place for sunny mornings, long afternoons and soft evenings, where the transition between indoors and outdoors feels effortless.

Light fills the interior throughout the day, creating a calm and spacious atmosphere.

The home includes hot/cold air-conditioning in every room and underfloor heating throughout for year-round comfort. Sold unfurnished.

Aura Phase 1 provides a private and well-maintained environment with an outdoor pool, heated indoor pool, spa, sauna and gym. The property includes one garage space, an additional parking spot and a storage room. A private shuttle connects the community directly with Benalmádena beach.

Living in Reserva del Higuerón also means being surrounded by exceptional gastronomy — including Sollo (1 Michelin Star), Arara, and several carefully curated restaurants, cafés and beach clubs.

Residents may also join the well-known Nagomi Spa & Sport Club (fee membership required), offering wellness treatments, an indoor pool, gym, paddle courts and a contemporary, relaxing atmosphere.

A refined home defined by luxury finishings, beautiful Mediterranean views and an 84 m<sup>2</sup> terrace — in one of the most desirable residential settings on the Costa del Sol.

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GALLERY











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