



LAS LOMAS DEL HIGUERÓN
by TOP GESTIÓN



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



FUENGIROLA



N-340



A7



TREN



BENALMÁDENA



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.

LH3

Located in the northern area of the Torreblanca del Sol Development, in the municipality of Fuengirola, we find the LH3 of Las Lomas del Higuero.

An open block multi-family building with a total of **30 dwellings consisting of 2, 3 and 4 bedrooms** with an average floor area of 104 m2.

The ground floor flats will also have **private gardens** and the top floor apartments consist of duplexes with a rooftop solarium.

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





YOUR HOME

Las Lomas del Higuérón 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, with combinations in specific areas in other tones and/or with decorative pieces according to development.



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 aerothermal 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

PENTHOUSE 2 BEDROOMS SECOND FLOOR



SITE PLAN

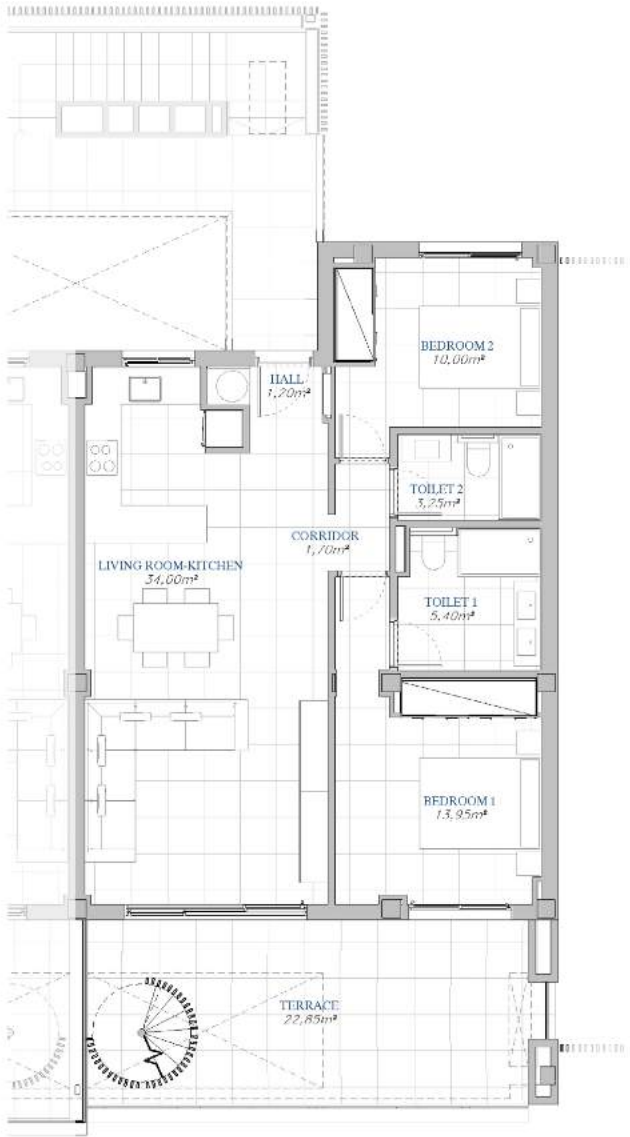


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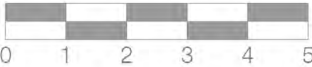
TOTAL USEFUL AREA:
158,05 m²

TOTAL USEFUL AREA:
ACCORDING TO RD 218/2005
76,45 m²

BUILT AREA	
Living Area	81,45 m ²
Terrace	99,75 m ²
TOTAL BUILT AREA:	
181,20 m ²	

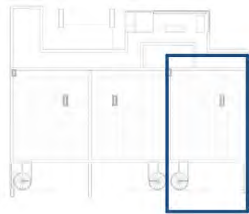


GRAPHIC SCALE



PLANS

PENTHOUSE 2 BEDROOMS
SOLARIUM

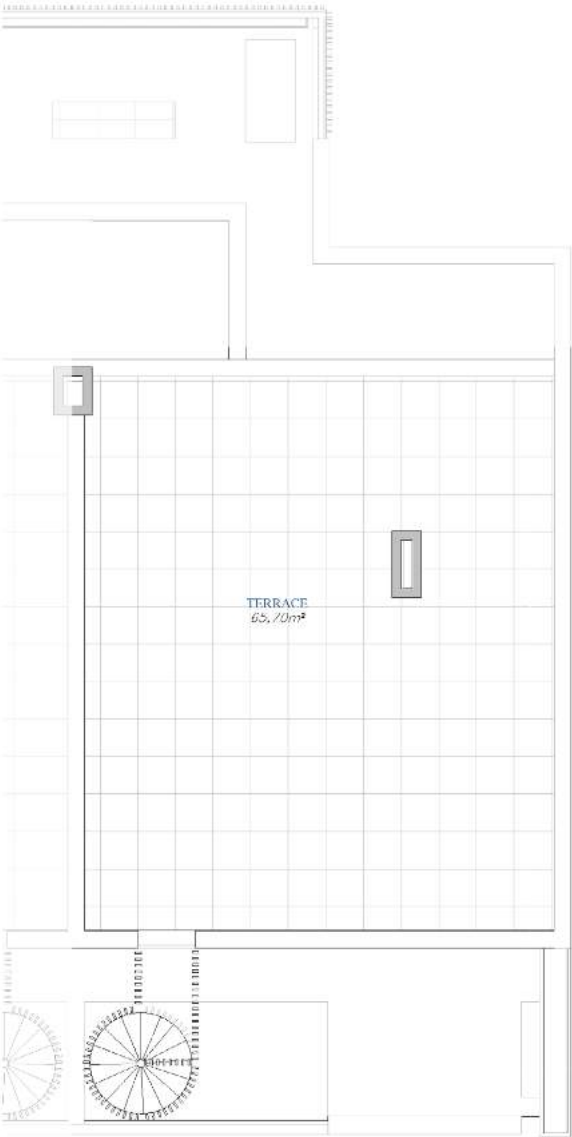


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158,05 m²

TOTAL USEFUL AREA:
ACCORDING TO RD 218/2005
76,45 m²

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Living Area	81,45 m ²
Terrace	99,75 m ²
TOTAL BUILT AREA:	
181,20 m ²	



GRAPHIC SCALE



PLANS

PENTHOUSE 3 BEDROOMS
SECOND FLOOR



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TOTAL USEFUL AREA
178,20 m²

TOTAL USEFUL AREA
ACCORDING TO RD 218/2001
96,20 m²

BUILT AREA

Living Area	101,60 m ²
Terrace	101,84 m ²

TOTAL BUILT AREA: 203,44 m²

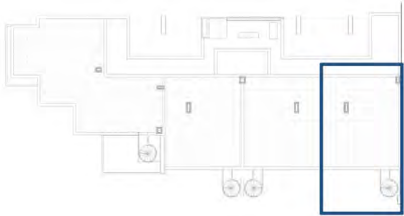


GRAPHIC SCALE



PLANS

PENTHOUSE 3 BEDROOMS
SOLARIUM

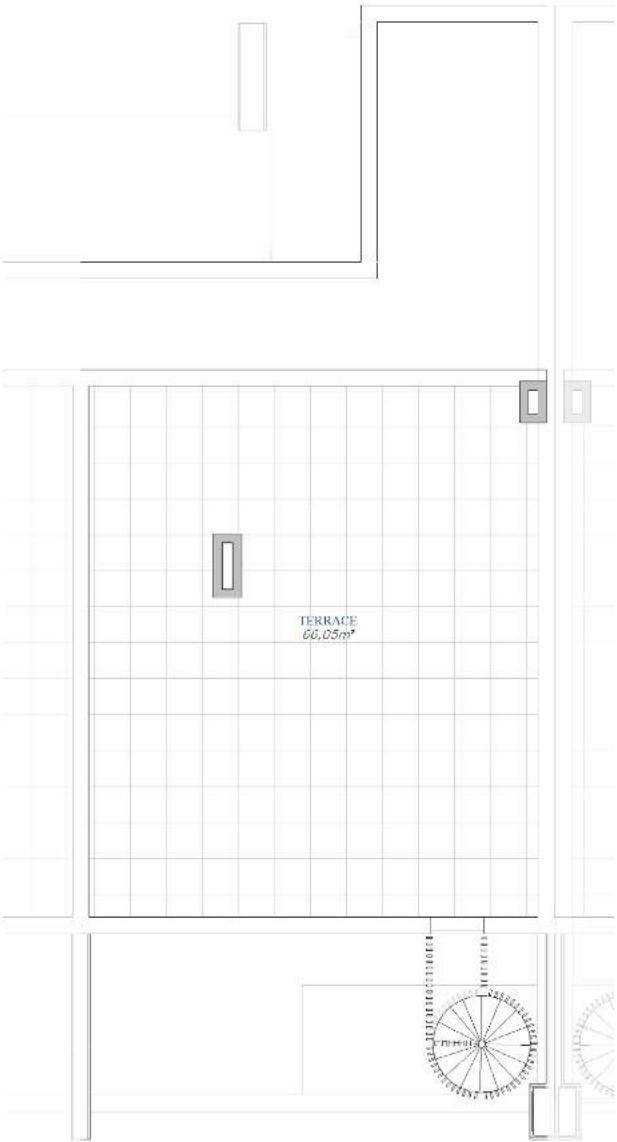


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178,20 m²

TOTAL USEFUL AREA:
ACCORDING TO RD 218/2005
96,20 m²

BUILT AREA	
Living Area	101,60 m ²
Terrace	101,84 m ²
TOTAL BUILT AREA:	
203,44 m ²	

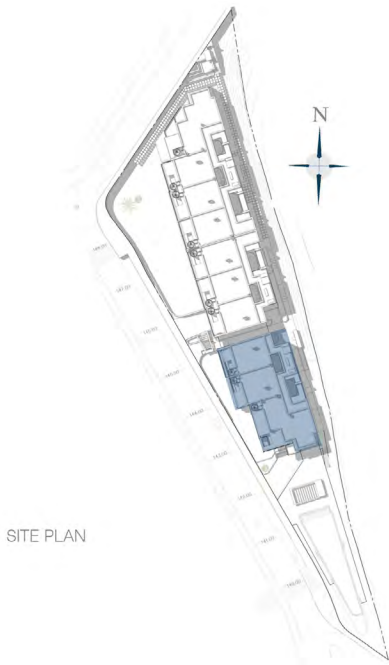


GRAPHIC SCALE



PLANS

PENTHOUSE 4 BEDROOMS
SECOND FLOOR



SITE PLAN



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TOTAL USEFUL AREA
272,10 m²

TOTAL USEFUL AREA
ACCORDING TO RD 218/2001
128,26 m²

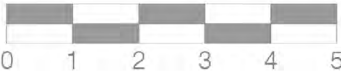
BUILT AREA

Living Area	136,45 m ²
Terrace	175,03 m ²

TOTAL BUILT AREA: 311,48 m²

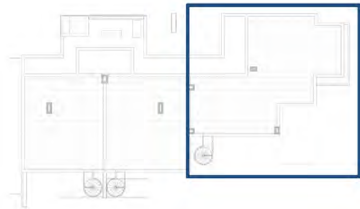


GRAPHIC SCALE



PLANS

PENTHOUSE 4 BEDROOMS
SOLARIUM



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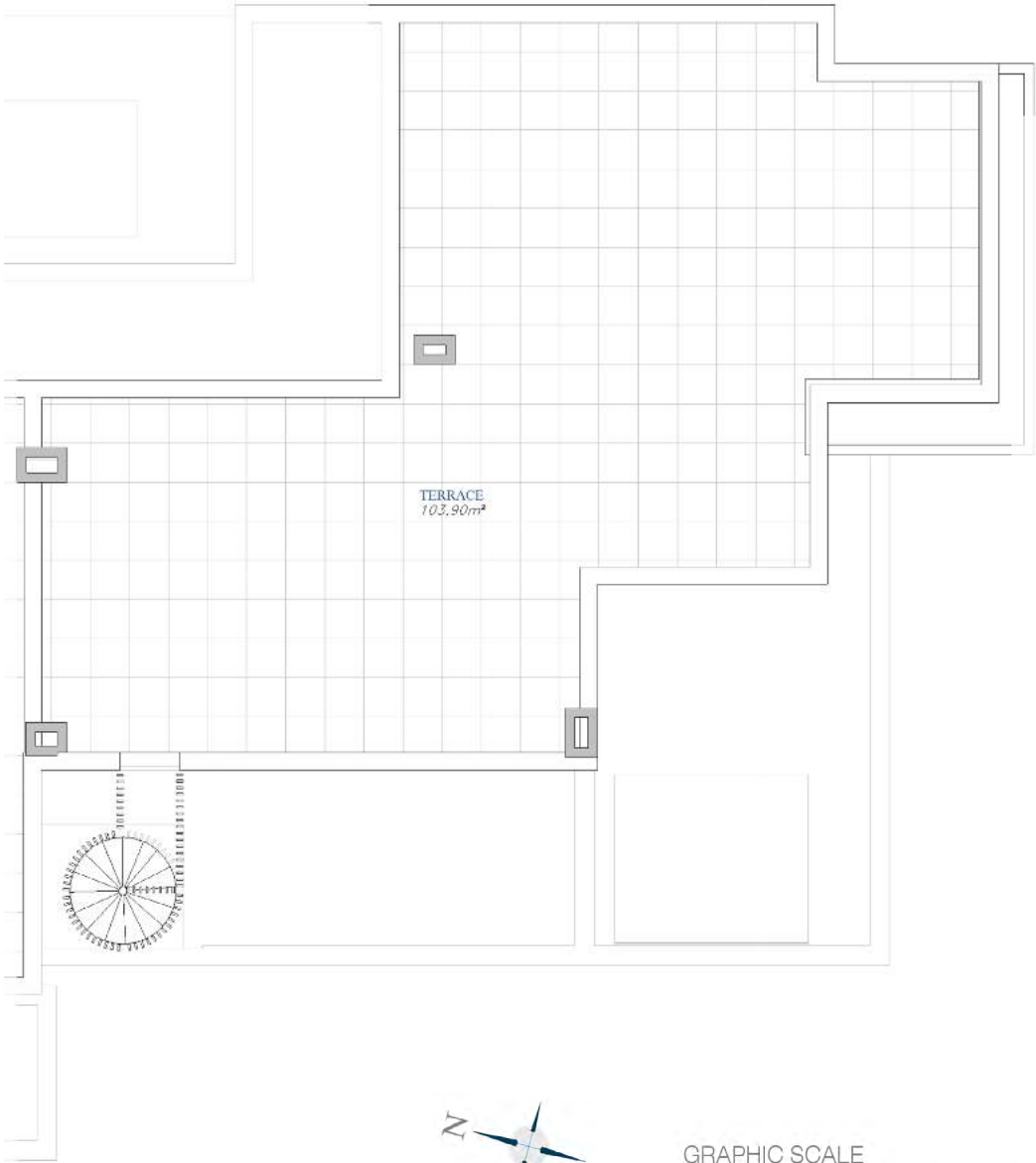
TOTAL USEFUL AREA:
272,10 m²

TOTAL USEFUL AREA:
ACCORDING TO RD 218/2005
128,26 m²

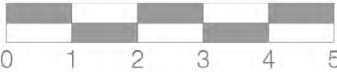
BUILT AREA

Living Area	136,45 m ²
Terrace	175,03 m ²

TOTAL BUILT AREA: 311,48 m²



GRAPHIC SCALE



PLANS

TYPE APARTMENT 2 BEDROOMS
FIRST FLOOR



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TOTAL USEFUL AREA:
92,60 m²

TOTAL USEFUL AREA:
ACCORDING TO RD 218/2005
76,29 m²

BUILT AREA	
Living Area	81,82 m ²
Terrace	26,53 m ²
TOTAL BUILT AREA:	
108,35 m ²	



PLANS

TYPE APARTMENT 3 BEDROOMS
FIRST FLOOR

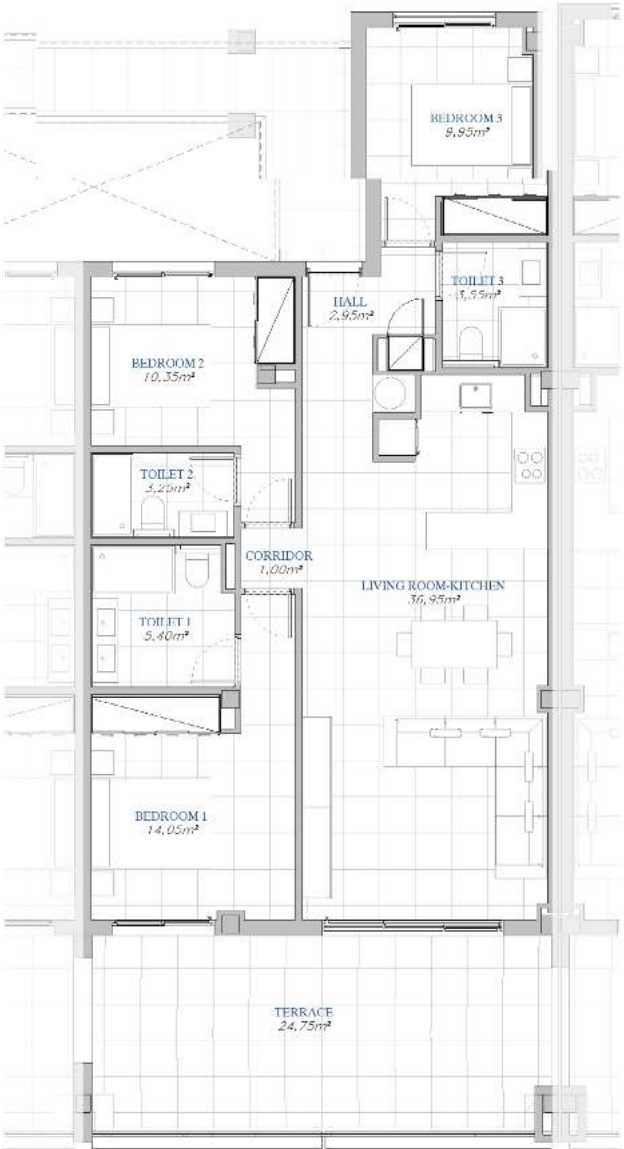


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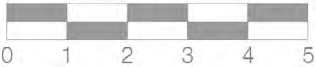
TOTAL USEFUL AREA:
112,20 m²

TOTAL USEFUL AREA:
ACCORDING TO RD 218/2005
96,20 m²

BUILT AREA	
Living Area	101,57 m ²
Terrace	27,26 m ²
TOTAL BUILT AREA:	
128,83 m ²	



GRAPHIC SCALE



PLANS

TYPE APARTMENT 4 BEDROOMS
FIRST FLOOR

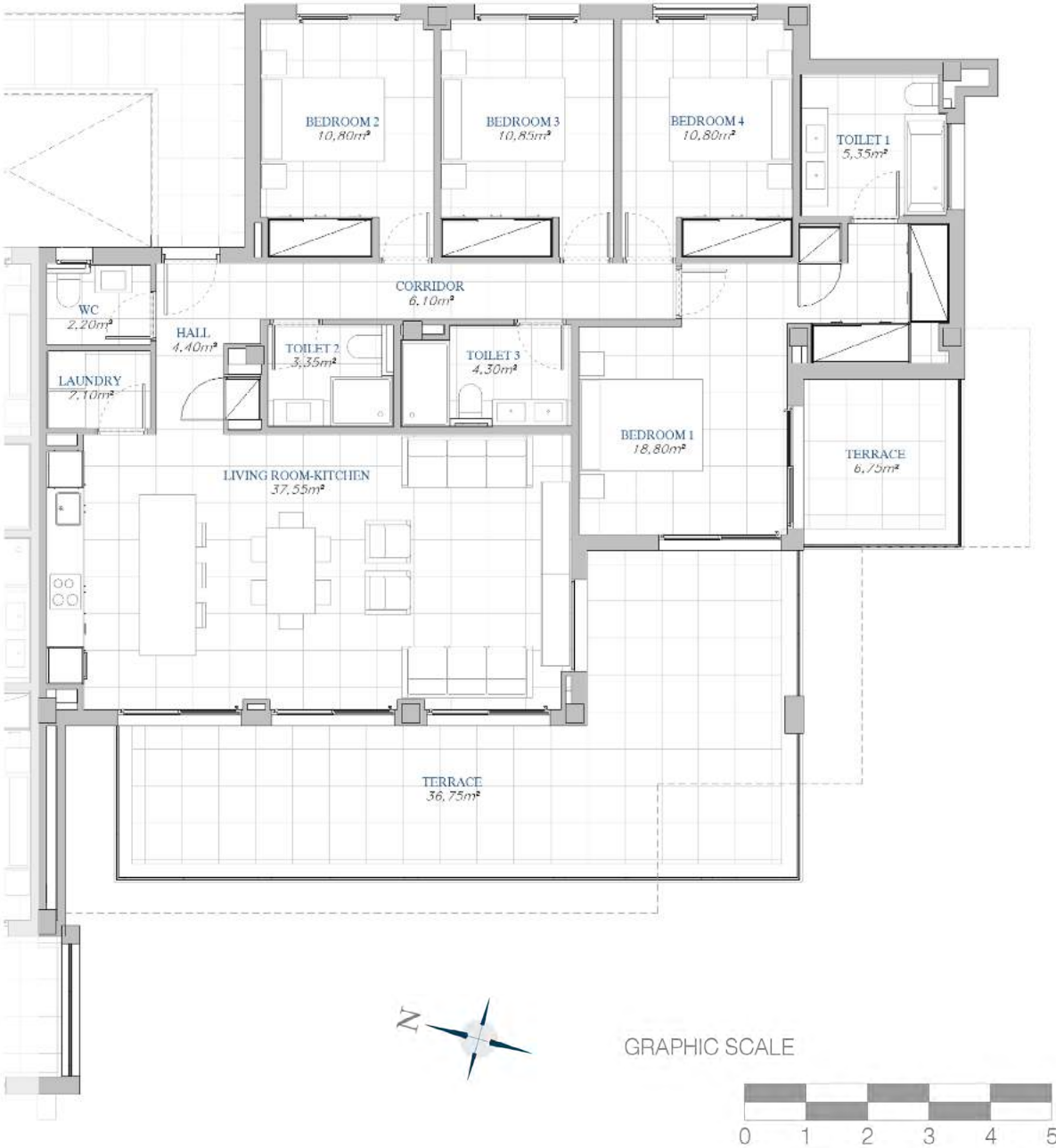


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BUILT AREA	
Living Area	136,20 m ²
Terrace	46,51 m ²
TOTAL BUILT AREA:	
182,71 m ²	

TOTAL USEFUL AREA:
160,10 m²

TOTAL USEFUL AREA:
ACCORDING TO RD 218/2005
128,26 m²





PROMOTER

