

HIGUERÓN | WEST 217





## A UNIQUE LIFESTYLE PROPOSITION

A high quality, innovative and sustainable residential community tucked into a gentle green slope that overlooks the Fuengirola coastline from a peaceful and secluded position. It is built around an exceptional quality of life where residents are encouraged to lead healthier lives with an outstanding range of wellness facilities and services.

Beautifully styled contemporary apartments and sky villas, 21st century amenities, extensive green areas and a panoramic overview of the Mediterranean sea is what sets this development apart.



# THE PERFECT SETTING

Higuerón West is the perfect base from which to explore the cosmopolitan environment of the Costa del Sol which offers a wide choice of culture, gastronomy, shopping and beaches, or head into the mountainous interior and you'll find yourself surrounded by forests, lakes and rural Andalusian villages where mountain goats, eagles and deer can be spotted in the wild.

More than 60 golf courses within an one-hour radius makes this the leading centre of the game in Europe, with sailing, polo, horse riding and water sports all on your doorstep.





Sohail Castle



Fluvial Park



Miramar Shopping Centre



Bioparc



Mijas Water park



Mijas Golf



Butterfly Park



Cable Car and Eagle Park



Tivoli World



Dolphin Park



Torrequebrada Golf

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**MARBELLA** ←

10 mins Centre of Fuengirola  
20 mins Centre of Marbella

→ **MÁLAGA**

15 mins Airport  
20 mins Centre of Málaga

28 mins Airport  
40 mins Centre of Málaga

# AN AWARD-WINNING TEAM

Higuerón West is the latest in an impressive list of projects that bear the Urbania hallmarks of professionalism, creativity and quality. Our projects include boutique complexes all along the Costa del Sol, major industrial and residential urban developments in Brazil, beautiful renovation projects in historical buildings of Malaga, Madrid and Barcelona.

For expert design solutions, we are using international award-winning architects BroadwayMalyan. Distinguished by their global reach with over 500 design experts spread over 43 countries, they create world-class and fully-integrated cities, places and buildings. They have helped us to create one master plan, with buildings that are designed to compliment each other from start to finish and create a sense of continuity within a cohesive, sustainable living community.

To control quality and timely delivery, we have retained the services of the renowned engineering and project management firm Hill International. They were responsible for managing the reconstruction of the World Trade Centre site in New York and will manage all phases of the construction process, from concept through completion.

Higuerón West will connect into the neighbouring Reserva del Higuerón Resort where residents will have preferred access to the amenities available and benefit from the excellent sport and social facilities, along with a DoubleTree by Hilton Resort & Spa Reserva del Higuerón.



by **Urbania**  
INTERNATIONAL

**BroadwayMalyan**<sup>BM</sup>

**HILL**  
Hill International

  
RESERVA DEL HIGUERÓN  
Resort

# AN ENVIRONMENT WHERE EVERYTHING IS EFFORTLESS

The development covers an area of over 500.000m<sup>2</sup>, with over 100.000m<sup>2</sup> of sustainable green areas, complete with walking, jogging and cycling paths, which form part of an integrated circuit that prioritises resident wellbeing.

Higuerón West will include a modern co-working business centre with concierge services designed around your convenience.

Owners enjoy the use of unrivaled existing on-site amenities, from a mini-mall to championship sports facilities, an award winning spa and exceptional dining options.

Future plans include play areas for children, a pet park, organic vegetable lots, a shuttle service to the beach club and electric bike and car stations.

In short, it is designed for those who live life, work and play to the full.



**LIVE  
WORK  
PLAY**

Designed by world-renowned architects Broadway Malyan, the luxury 2, 3, 4 bed apartments and garden or sky villas offer eco-friendly credentials and timeless style. The first 76 units are distributed over two and three floor configurations, the properties are located in small, intimate buildings that combine privacy with a perfect orientation and blend harmoniously into the beautiful surroundings.



LIVE  
WORK  
PLAY

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Design elements may be modified for technical reasons.

LIVE  
**WORK**  
PLAY

At Higerón West it will be possible to find an optimal balance between work and living, with an inspiring co-working space within walking distance of your home.

This space will be designed for networking, creativity and flexibility with services including a concierge reception, brainstorming offices, desks, phone or video booths, multi-function printer facilities and an endless stream of fresh juice and roasted coffee.

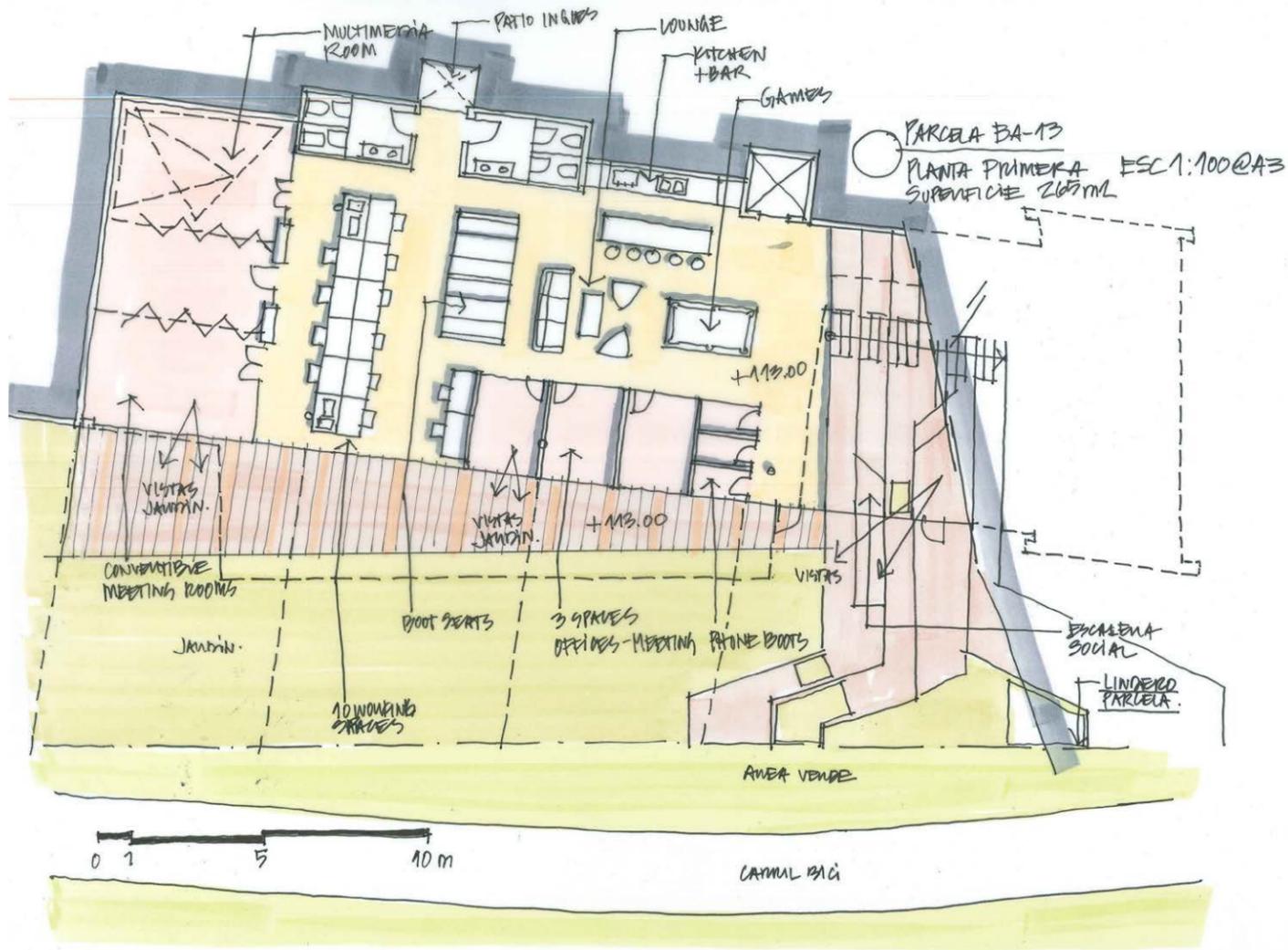


LIVE  
WORK  
PLAY

FIGUERÓN 217  
WEST



# CO-WORKING SPACE



# LIVE WORK PLAY

The new neighbourhood will be adjoined to Reserva del Higuierón Resort Sport Club and Nagomi Spa amenities, where a free lifetime family platinum membership is included with the purchase of your property at Higuierón West (retail value of €6.000).

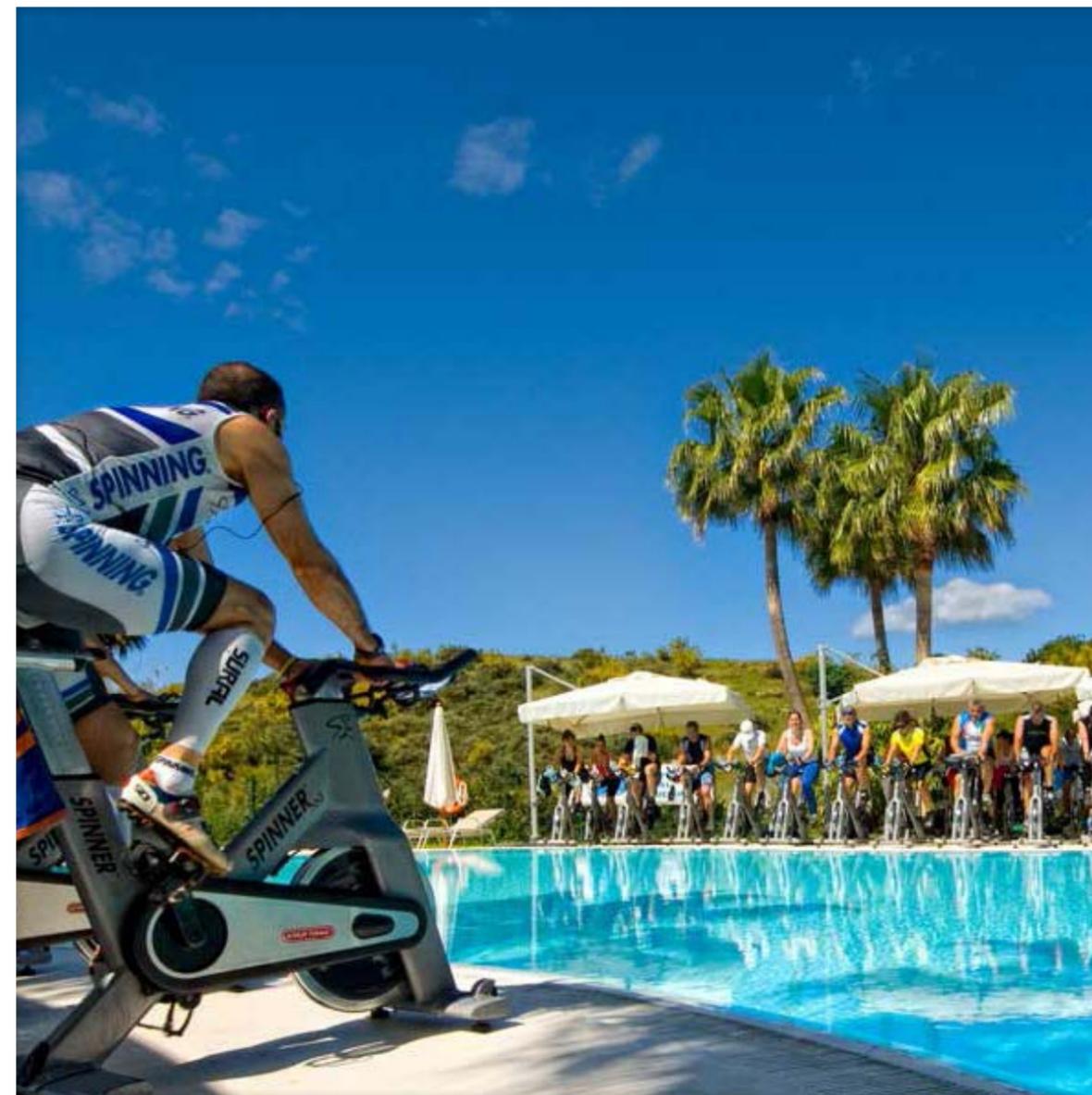
The Sport Club occupies a spacious 12.000 m<sup>2</sup> and has a high-tech gymnasium, plus indoor and outdoor swimming pools. Exercise classes and swimming lessons are available for both adults and children.

There are also two tennis, volley and basketball courts, plus 12 paddle courts which host the most outstanding players in the Pro Tour Paddle Tournament yearly.

The award winning Nagomi Spa is dedicated to beauty, wellbeing and relaxation. It has a 25 meter indoor pool, a hydro-massage circuit, sauna and Turkish bath. Additionally, there are a wide range of professional services available including naturopaths, physiotherapists, masseurs, hairdressers, beauty treatments, yoga, tai-chi etc.

When you're ready for a break, the Reserva del Higuierón Resort boasts a large variety of gastronomical choices including 2 pool-side cafés, a coffee shop, a Japanese restaurant, a buffet, a pizzeria, an indian restaurant, a bistro bar and a Michelin starred restaurant. The adjoining DoubleTree by Hilton Resort & Spa Reserva del Higuierón is also part of the resort and offers the perfect hassle free solution for visitors.

Not just a place to live...but a way of life!



LIVE  
WORK  
PLAY





SOLLO



# SPACES FOR CONTEMPORARY LIFE

Far more than just a property development, Higueroón West is a master planned eco-friendly community with first-class infrastructure and support services designed to offer a super quality of life. The flowing design of the development makes full use of the natural shape and gradient of the land, allowing for a high degree of privacy.

In addition, apartments and sky villas are laid out in small, intimate blocks of 5 to 7 properties each and surrounded by carefully landscaped green areas to create a sense of peace and beauty around the homes. Inside, the apartments offer natural light, elegant detailing and modern open-plan sophistication.



Design elements may be modified for technical reasons.



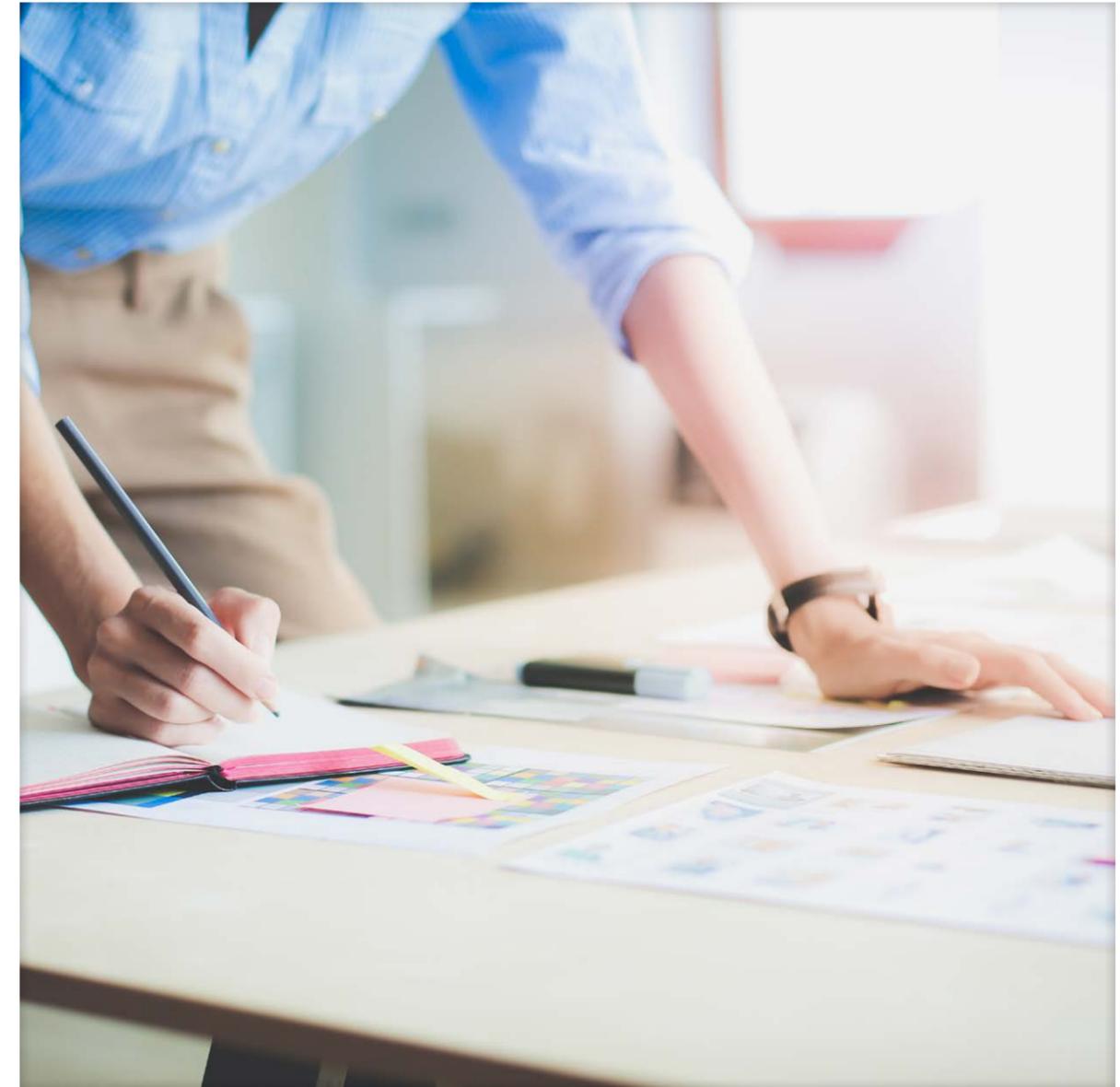


## NEW CONCEPT FLOOR PLANS

The apartments are open planned and spacious and have been designed to recreate the experience of residing in a villa. We achieve this by our unconventional approach where we move the sleeping area to the mountainside of the property and thus allowing for a third more living space, which combined with the oversized terraces effectively doubles the living area.

This easy interaction between the living spaces creates a flexible, open area that is designed around the climate and lifestyle of southern Spain.

Beautifully crafted kitchens extend onto the terraces with stunning views and runner tracks for our sliding glass doors are indented into floor level so that indoor and outdoor space flows seamlessly.





24H.  
LIVING  
CONCEPT











# INSTALLATIONS AND OPTIONS

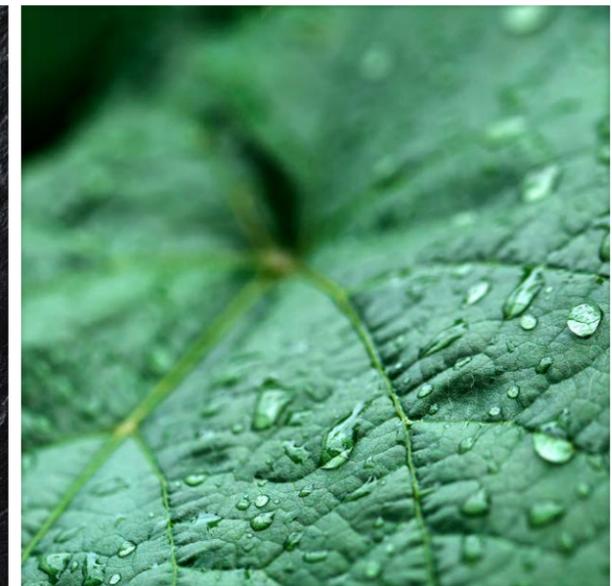
Keeping our impact on the environment low is as important to us as it is for our residents and all our units will be B rated energy efficient.

Standard benefits and installations will include:

- A choice of kitchen colours and worktops
- A choice of floor options
- Private parking and storage spaces
- Power outlets to charge electric cars and bikes

Optional extras include:

- Underfloor heating throughout the apartment
- Integrated summer kitchen and barbecue area on the terrace
- Swimming pool/jacuzzi (garden and sky villas)
- Domotic upgrade



# QUALITY SPECIFICATIONS



PROPERTIES ADAPTED TO THE TECHNICAL BUILDING CODE ACCORDING TO THE EUROPEAN BUILDING STANDARDS (CTE)



## STRUCTURE, WALLS AND SURFACE

**FOUNDATION:** Insulated footings and reinforced concrete runs in compliance with the EHE.

**STRUCTURE:** Reinforced concrete slabs and expanded polystyrene casings contributing to greater thermal and acoustic insulation.

**FACADE:** Formed with 1/2 foot of solid brick, double thermal insulation and acoustic, air chamber and double paper lining on each face of plasterboard. Externally it will be finished with a lime mortar with graphene and paint, from the brand "GRAPHENSTONE" contributing to a better thermal behavior of the building.



Dry partition walls with double paper lining on each face of plasterboard and with internal insulation from the brand "PLADUR", "KNAUF" or similar.



## FLOOR AND WALL TILES

Flooring and tiling from the premium quality brand "ATLAS CONCORDE" with a minimum format of 75 x 75 and three finishes to choose from. The floor of the property will be the same for interior and exterior space giving a sense of continuity and spaciousness.



## BATHROOM FITTINGS

Bathtub and suspended toilet with integrated tank from DURAVIT.



Showers and washbasins with double sink from the brand "HIDROBOX".



Different models of designer taps for the whole house from the brand "HANSGROHE".



## LIGHT SWITCHES AND POWER PLUGS



Electrical switches and plugs from the brands "JUNG", "NIESSEN" or similar.

# QUALITY SPECIFICATIONS

**FRANKE**

## KITCHEN



**GRASS**

**FABRISOL**  
KITCHEN

Fully equipped kitchens with doors and drawers in high quality lacquered DM. Stainless steel sink from the brand "FRANKE". Island and kitchen worktop of "DEKTON" by Cosentino. Hardware will be branded "GRASS." Kitchens manufactured by the "FABRISOL" factory with local service point for personalization and after-sales.



## APPLIANCES

Refrigerator, Microwave, Oven, Ceramic hob, Cooker hood, Dishwasher, Washing machine - Dryer (2 year warranty) from the brand "BOSCH".



## EXTERIOR CARPENTRY

Exterior aluminum carpentry from the brand "TECHNAL". Sliding doors in living room and kitchen, oscillating bearing windows in the rest of the rooms. Double glazing with air chamber and sheets of sun protection.



## INTERIOR CARPENTRY

Passage doors with double hinged pivoting in DMF lacquered and waterproofed with minimum height of 2.10 meters from the prestigious national brand "GUILLEN". Clean edges without hinges. Designer metal handles and floor stoppers included in all rooms.



## FACILITIES

Air conditioning and heating installations from the best international brands with the highest energy ratings in the market "DAIKIN", "MITSUBISHI" or similar.



Electric underfloor heating in bathrooms.



Installation of a cable television system with TDT, sockets in living room, bedrooms and terrace.

Basic domotic system with smoke detection and flood sensor, with the possibility of an upgrade and integration with a smartphone application. Integration of home automation system with electronic video door phone from the brand "FERMAX" or similar.

NOTE: All finishes, or elements described may be modified or replaced by materials of equal quality or superior due to technical reasons, changes of factory models, technical criteria or changes in regulations to be applied.

According to the LOE, this building has a 10 year guarantee on material damages caused by defects or defects that affect structural safety; and 3-year guarantee on any material damages caused by defects or defects of the construction elements or installations that affect habitability. This liability is covered by the corresponding insurance.