

LIVE

WORK

PLAY

HIGUERÓN
WEST
217

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PLAY

**A 21st century
concept of luxury
living**

A high quality, innovative and eco-friendly residential community tucked into a gentle green slope that overlooks the Fuengirola coastline from a peaceful and secluded position, Higuieron West is built around an exceptional quality of life where residents are encouraged to lead healthier lives with an outstanding range of wellness facilities, first-class amenities and bespoke concierge services.





Beautiful green areas surround architecturally sculpted luxurious penthouse apartments and sky villas with spectacular views; a secure environment where the space and a gentler pace of life make living here very special.

**Panoramic luxury
within HW217**



It is within this private setting – where everything from the master plan and orientation of the individual buildings to the landscaping and design of the urbanisation has been carefully considered, that Higueroń West offers superb sky villas.



Designed by different talented architects and complementary to one another, the properties are located in small, intimate buildings that combine privacy with a perfect orientation to optimise panoramic views and also exposure to the beautifully landscaped gardens, which form a continuum of the surrounding parkland scenery.







**Penthouse
convenience and
villa opulence
merged**



If the floor plans of our standard apartments are already impressive, with their open-plan form and full-length living room fronting spacious terraces, then the rooftop penthouse properties take it to the next level of comfort, space and lifestyle living.

Accessed by private lift, the two and three-bedroom sky villas combine the space and amenities of a luxury villa with penthouse convenience by occupying the upper floor of those buildings enjoying the best vantage point within Higuera West.





Panoramic terraces with inspiring views of the Mediterranean Sea and landscaped green areas, feature their own lounge, dining and outdoor kitchen area, and optional private swimming pool - the perfect space for relaxing and entertaining in style.





Light filled bedroom suites are spacious and inviting with beautifully appointed modern bathrooms and dressing areas. Some feature an additional private terrace to enjoy a moment of tranquillity.



Our sky villas are penthouse convenience and villa opulence merged into one fantastic 21st century home.

This is modern luxury living at its very finest – enjoy the best of today's comfort and style with a minimum of maintenance, a complete range of onsite amenities and concierge services, as well as the convenience of simply locking a door when travelling.





Qualities and finishing

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. Energy consumption will be further reduced by carefully managing the method and materials of construction, the aspects of a building's facade and its internal layout. With this in mind we have enhanced solar collection and natural ventilation.





Pre-installation of state-of-the-art domotic technology will ensure that air-conditioning, lighting and water consumption use are managed efficiently. Fire and water detection warnings will be integrated in the home automation system, which can be customised with a series of optional features.

We have upgraded the usual soundproofing standards, both between neighbouring apartments and individual rooms to ensure the tranquility you would expect in a development of this caliber. Beautifully crafted kitchens incorporate state-of-the-art brand-name appliances, with excellent quality fixtures and materials used throughout the properties.



Standard benefits and installations will include:

- A choice of kitchen colours
- 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
- Additional household appliances e.g. wine fridge
- Whirlpool bath
- Integrated summer kitchen and barbecue area on the terrace
- Swimming pool/Jacuzzi (garden and sky villas)
- Domotic upgrade



Quality specifications

All properties comply with CTE technical building code regulations.

Structure, walls and surface



FOUNDATION • Insulated footings and reinforced concrete slabs in compliance with the EHE.

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



FACADE • Consisting of 15cm of solid brick, double thermal and acoustic insulation, air chamber and double paper lining on each face of plasterboard. The external finish comprises lime mortar with graphene and paint by the GRAPHENSTONE brand, contributing to a better thermal behaviour of the building.



Dry partition walls with double paper lining on each face of plasterboard and with internal insulation by PLADUR, KNAUF or similar brands.

Floor and wall tiles



Flooring and tiling by the premium quality brand ATLAS CONCORDE.

Three floor choices -Technical porcelain Stoneware Evolve white or Ice (9mm thickness and format 75cm x 75cm), or coloured body porcelain tiles NID Light (9.5mm thickness and format 25cm x 150cm).

Bathroom tiling in Seastone white and Strutturato white (9mm thickness and format 22.5cm x 90cm).

Bathroom fittings



DURAVIT brand bathtub and suspended toilet with integrated tank.



HIDROBOX brand shower trays and double washbasins with drawers.



Assorted models of HANSGROHE brand designer taps throughout the properties.

Light switches and power plugs



SCHNEIDER brand or similar control panel, switches and plugs.



Kitchen



Fully equipped kitchens with doors and drawers in high quality lacquered MDF. FRANKE brand stainless steel sink. Island and kitchen worktops made of DEKTON by Cosentino. Fittings will be GRASS brand. Kitchens manufactured at the FABRISOL factory with a local service point for personalisation and after sales.



Appliances

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

Exterior carpentry



Exterior aluminium carpentry from the TECHNAL brand. Sliding doors in living room and kitchen, tilt and turn windows in the remaining rooms. Double glazing with air chamber and solar protection vinyl.



Interior Carpentry

Interior access doors with double hinged pivoting in lacquered and waterproofed MDF (minimum height 2.10 metres) from the prestigious national GUILLEN brand. Clean edges with magnetic closure and without hinges. Designer metal handles and floor stoppers included in all rooms.



Installations

Air conditioning and heating installations from top international brands with the highest energy ratings on the market such as DAIKIN, MITSUBISHI or similar.



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 entry system from the FERMAX brand or similar.



High efficient electric underfloor heating in bathrooms and optional hot water based underfloor heating from market leaders DUCASA, UPONOR or similar.

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

In accordance with the LOE, this building has a 10 year guarantee on material damages caused by defects that affect structural safety, and a 3 year guarantee on any material damages caused by defects in construction elements or installations that affect habitability. This liability is covered by the appropriate insurance.

Contact details

+34 951 833 777

info@higueronwest.com

higueronwest.com

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