

LIVE

WORK

PLAY

HIGUERÓN | 217  
WEST



Urbania

International ●●●





**LIVE  
WORK  
PLAY**



## A UNIQUE LIFESTYLE PROPOSITION

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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.



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## THE PERFECT SETTING

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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 a 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  
Fuengirola



Mijas Water  
park



Mijas Golf





Butterfly Park



Cable Car and Eagle Park



Tivoli World



Dolphin Park



Torrequebrada Golf

# HIGUERÓN WEST | 217



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A7

AIRPORT

Benalmádena

CARVAJAL

→ MÁLAGA

 15 mins Airport  
20 mins Centre of Málaga

 28 mins Airport  
40 mins Centre of Málaga

## AN AWARD-WINNING TEAM

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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.



**Urbania**  
International ●●●





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.

**BroadwayMalyan**<sup>SM</sup>

**HILL**  
Hill International



# AN ENVIRONMENT WHERE EVERYTHING IS EFFORTLESS

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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

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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 units are distributed over three and four floor configurations, the properties are located in small, intimate buildings that combine privacy with a perfect orientation and blend harmoniously into the beautiful surroundings.



Design elements may be modified for technical reasons.



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WEST |



Design elements may be modified for technical reasons.

## **SPACES FOR CONTEMPORARY LIFE**

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Far more than just a property development, Higuero West is a master planned eco-friendly community with first-class infrastructure and support services designed to offer a superior 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.



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WEST |



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## NEW CONCEPT FLOOR PLANS

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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.





Design elements may be modified for technical reasons.

24H.  
LIVING  
CONCEPT



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Design elements may be modified for technical reasons.





Design elements may be modified for technical reasons.





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# INSTALLATIONS AND OPTIONS

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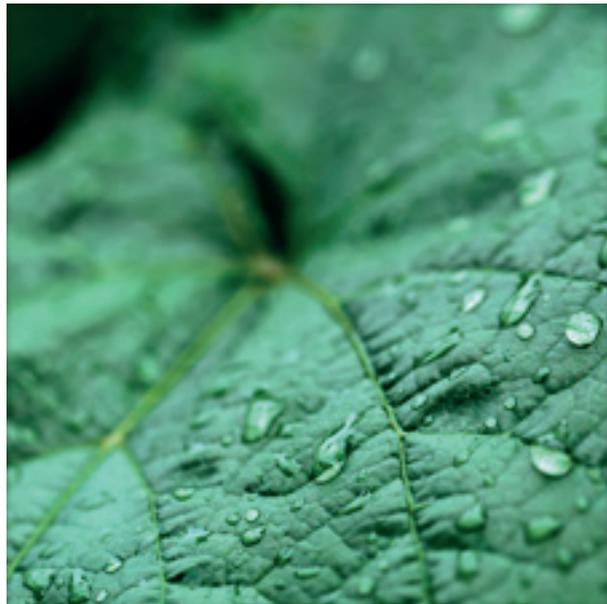
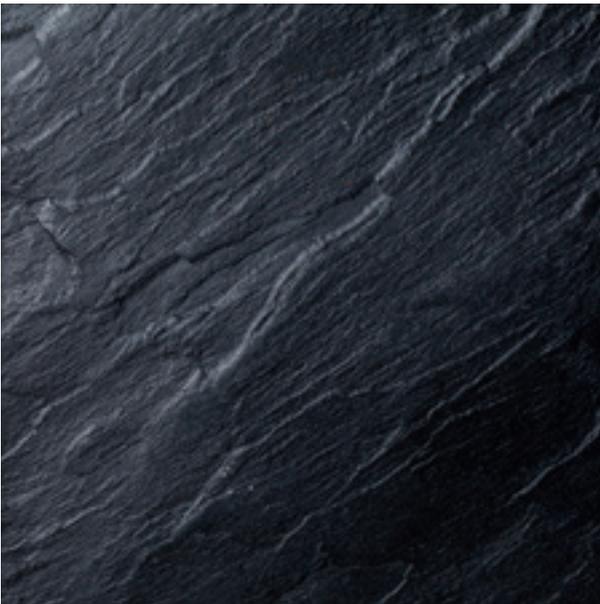
Keeping our impact on the environment low is as important to us as it is for our residents and the majority of our units will be B rated energy efficient.

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



# QUALITY SPECIFICATIONS

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

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## 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:** Formed with 1/2 foot of solid brick, double thermal and acoustic insulation, 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.

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### **FLOOR AND WALL TILES**

Flooring and tiling from the premium quality brand “ATLAS CONCORDE.” Three floor choices - Technical porcelain stoneware Evolve white or concrete (10 mm thickness with a format of 75 x 75 cm), or coloured body porcelain tiles NID light (9.5 mm thickness with a format of 25 x 150 cm). Tiling in bathrooms Seastone white and white strutturato (9 mm thickness with a format of 22.5 x 90 cm).

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### **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” .

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### **LIGHT SWITCHES AND POWER PLUGS**

Electrical switches and plugs from the brand “SCHNEIDER” or similar.

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# QUALITY SPECIFICATIONS

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**FRANKE**



**G+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.

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 **BOSCH**

## APPLIANCES

 **EFF**

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

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## EXTERIOR CARPENTRY

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

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### **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 with magnetic closure and 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 “MITSUBISHI” or similar with zoned temperature control.



Electric underfloor heating in bathrooms.



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.

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

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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.

At Higuera 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.



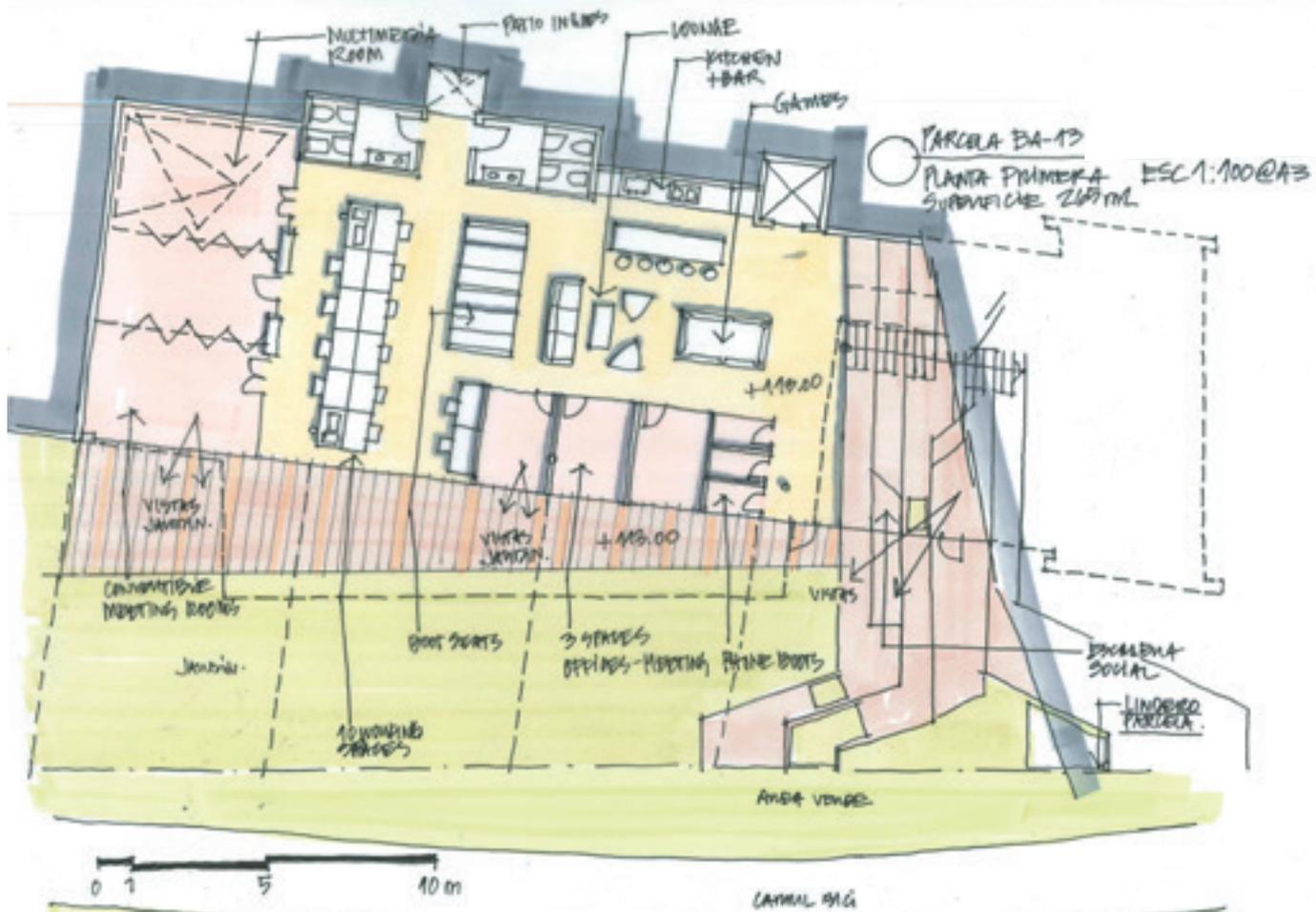




# CO-WORKING SPACE

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# CONCIERGE SERVICES BY URBANIA

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Greater independence and more free time is a luxury in today's world, and we put modern technology and personal human service at your disposal to enjoy it to the full.

Concierge Services by Urbania is an exclusive privilege for owners and residents and is free for the first three years of ownership.



The Concierge App allows you access to our professional teams and a personalized variety of the following services:

- Interior design
- Maintenance, cleaning and gardening
- Rental management
- Airport transfers and car hire
- Entertainment reservations
- Child care
- Pet care
- Errand services
- Bureaucracy administration
- Interpreting services
- Event management



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.

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 and basketball courts, plus 12 padel courts which host the most outstanding players in the Pro Tour Padel Tournament yearly and volley ball courts where the Madison Spanish Beach Volley Ball Tour is held annually.

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!





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RESERVA DEL HIGUERÓN  
SPORT CLUB







SOLLO





## **CAN WE HELP YOU?**

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