



LAS LOMAS DEL HIGUERÓN



## WHAT IF IT WERE MORE THAN A HOME?

Can you imagine living in a residential complex that offers you all the services you need to enjoy the life you have always dreamed of? We are committed to quality, innovation and variety so that you can choose the type of home that best suits your lifestyle. We offer you all the exclusivity of the Costa del Sol but without giving up the tranquility that offers you a residential complex surrounded by green areas, wonderful views of the Mediterranean and all the services you always wanted.

## A UNIQUE ENCLAVE

Located in a strategic enclave, Las Lomas del Higuierón is in the heart of the Costa del Sol. A booming area of recognized high value, where exclusivity and the Mediterranean lifestyle are masterfully blended, creating a unique concept of life.





Castillo Sohail



Bioparc



C.C. Parque Miramar



Mijas Golf



Mijas Pueblo



Hilton Resort & Spa



Estupa Budista



Mariposario



Teleférico



Tivoli World



Torrequebrada Golf



Sealife



Puerto Marina



**MARBELLA**



Centro de Fuengirola - 10 mins.  
Centro de Marbella - 15 mins.

**MÁLAGA**



Aeropuerto - 15 mins.  
Centro de Málaga - 12 mins.



Aeropuerto - 25 mins.  
Centro de Málaga - 35 mins.

## LH 2

Located in the northern area of the Torreblanca del Sol Development, in the municipality of Fuengirola, we find the LH2 of Las Lomas del Higuero.

This privileged complex offers wonderful communal garden areas, an outdoor swimming pool and a play area for children.

In addition, its contemporary, Mediterranean architecture and richness in its finishes, both in materials and textures, will create volumetric games, which will be adapted to the natural terraces of the land favouring the maximum use of the views to the southeast and southwest, to the sea and the surrounding green areas.





## YOUR HOME

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Las Lomas del Higuero is characterized for being a residential complex where every detail has been taken care of, so that you fall in love with your home every day.

Our goal is to create a high quality, innovative and sustainable environment where people live, work and enjoy their leisure time in community, with a variety of spaces where they can gather.













## CONNECT BY DISCONNECTING

We value your time and that's why we offer you a **co-working space** where you can carry out your professional activity. A creative, multidisciplinary, flexible space, adapted to current needs.

Your leisure time will take on a different meaning thanks to the facilities we are preparing for you. Your future home has different **communal areas** perfectly integrated with the homes where you can enjoy your free time with family and friends.







## SUMMARY OF FEATURES



### FACADES

Exterior finishes with white mortar rendering.



### EXTERIOR CARPENTRY

Exterior carpentry in aluminum lacquered in color, with high thermal performance that facilitates energy savings. Sliding doors in all rooms, except in bathrooms with thermal-acoustic double glazing with chamber; safety glass in areas at risk of impact.

Railings of terraces of houses by means of elements of locksmithery and glass.

Pre-installation of motorized blinds in bedrooms and living rooms.



### INTERIOR CARPENTRY

Interior doors with 2.10 m high smooth lacquered panels with rubber gaskets around the perimeter to increase watertightness.

Built-in closets with sliding or hinged doors according to plans, smooth lacquered leaves, lined inside.



### VERTICAL AND HORIZONTAL WALLS

Interior flooring throughout the house with porcelain stoneware tiles of 75 x 75 cm in size and top quality.

Three options will be offered in different shades.

Bathroom tiling, in some areas, with top quality porcelain ceramic tiles.



### PLUMBING AND SANITARY FIXTURES

Wall-hung toilets with integrated cisterns from the TEKA brand or similar.

"Extra-flat" shower trays and installation of shower enclosures.

Master bathrooms with double sinks and cabinet. Secondary bathrooms with suspended furniture with drawers.

TEKA brand faucets or similar.



### AIR CONDITIONING AND DOMESTIC HOT WATER

Combined aérothermal system for hot-cold air conditioning in bedrooms and living room.

Electric underfloor heating in bathrooms.

Possibility of improvement of hydraulic underfloor heating in the rest of the house.



### OTHER INSTALLATIONS

Home automation system with smoke detection and flood sensor with the possibility of improvement and integration through a smartphone app.



### ELECTRICITY AND TELECOMMUNICATIONS

Installation of TV system with outlets in living room, bedrooms and terrace.

Control panel, mechanisms, and plugs from the Jung brand or similar.

Video intercom installation.



### KITCHEN

Fully equipped kitchens with high and low furniture, silestone or similar type countertop and appliances with energy rating A or higher: ceramic hob, oven, microwave, extractor hood, refrigerator, dishwasher, washer/dryer.

Possibility of upgrading with different kitchen options.



### COMMON AREAS

Two parking spaces and storage room

Lighting control with presence detectors

Equipped gymnasium

Business center

Swimming pool and solarium area

Landscaped common areas and rest areas

Pre-installation for recharging of electric vehicles

Legal note: The infographics included in this dossier are for decorative and advertising purposes only. They are neither contractual nor binding. The project management reserves the right to replace the materials with others of the same or higher quality.

# PLANS

## 3-BEDROOM PENTHOUSE TYPE A



SITE PLAN



\*This plan may be modified according to the development of the Execution Project and the construction. It does not constitute a contractual document. The reflected furnishing is for decoration purposes only. The Project Management reserves the right to make the necessary changes for functional, esthetic and legal reasons that may occur, without implying a decrease in the quality of the construction\*.

TOTAL USEFUL AREA:  
196,45 m<sup>2</sup>

TOTAL USEFUL AREA:  
ACCORDING TO RD 218/2005  
142,23 m<sup>2</sup>

BUILT AREA	
Living Area	151,58 m <sup>2</sup>
Terrace	67,15 m <sup>2</sup>
<b>TOTAL BUILT AREA:</b>	<b>218,73 m<sup>2</sup></b>



GRAPHIC SCALE





# PLANS

## 3-BEDROOM PENTHOUSE TYPE B



SITE PLAN



\*This plan may be modified according to the development of the Execution Project and the construction. It does not constitute a contractual document. The reflected furnishing is for decoration purposes only. The Project Management reserves the right to make the necessary changes for functional, esthetic and legal reasons that may occur, without implying a decrease in the quality of the construction\*.

TOTAL USEFUL AREA:  
193,80 m<sup>2</sup>

TOTAL USEFUL AREA:  
ACCORDING TO RD 218/2005  
150,81 m<sup>2</sup>

BUILT AREA	
Living Area	156,06 m <sup>2</sup>
Terrace	56,70 m <sup>2</sup>
<b>TOTAL BUILT AREA:</b>	<b>212,76 m<sup>2</sup></b>



# PLANS

## APARTMENT TYPE 2 BEDROOMS



SITE PLAN



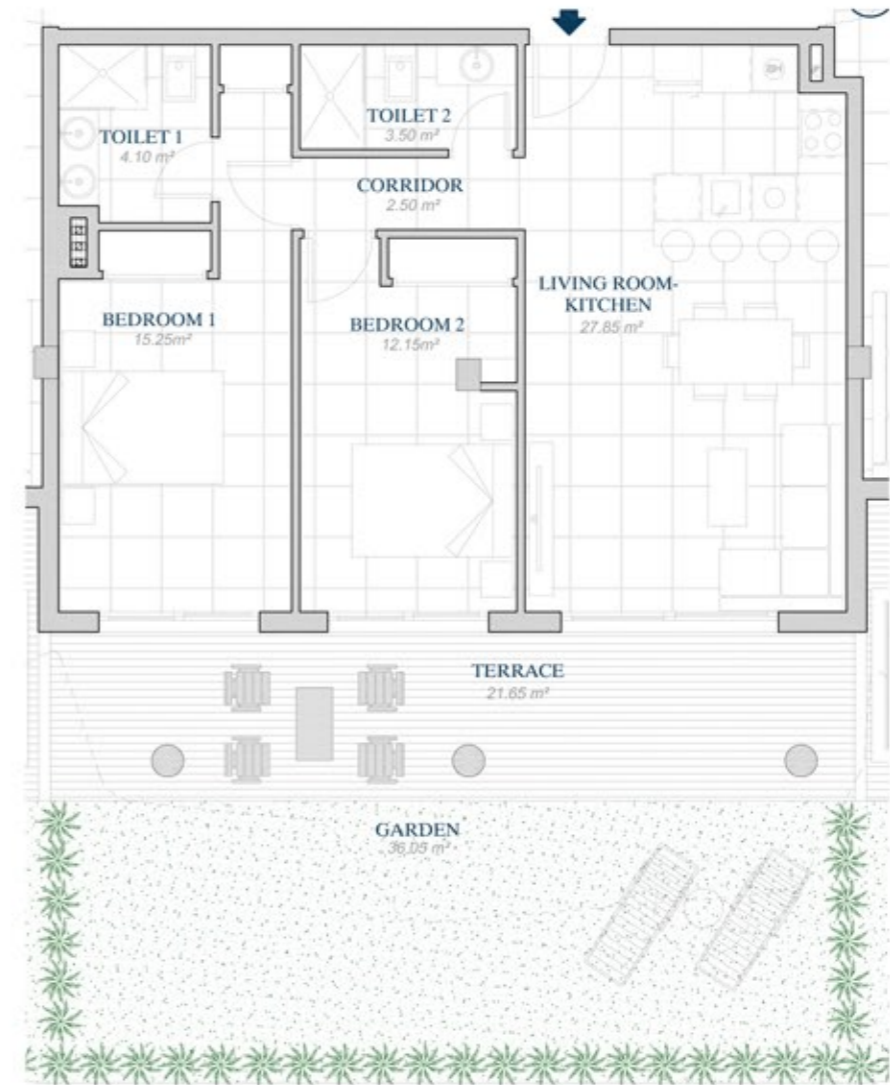
\*This plan may be modified according to the development of the Execution Project and the construction. It does not constitute a contractual document. The reflected furnishing is for decoration purposes only. The Project Management reserves the right to make the necessary changes for functional, esthetic and legal reasons that may occur, without implying a decrease in the quality of the construction\*.

TOTAL USEFUL AREA:  
87,00 m<sup>2</sup>

TOTAL USEFUL AREA:  
ACCORDING TO RD 218/2005  
71,89 m<sup>2</sup>

### BUILT AREA

Living Area	74,27 m <sup>2</sup>
Terrace	21,65 m <sup>2</sup>
Private Garden	36,05 m <sup>2</sup>
<b>TOTAL BUILT AREA:</b>	<b>95,92 m<sup>2</sup></b>



### GRAPHIC SCALE



# PLANS

## APARTMENT TYPE 3 BEDROOMS



SITE PLAN



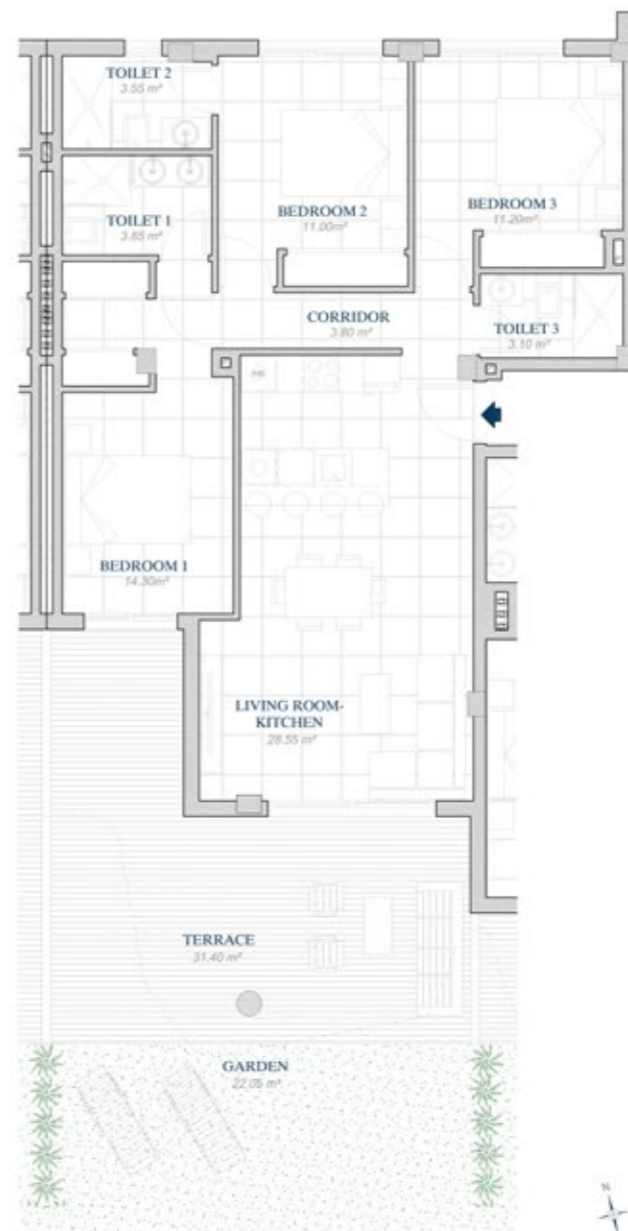
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TOTAL USEFUL AREA:  
110,75 m<sup>2</sup>

TOTAL USEFUL AREA:  
ACCORDING TO RD 218/2005  
87,29 m<sup>2</sup>

### BUILT AREA

Living Area	92,41 m <sup>2</sup>
Terrace	31,40 m <sup>2</sup>
Private Garden	22,05 m <sup>2</sup>
<b>TOTAL BUILT AREA:</b>	<b>123,81 m<sup>2</sup></b>



GRAPHIC SCALE



Thank you.



**SUN PROPERTIES**

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