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Exceptional Properties.  
Exclusive locations.



EUROPEAN  
PROPERTY  
AWARDS  
REAL ESTATE

IN ASSOCIATION WITH  
**The Telegraph**

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BEST REAL ESTATE  
AGENCY SPAIN

Spain Top  
International Properties

2016-2017



EUROPEAN  
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**The Telegraph**

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BEST REAL ESTATE  
AGENCY SPAIN

Spain Top  
International Properties

2017-2018



EUROPEAN  
PROPERTY  
AWARDS  
REAL ESTATE

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**SALICE**

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BEST REAL ESTATE  
AGENCY SPAIN

Spain Top  
International Properties

2018-2019



LOMAS DEL HIGUERÓN  
by TOP GESTIÓN



LOMAS DEL HIGUERÓN  
by TOP GESTIÓN





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# WE ARE TOP GESTIÓN

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**T**op Gestión Madrid, S.L., is a prestigious company, made up of highly qualified professionals with extensive experience in the real estate sector, having managed developments for **more than 3.000 homes**. The Company is currently managing **more than 1.000 units of real estate promotion** and it has a portfolio of developable land for over 3.000 homes, with a turnover that exceeds 1.000 million euros.

Top Gestión promotes an expansion with new developments on the **Costa del Sol**, positioning itself in areas such as El Higuero (Fuengirola), Torremolinos, Benalmádena and Marbella, as well as, other locations where it operates, such as Ibiza, Granada, Sevilla, Madrid (Torrejón de Ardoz, Rivas, Cañaveral, Velilla de San Antonio, Alcalá de Henares y Barajas), Alicante, Murcia y Guadalajara.





## WHAT IF IT WERE MORE THAN A HOME?

Welcome to Lomas del Higuérón.

Can you imagine living in a residential complex that offers you all the services you need? To enjoy the life you've 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 complex of contemporary design housing, with total privacy and pointed in a privileged direction.





## A UNIQUE LOCATION

When you can have it all...

Located in a strategic enclave, **Las Lomas del Higuerón** 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.

Feel the **pleasure** of enjoying the best natural areas.



## EVERYTHING YOU NEED, CLOSE TO YOU

Live your life connected!

Now you can choose where you spend your time and by how many minutes you can beat your watch. Thanks to its **privileged location**, Lomas del Higuerón has roads that allow you to reach any place in a very short time. All the **leisure and services** offered by the province of Malaga is at your disposal, thanks to its excellent access and short distances to the most important points from your future home.

Hospitals and the best clinics, train and bus stations, and the best educational offerings within YOUR REACH.

Just a few minutes from your home you will have **Malaga airport**, the urban center of **Fuengirola, Benalmadena** and **Marbella**, beaches of incredible richness and leisure centers such as Tivoli World or Sea Life. All this in addition to its climate and the hospitality of its people make the location the ideal place to enjoy your lifestyle.

## DISTANCE TO POINTS OF INTEREST

Carvajal Beach: 5 minutes.

Carvajal commuter train: 2 minutes.

Urban center of Fuengirola: 10 minutes.

Urban center of Benalmádena: 5 minutes.

Urban center of Marbella: 15 minutes.

Malaga train station: 20 minutes.

Malaga Airport 15 minutes.



Airport



Natural Parks



Monuments



Golf Courses



International Schools



Shopping Centers



Hospitals



Theaters and Concert Halls



Marinas



Luxury



Beaches

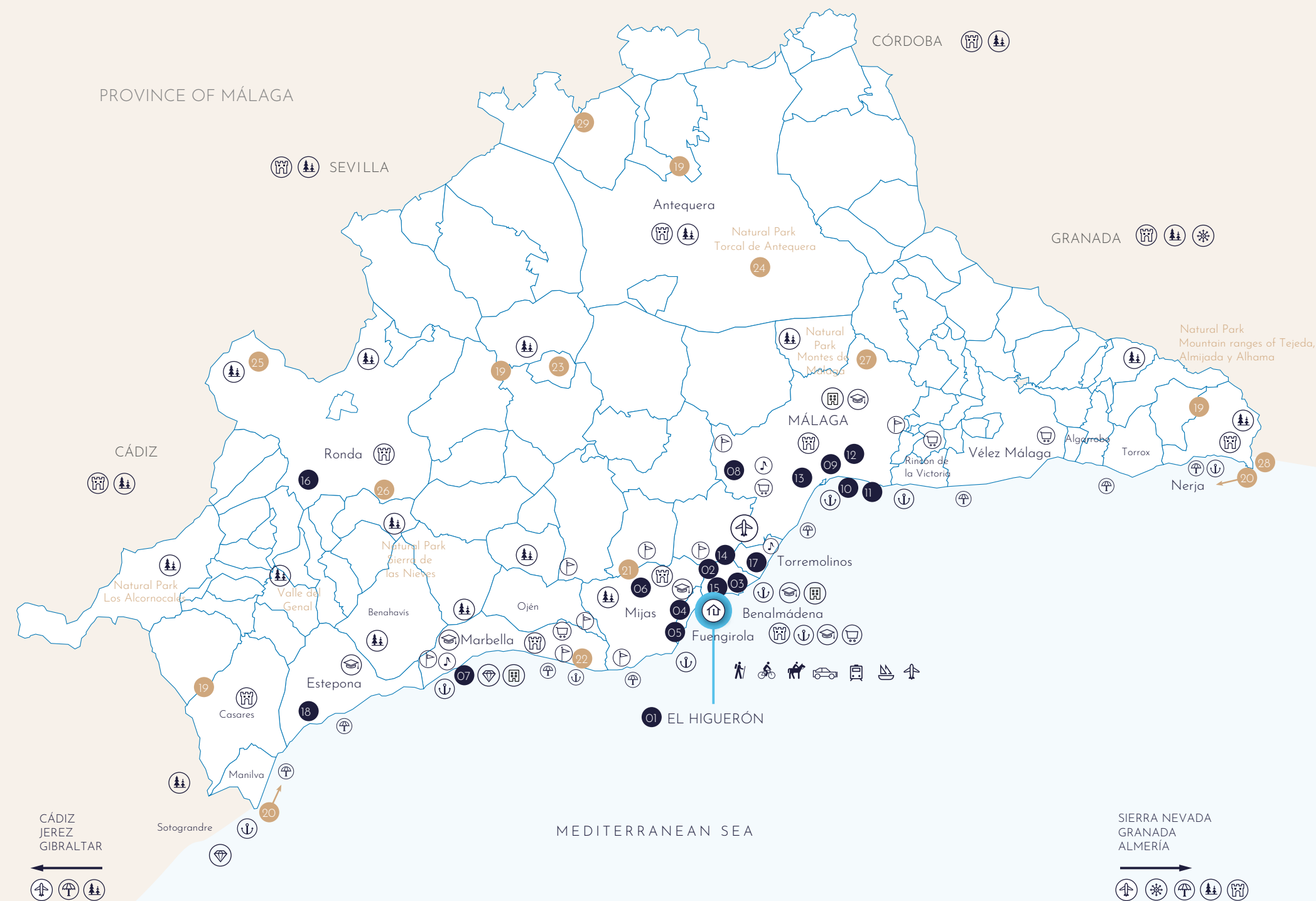


Skiing



Sports





- PLACES OF INTEREST
- NATURAL PARKS

- ✈ AIRPORT
- 🌲 NATURAL PARKS
- 🏰 MONUMENTS
- 🏌 GOLFS COURSES
- 🎓 INTERNATIONAL SCHOOLS
- 🛒 SHOPPING CENTRES
- 🏥 HOSPITALS
- 🎵 THEATRES AND AUDITORIUMS
- ⚓ MARINAS
- 💎 LUXURY
- ⚽ SPORTS
- ☂ BEACHES
- 🎿 SKIING

- |                                |                              |
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| 02 Buddhist Stupa              | 17 Aguapark                  |
| 03 Marina Port                 | 18 Selwo Aventura            |
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| 05 Biopark Fuengirola          | 20 Coastal path              |
| 06 Mijas village               | 21 Mijas mountain range      |
| 07 Puerto Banús                | 22 Dunes of Artola           |
| 08 Technology Park             | 23 Caminito del Rey          |
| 09 Museum Picasso              | 24 Torcal de Antequera       |
| 10 Museum Pompidu              | 25 Natural Park of Grazalema |
| 11 Muelle 1                    | 26 Serranía de la Nieves     |
| 12 Historical centre of Málaga | 27 Mountains of Málaga       |
| 13 Museum Ruso                 | 28 Cliffs of Maro            |
| 14 Benalmádena cable car       | 29 Fuentepiedra lagoon       |
| 15 Mariposarium                |                              |







Sohail Castle



Bioparc



Shopping Centre  
Miramar



Mijas Golf



Mijas Village



Hilton Resort &  
Spa



Buddhist Stupa



Mariposarium



Cableway



Tivoli World



Torrequebrada  
Golf



Sealife



Marina Port



FUENGIROLA



N-340



A7



TRAIN



BENALMÁDENA



## MARBELLA



Centre of Fuengirola - 10 minutes

Centre of Marbella - 15 minutes



## MÁLAGA



Airport - 15 minutes  
Centre of Málaga - 12 minutes



Airport - 25 minutes  
Centre of Málaga - 35 minutes



AN ENVIRONMENT THAT  
WILL WIN YOU OVER

This residential development is designed to create a community environment by integrating the **more than 100,000m<sup>2</sup> of green areas**, where outdoor areas will be easily accessible from the homes.



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.



100.000m<sup>2</sup> of green areas







## THE BEST AT YOUR FINGERTIPS

Discover a different, consolidated and cosmopolitan lifestyle. Just 15 minutes from **Malaga International Airport** and 20 minutes from **Marbella**, we offer you proximity to the most important points of the Costa del Sol; truly live the essence of the Mediterranean.

Stroll through white villages full of incredible cultural heritage, discover all trends in modern shopping areas or enjoy a wonderful sunny day connecting with nature.

Everything is within your reach at **Lomas del Higuero**.

More than **320 days of sunshine a year** will do the rest. With one of the most pleasant climates in Spain, the **Costa del Sol** stands as a benchmark for year-round activities. Its mild temperatures all year round will invite you to enjoy the rich gastronomy of the area, outdoor sports, the sea and the mountains.



An endless number of activities are within your reach.

The Mediterranean awaits you at the **marinas of Benalmádena, Fuengirola, Cabopino and Marbella**, where you will find Yacht Clubs with pleasure boats and water sports.

In addition, **golf courses** with more than 60 prestigious active clubs, equestrian centers, restaurants and entertainment venues are just some of the activities you can enjoy.

Share with your loved ones.

Visit the **Sohail** Multiadventure Park, the **Bioparc Zoo**, the **Miramar shopping center** in Fuengirola, the **Selwo Marina** Wildlife Park and Dolphinarium, the **Mariposarium**, the cable car in Benalmádena and the water park in Mijas. Create your own memories.

“As a final touch, just 10 minutes away you will find the **Palacio de Congresos de Torremolinos**. It's the area where the **Intu Costa del Sol** will be located, the new shopping and leisure park conceived as a small city of 235,000m<sup>2</sup> and eight themed neighborhoods.





## THE PROJECT

**Lomas del Higuerón** 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.**

It's a series of great ideas and a lot of work that makes Lomas del Higuerón **the perfect place**, integrating the communal areas and vegetation where the outdoor areas flow seamlessly between houses.

At the same time, each plot will be an enclosed area with security to offer you privacy and intimacy.

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.



## WE WANT YOU TO BE HAPPY

In Lomas del Higuérón you will enjoy spectacular sea views from most of its homes thanks to its **magnificent orientation**; Surrounded by green areas integrated in the communal areas, where you can relax and breathe fresh air.

Each plot is conceived as an enclosed area with security where people can live and enjoy their free time, **swimming pools, gymnasium and abundant green areas and gardens**, as well as co-working areas from which to carry out professional activities, a workplace where creativity can flow and adapt to current needs.































## YOUR HOME

Located in the northern area of the Torreblanca del Sol Development, in the municipality of Fuengirola, we find **Lomas del Higuérón**.

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 m<sup>2</sup>.

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.



## CONNECT BY DISCONNECTING

We value your time, and that's why we want to offer you a space where you can work in a safe environment close to your loved ones.

That is why each of the plots will have a **co-working space** from which you can carry out your professional activity. A creative, multidisciplinary, flexible space, adapted to current needs, where you can foster relationships with other co-workers and work with the freedom that comes from being in your own home.

Your leisure time will take on a different meaning thanks to the facilities we are preparing for you. Each plot of the residential complex will have **different common areas** perfectly integrated with the homes, where you can enjoy your free time with your family and friends. The spectacular outdoor swimming pools, landscaped areas where you can breathe fresh air, giving freedom to your pets, spaces to practice sports and children's areas that will delight the little ones, are just a small sample of what **Lomas del Higuierón** has to offer.

















## YOUR LIFESTYLE BY TOP GESTIÓN

### Concierge Services

Lomas del Higuierón offers the comfort of a wide range of services available to the owners so as to enjoy their home.

What if you didn't have to take care of all those little everyday things that take up your time?

Lomas del Higuierón introduces the **concierge services of Top Gestión**

through an exclusive membership for the residents of each of its projects.

This concierge service will allow you to **enjoy all the benefits of having a personal assistant** without the commitment of a full-time employee, a reliable personalized service offered by a team with a deep knowledge of the area to make your life easier in every way, covering all your needs and requirements.

From the management and maintenance of your home, a personal trainer for your hours at the gym, restaurant reservations, help in choosing the most suitable school for your children's education, hiring for your move, preparing a catered dinner or requesting interior design services, gardening and **everything you need** to have the home of your dreams.

Top Gestión's concierge services give you access to our professional teams and a wide variety of the following services:

-  **Maintenance, cleaning and gardening**
-  **Delivery service**
-  **Booking of activities**
-  **Event management**
-  **Interior design**
-  **Documentation management**
-  **Transfer service**
-  **Car rental**
-  **Rental management**
-  **Interpretation services**





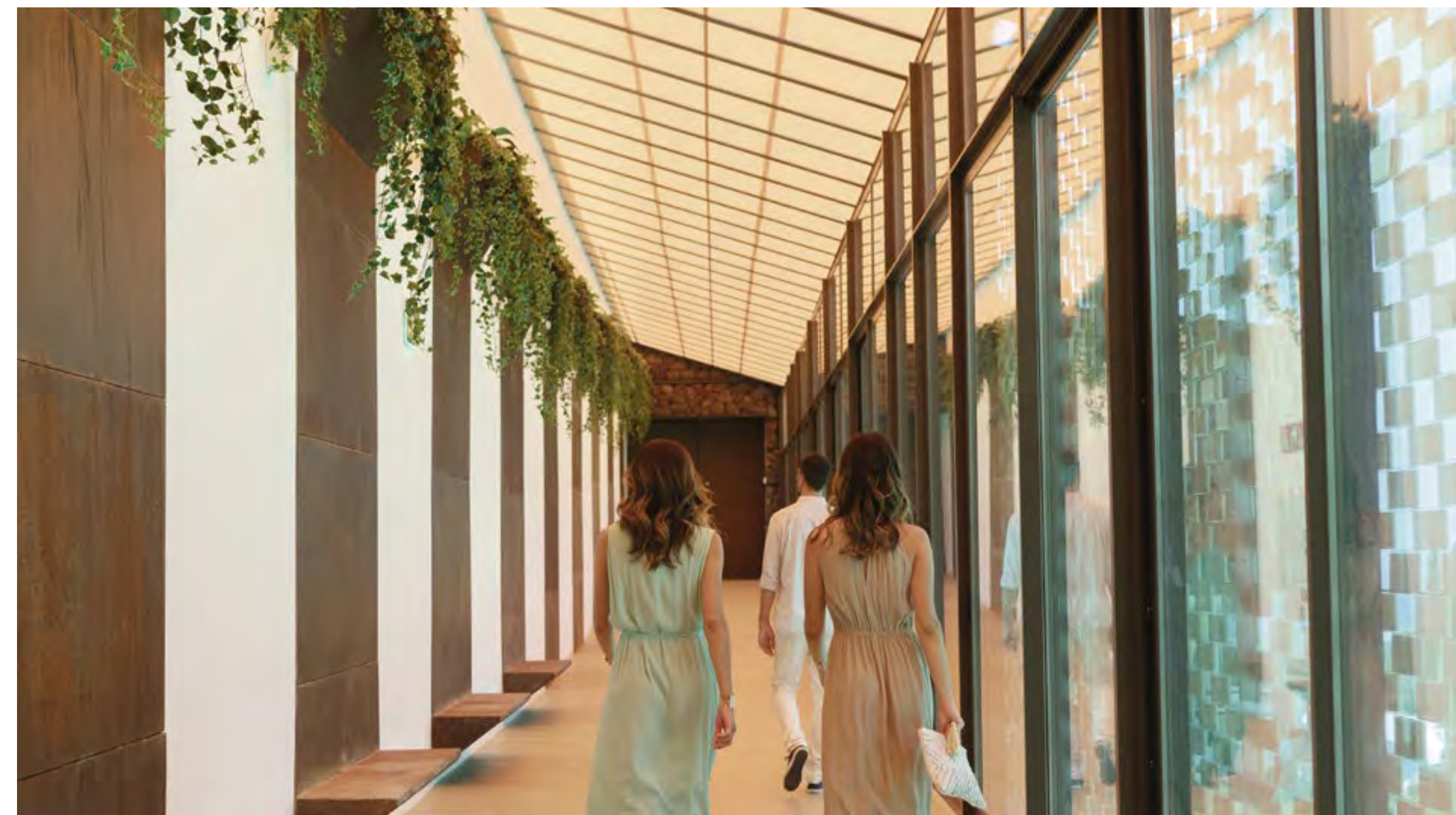
## FACILITIES AND SERVICES

Surrounded by nature

24 hour security

Close to shopping centre

Exclusive tram that will take you to the beach, the Carvajal train station and the shopping centre.







## HIGUERÓN HOTEL

Higuera Hotel 5\* is **journey through the most cultural, culinary and artistic aspects of Málaga** that invites you to enter areas where every detail is carefully prepared offering a multi-sensory experience.

**A commitment to art and culture**, where local and national artists gather in a carefully selected collection of works that includes creations by artists such as **Antoni Tàpies, Málaga's Enrique Brickman, Francisco Leiro or Lita Cabellut** among others, forming spaces that reinterpret the essence of Andalusian architecture employing native materials and building styles that create a kaleidoscope of textures where stone, wood, steel and esparto are predominant.



## A TOUR OF OUR GASTRONOMY

Ten restaurants which take diners on **a trip around the world, where flavor is always the protagonist.**

A journey that begins at **SOLLO** restaurant, led by caviar chef

Diego Gallegos, awarded with a **Michelin Star and a Green Star**, committed to sustainable cuisine. Flavour and conscience combine as Diego has a subsistence agriculture culture which is apparent in the aquifer where the chef breeds and takes painstakingly detailed care of his prime materials.

A different experience can be found at **Arara by Diego Gallegos**, offering an adventure through the colours and flavours of Latin gastronomy.

Continue the tour with the local flavours of the region in **Chupadeo**, ending in a Mediterranean cruise in **MED** our most versatile option.

A multi-sensory journey that culminates in **Austin Bar**, where you can find a relaxed atmosphere for lovers of the most select cocktail bar.

Do not forget to stop by **La Higuerita** restaurant next to Sport Club and enjoy the healthiest dishes. Complete your experience in the **Infinity Pool Lounge**, a unique space to taste snacks while contemplating the view of the Mediterranean Sea.

Discover our **The Beach Club Higuerón**, a magical place on the shores of the Mediterranean with gastronomy and fun as a flag. Enjoy a gastronomic experience at **The Club, The Japo and The Beach.**







## HIGUERÓN SPA

Enter a secret refuge: **HIGUERÓN SPA** invites you to worship the body and spirit, in an atmosphere of calmness and tranquillity. Time will elapse between its different **treatments and natural rituals for both facial care and body care** to enjoy unforgettable sensations. Peace, harmony, and well-being will be the protagonists of your sex experience in the Higuierón Spa circuit with **more than 30 jets** that guarantee the best disconnection. At your disposal our team specialized in hairdressing for any occasion that you need it.



## SPORT CLUB

Life gets active at our award-winning **Higuierón Sport Club**. An exclusive environment created around a perfect combination of outdoor facilities with **9 paddle tennis courts, a tennis court, 3x3 basketball courts, 4 sand courts for beach volleyball, 2 petanque areas and outdoor and indoor pools** to forget about all and focus on you. At your disposal a unique sports experience in our **700m2 gym** with the most advanced technology, Technogym. Also with a wide range of personalized or **group activities**, such as zumba, spinning, or pilates.





## THE BEACH CLUB HIGUERÓN

It's time to **feel the Mediterranean at your feet**, on the beach front at **Higuerón Beach Club**, the only **private beach club in Málaga**. You will have access to an exclusive privileged area where you can reconnect and enjoy the sound of the waves, the sand and the sun.

## HIGUERÓN YACHTS

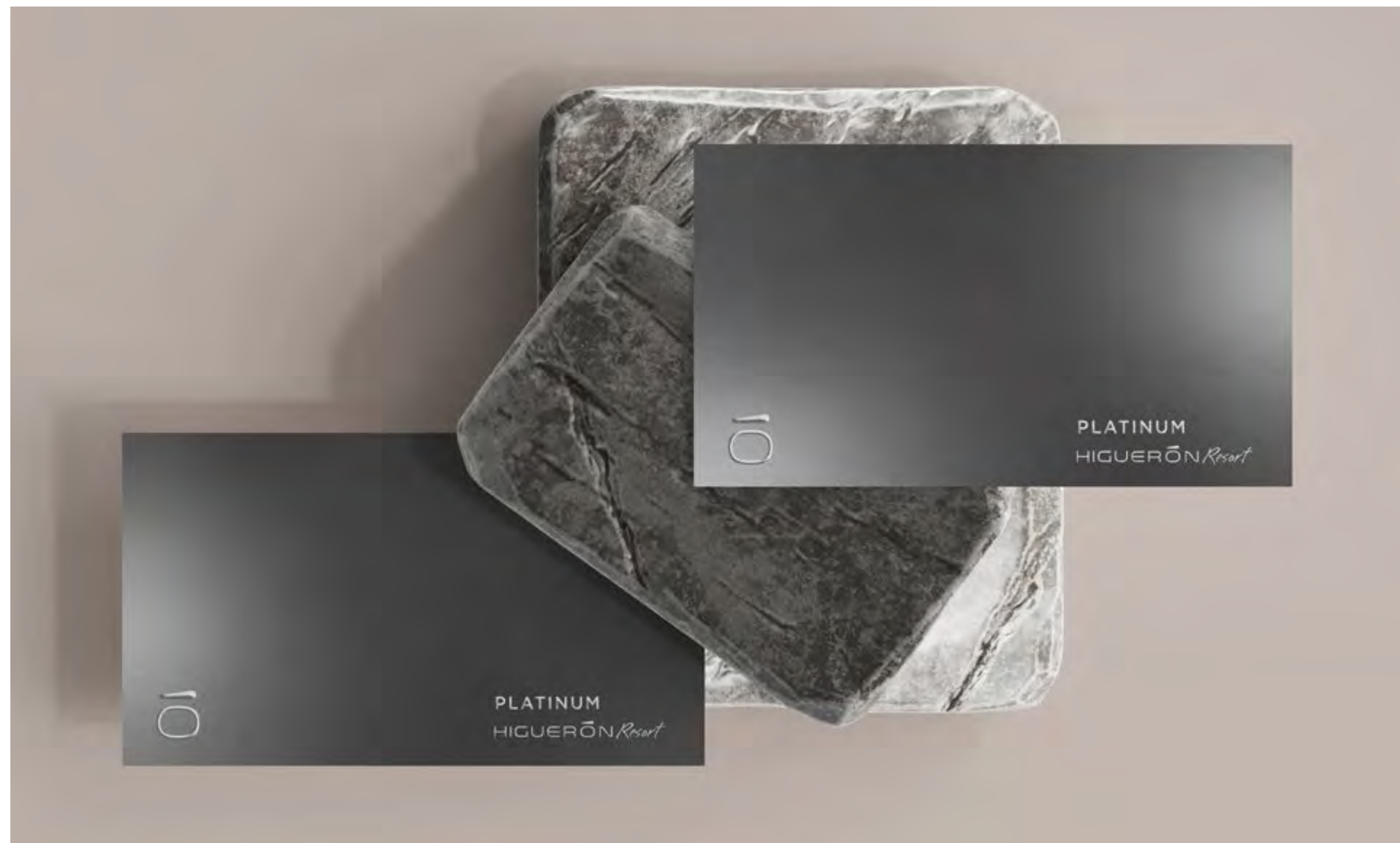
Discover **Higuerón Yachts**, a unique experience sailing through the Mediterranean Sea that is at your disposal whenever you like.





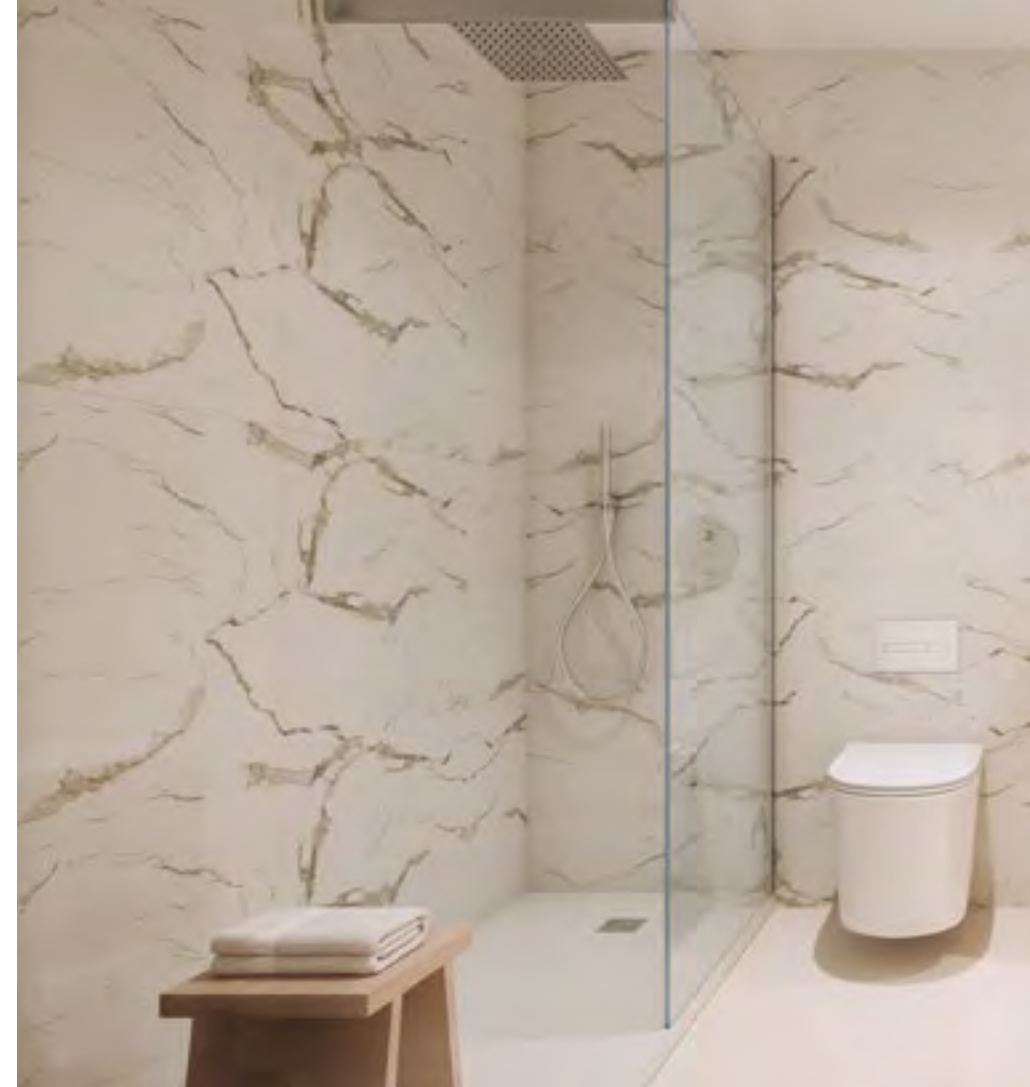
## ONE STEP FURTHER

Immerse yourself in **a world of comforts at our facilities**, perfectly designed to satisfy your most demanding requirements, included in the Platinum Subscription we give you for your first year of residence at Higuерón Resort.



HIGUERÓN *Resort*





## 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

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.

### 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.

### 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.

*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.*

### Other installations

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

### Common areas

Two parking spaces and storage room per apartment, according to development.

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.



Your home and your lifestyle are waiting for you in



Thank you.  
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**LUCAS FOX**  
INTERNATIONAL PROPERTIES



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**T: (+ 34) 952 643 015**  
**E: [malaga@lucasfox.es](mailto:malaga@lucasfox.es)**  
**[www.lucasfox.com](http://www.lucasfox.com)**