



 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE	 <b>EUROPEAN PROPERTY AWARDS</b> REAL ESTATE
<b>LAUFEN</b>	<b>LAUFEN</b>	<b>LAUFEN</b>
★★★★★ BEST REAL ESTATE AGENCY OVER 20 OFFICES SPAIN Lucas Fox	★★★★★ BEST REAL ESTATE AGENCY SINGLE OFFICE ANDORRA Andorra Lucas Fox Andorra	<b>AWARD WINNER</b> REAL ESTATE AGENCY MARKETING SPAIN Lucas Fox
2023-2024	2023-2024	2023-2024



WATERFALL  
*Residences*



Our values

>>

HIGUERÓN *Resort*

Humanity

Authenticity

Sustainability

Innovation



“Humanism is the union of self-thought and coherent reasoning, which is enriched by the experiences and stimulation that surrounds and influences you. At Higueron Resort, we want to be part of that humanistic development, exposing you to inputs related to art, sports and wellness.”

/ Javier Rodríguez

Moscón (2015) | Francisco Leiro



# Humanity



Welcome to  
a new adventure...

The sound of the water, the energy flowing through the atmosphere towards you...

Waterfall, makes all the difference.

## ArtEssence

To live and to be, to feel and to breathe art through every pore of our vibrant hotel. A cultural and artistic space decorated with more than 400 exquisite pieces of art. We are pleased to welcome you to Art Essence Permanent Collection. Paintings, sculptures and urban art full of heart and history. Artists like Enrique Brinkmann, Lita Cabellut, Francisco Leiro, Darko or Antoni Tàpies will be in charge of taking you through an unparalleled experience.

Art awaits *at your home.*

The expression  
of humanism  
through art





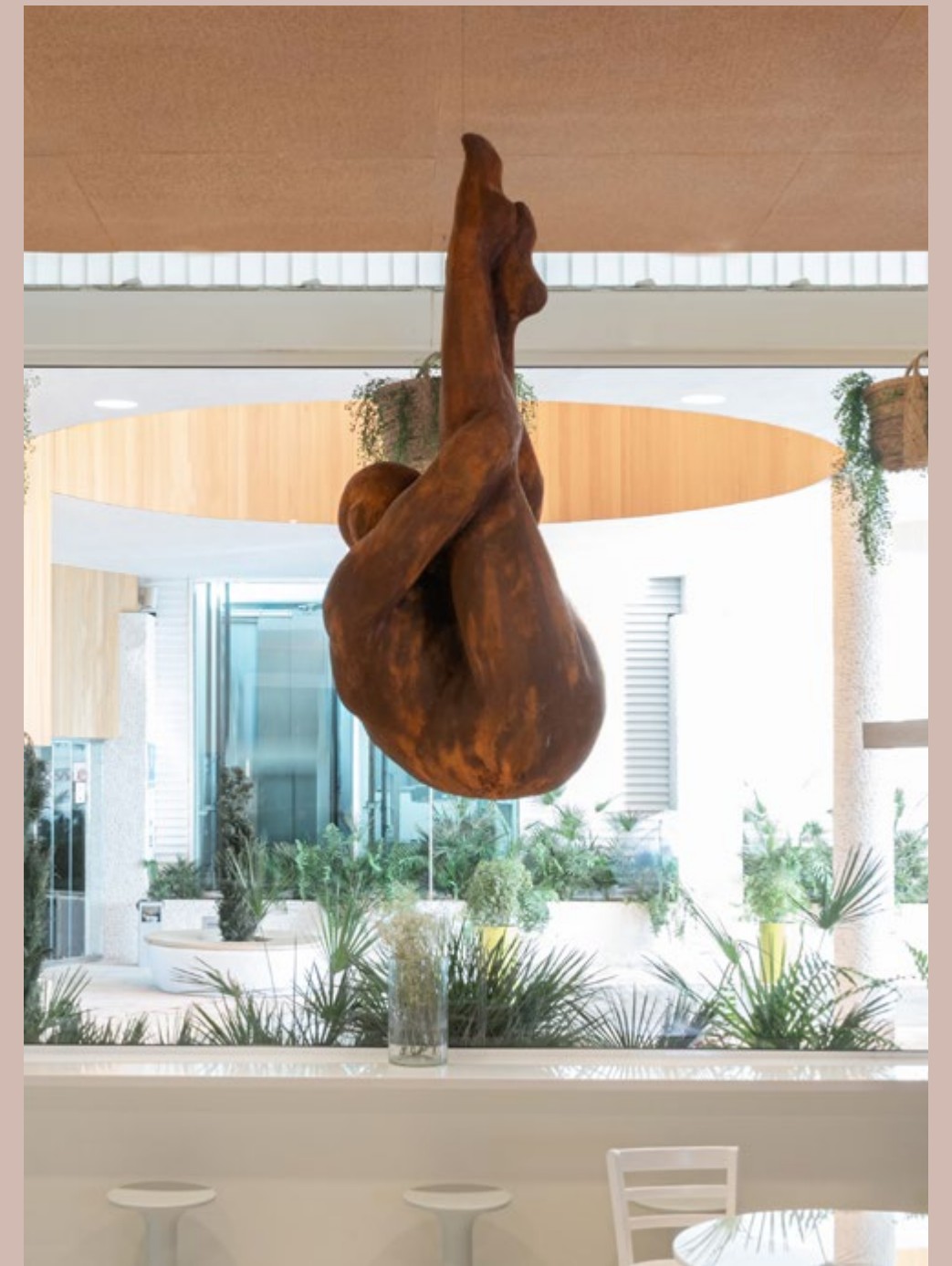
Sayones (2005) | Francisco Leiro



Tulipán blanco y negro (1986) | José María Sicilia



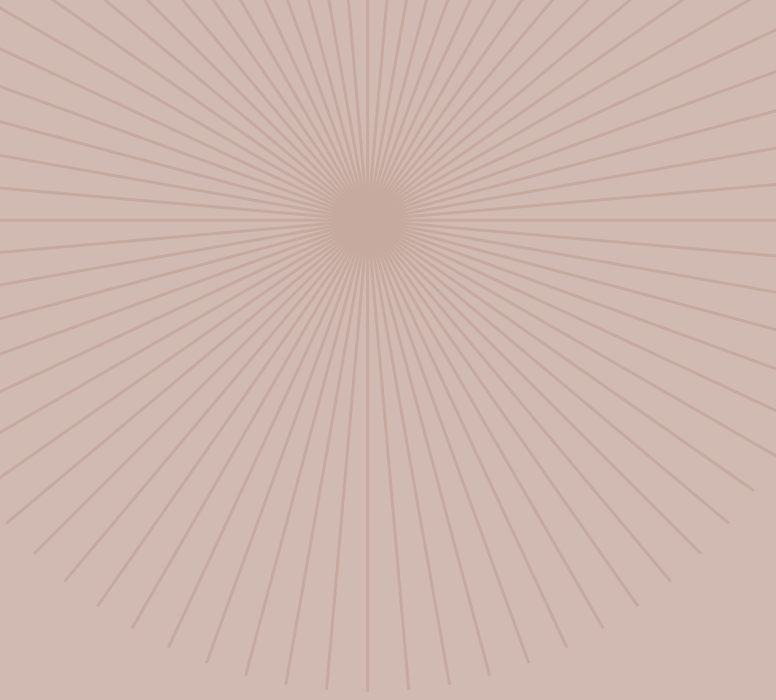
Archivo con tabla del malestar (2020) | Enrique Brinkmann



Suspense no tempo (2014) | Rogerio Timoteo

When life

meets art.



Enjoy  
every mouthful.

## Plans for good living.

Ten restaurants which take diners on a trip around the world, where flavour 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 sustainable agriculture which is apparent in the aquifer where the chef breeds and takes painstakingly detailed care of his prime materials.

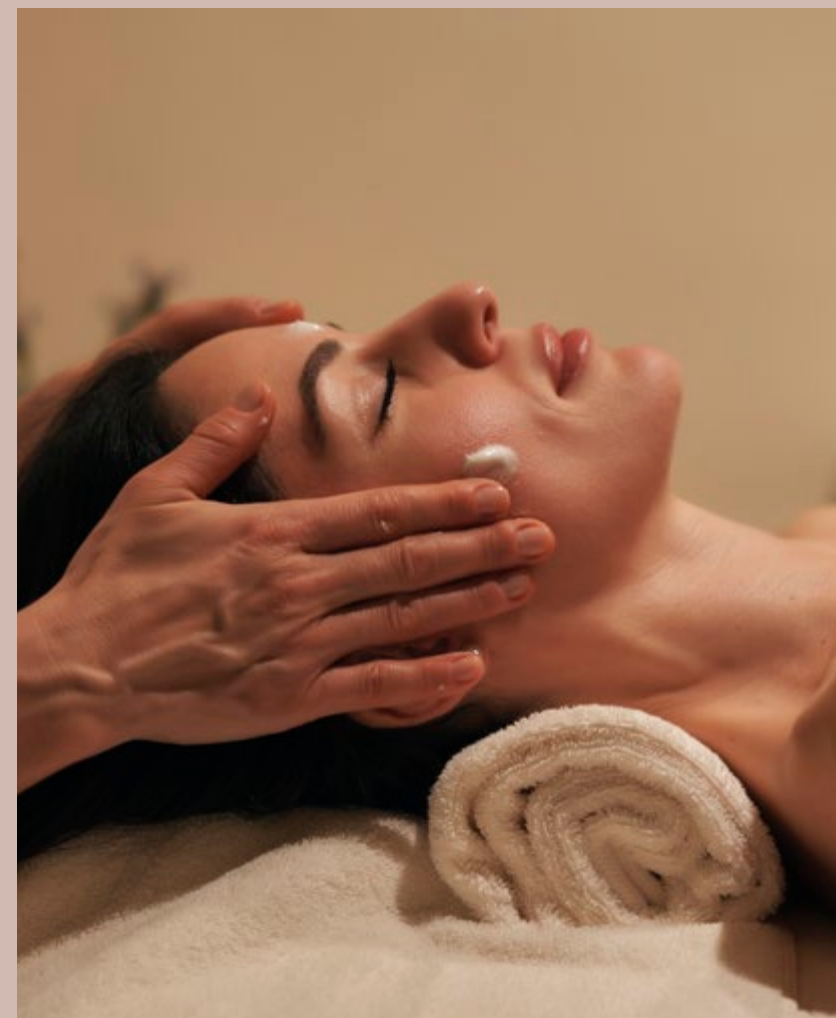
A different experience can be found at Arara by Diego Gallegos, offering an adventure through the colours and flavours of Latin gastronomy.

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 D'Antonio Yachts Lounge, where you can find a relaxed atmosphere for lovers of the most select cocktail bar.

Do not forget to stop by La Higuera 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 Higuera, a magical place on the shores of the Mediterranean with gastronomy and fun as a trademark. Enjoy the gastronomic experiences like The Club, The Japo and The Beach.

## Feel the Community



Enter a secret refuge: Higueroń Spa invites you to worship the body and spirit, in an atmosphere of calmness and tranquility. Time will elapse between its different treatments and natural rituals for both facial and body care to enjoy unforgettable sensations.

Peace, harmony, and well-being will be the protagonists of your experience in the Higueroń Spa circuit with more than 130 jets that guarantee the best disconnection.

---

HEATED POOLS  
OUTDOOR SOLARIUM  
TURKISH BATH  
SAUNA  
ICE CAVE AND BATH  
WELLNESS  
HAIRDRESSING  
BEAUTY



Relax,  
Refresh,  
Reconnect.





Stay On,  
Stay Active.



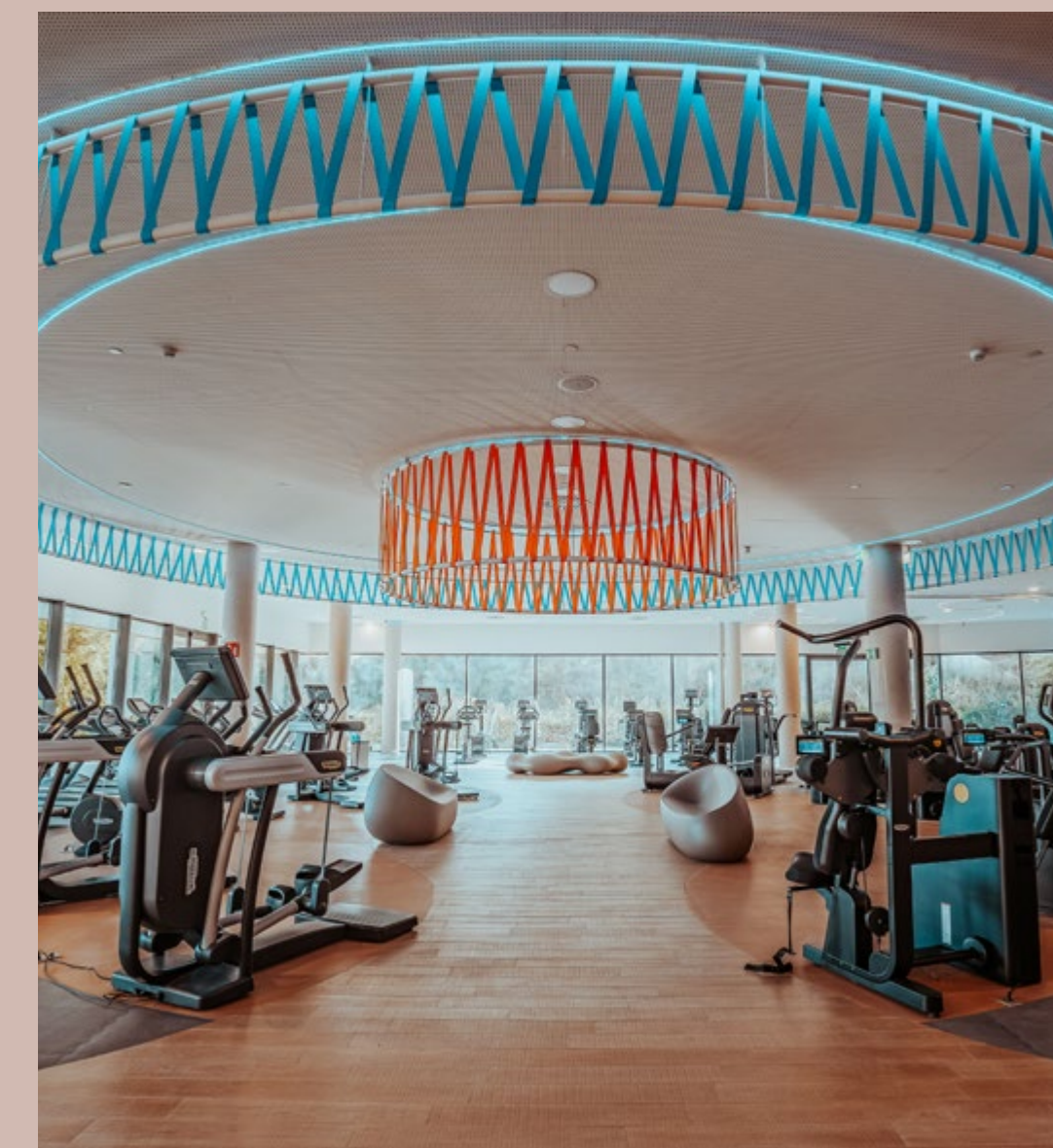
Life gets active at our award-winning Higueroń Sport Club. An exclusive environment created around a perfect combination of indoor/outdoor facilities.

We offer you a unique sports experience with a wide range of personalized or group activities, as well as personal trainers.

We are in constant growth, so we are developing a project of a tennis academy, with 4 tennis court.

SMART GYM  
PERSONAL TRAINER  
EXTERIOR POOL  
HEATED POOL 25m  
PHYSIOTHERAPY  
9 PADDLE COURTS  
5 TENNIS COURT  
4 BEACH VOLLEY COURTS

2 PETANQUE COURTS  
PILATES STUDIO  
YOGA  
KIDS CAMPS  
1/2 BASKETBALL COURT  
ACTIVITIES AT THE BEACH  
AND MORE...



Feel the  
*Mediterranean*  
at your feet.

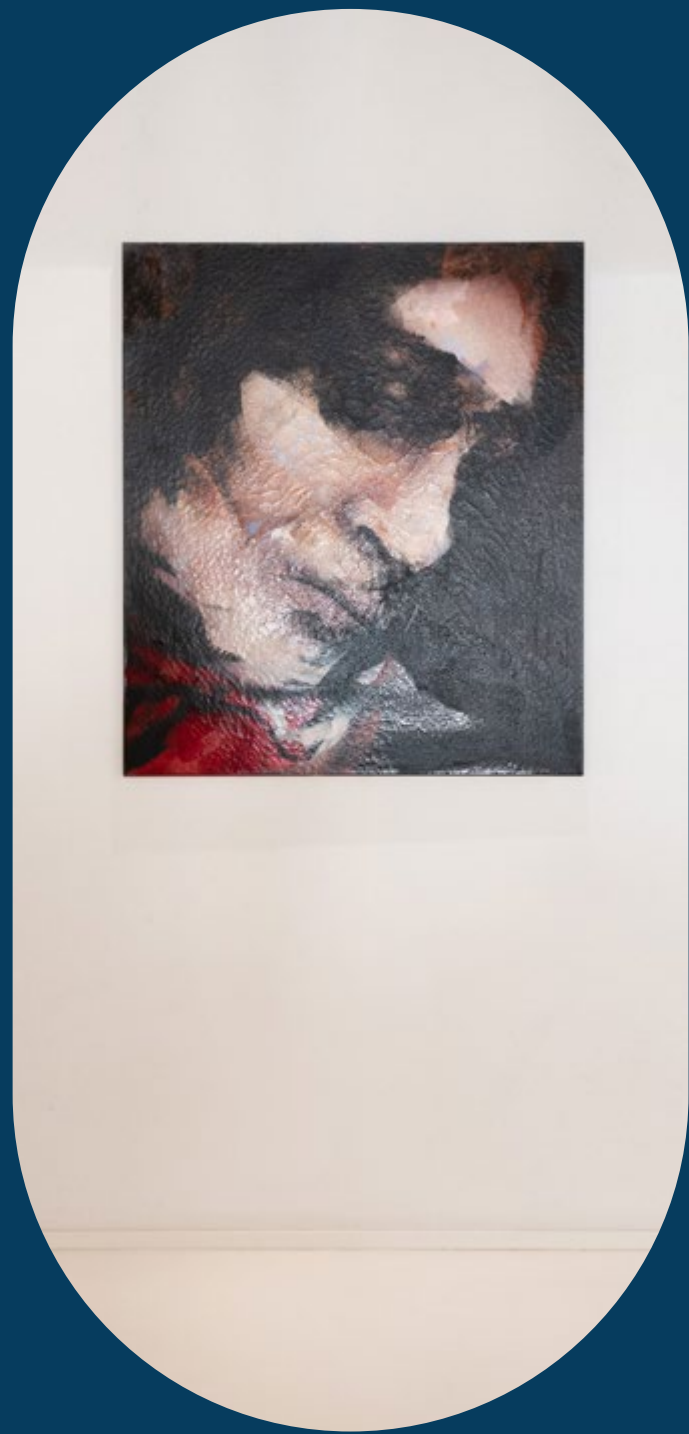


Higuerón Beach Club is the only private beach club in Málaga. You will have access to a privileged area exclusively designed for Higuerón residents, in which to enjoy the sound of the waves.

Dive  
into the  
Mediterranean

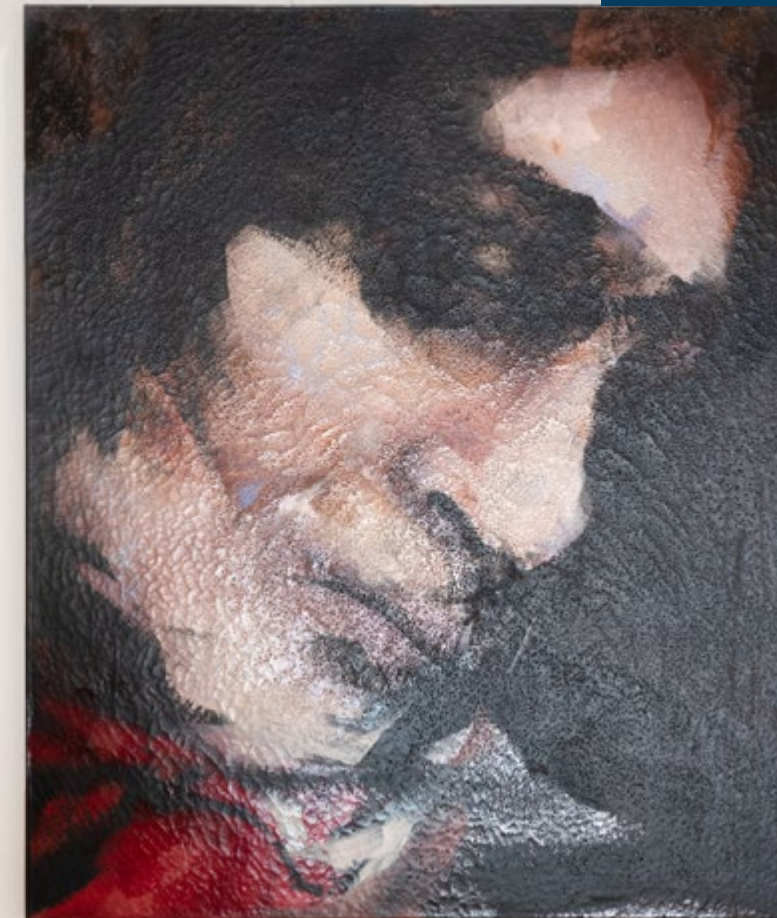
Higuerón Yachts, an unmatched sailing experience across the Mediterranean Sea available whenever you like.





“In a world dominated by complacency, at Higueron Resort we are guided by authenticity in everything we say and do. Every action and word has a real purpose, ensuring that every project has a clear and meaningful purpose.”

/ Javier Rodríguez



# Authenticity

*We are  
community*



Summer party for the community



Monthly Art Tour

An atmosphere full of life  
all year round in a family-  
friendly environment.

75%

of our multicultural residents live  
here permanently.

+30

Years by Your Side

+3000

Homes Built

5\*

Services and Amenities

100%

Private Investment



“At Higueron Resort, we seek to integrate nature into our lifestyle and community, with the goal of minimizing our impact on the environment and living in harmony with it.”

Azul (2019) | Antonio Azzato

/ Javier Rodríguez



# Sustainability

The  
landscape  
is a body that  
expresses  
itself.

Our project has been designed to respect the existing nature that embellishes the place and denotes tranquility, nature, and history in the environment. A joy for the senses with the sound of the birds and delight in the fragrance of nature.



Located between Mijas Pueblo, Benalmadena Pueblo and Fuengirola, just a few minutes from the sea. Two minutes away from Higueron Resort's entrance you will find Higueron Sport Club and Spa, a shopping center, restaurants, the train station and a bus station connected by our community shuttle train.

The beauty of the nature reserve Sierra de Mijas is unparalleled, surrounded by spring water and Mediterranean vegetation, like thyme, rosemary or cork oaks which are found in the foothills of the mountains.

48

CYCLING ROUTES

14

HIKING ROUTES

+

MULTIPLE ACTIVITES



# *Pioneers on the Costa del Sol.*

## What is the Greywater Collection System?

This revolutionary system collects, treats and reuses water from showers, sinks and washing machines, transforming it into a valuable source for watering gardens, WC and cleaning communal areas. Thanks to this advanced technology, our residents will be able to enjoy multiple benefits:

### Direct Economic and Common Expenses savings.

**Reduced Potable Water Consumption:** Each Waterfall home will experience a significant decrease in potable water usage, which will translate into lower water bills and a reduced environmental impact.

**Reduced Community Expenses:** By reusing treated water for maintenance of common areas and landscaping, benefiting all residents with more affordable community fees.

### Commitment to the Environment.

- **Sustainability and Ecology:** Waterfall reflects our commitment to the planet, promoting the responsible use of water resources and contributing to the conservation of the environment.

- **Innovation and Technology:** At Higueraón Resort, we are committed to energy evolution and seek new ways to continue growing, innovating in our way of building and contributing to the protection of our environment.

**BREEAM<sup>®</sup> ES**

We are proud to present Waterfall, our latest project that redefines the concept of modern, sustainable living. Following BREEAM standards we have implemented one of the first high efficiency greywater collection systems in the region, taking sustainability to a new level.

## Energy

We believe in the construction of buildings that minimize operational energy consumption through proper design, thus reducing CO2 emissions.

**EFFICIENCY IN COMMON AREAS:** We have a system of photovoltaic panels to supply the common areas with light and use that energy to operate the gray water circuit.

**RENEWABLE ENERGY:** The housing units generate up to 20% of the energy they need through renewable energy installations such as AEROTHERMY

**THERMAL INSULATION:** The facade of the building is adapted to the orientation of the building and the climate zone in which it is located, minimizing heating requirements by up to 60%.

**EFFICIENT LIGHTING:** The exterior and common areas lighting fixtures have been selected because of their low consumption and high luminous efficiency.

**INDOOR AIR QUALITY:** All houses are provided with high-quality windows, with double or triple glazing, to ensure adequate thermal comfort and a reduction of costs.

**LOW CONSUMPTION APPLIANCES:** The chosen models have a high energy rating that ensures low consumption and significant cost savings.

## Health & Well-being

This category is oriented to the comfort of the users from various perspectives: natural and artificial lighting, thermal and acoustic comfort, indoor air quality and safety.

**NATURAL LIGHT:** The design of the house allows the maximum use of natural light, improving the quality of life of the user and reducing the amount of artificial lighting.

**TEMPERATURE:** The temperature of each room can be regulated independently, adapting it to the consumer's desired use at any given moment.

## Water

The client has at his disposal a smart meter that allows tracking water consumption in real-time.

**DRIP IRRIGATION:** The vegetation in the gardens has been chosen for its low water consumption.

**GREYWATER COLLECTION SYSTEM:** system collects, treats and reuses water from showers, sinks and washing machines, transforming it into a valuable source for watering gardens, WC and cleaning communal areas.

**LOW CONSUMPTION TAPS AND SHOWERS:** The chosen faucets reduce drinking water consumption by up to 45%. In addition, the double push- button saves up to 3 liters of water each time the half-flush button is pressed.

## Pollution

Pollution levels produced by construction are reduced:

**EMISSIONS:** lowering the level of greenhouse gas emissions and ozone depletion.

**WATER STREAMS:** contamination of the watercourses themselves caused by localized flooding at the site.

## Materials

The materials used have a low environmental impact throughout the lifecycle of the building. Paints, varnishes and coatings with low levels of pollutants or VOCs (Volatile Organic Compounds) are used.

## Transport

Alternatives are provided to improve people's mobility by offering options to replace private transport and encouraging walking and cycling projects.

Specific parking for bicycles.

Electric car charging points.

Proximity to public transport networks.

Proximity to usual facilities: supermarkets, health, education, cultural centers, sports, etc.

## Land use and ecology

To maintain and enhance the site's ecological value before and after the construction is carried out.

The ecological value of the site is a priority and therefore measures have been taken to maintain the pre-existing flora and fauna.

The building has been constructed taking into account measures to prevent soil erosion caused by the construction site or by rainfall through the installation of slopes, specific plants to root the soil, etc.

## Waste

There is efficient management of waste both from the construction site and from the operation of the building, thus reducing the amount of waste diverted to landfills.

Facilities are designed to facilitate recycling in a convenient and efficient way.

Transformation of organic waste into compost for the garden, thus reducing the volume of this waste and facilitating its use.

**CONTAMINATION:** reduction in light and noise contamination.

# Making *living* sustainable.



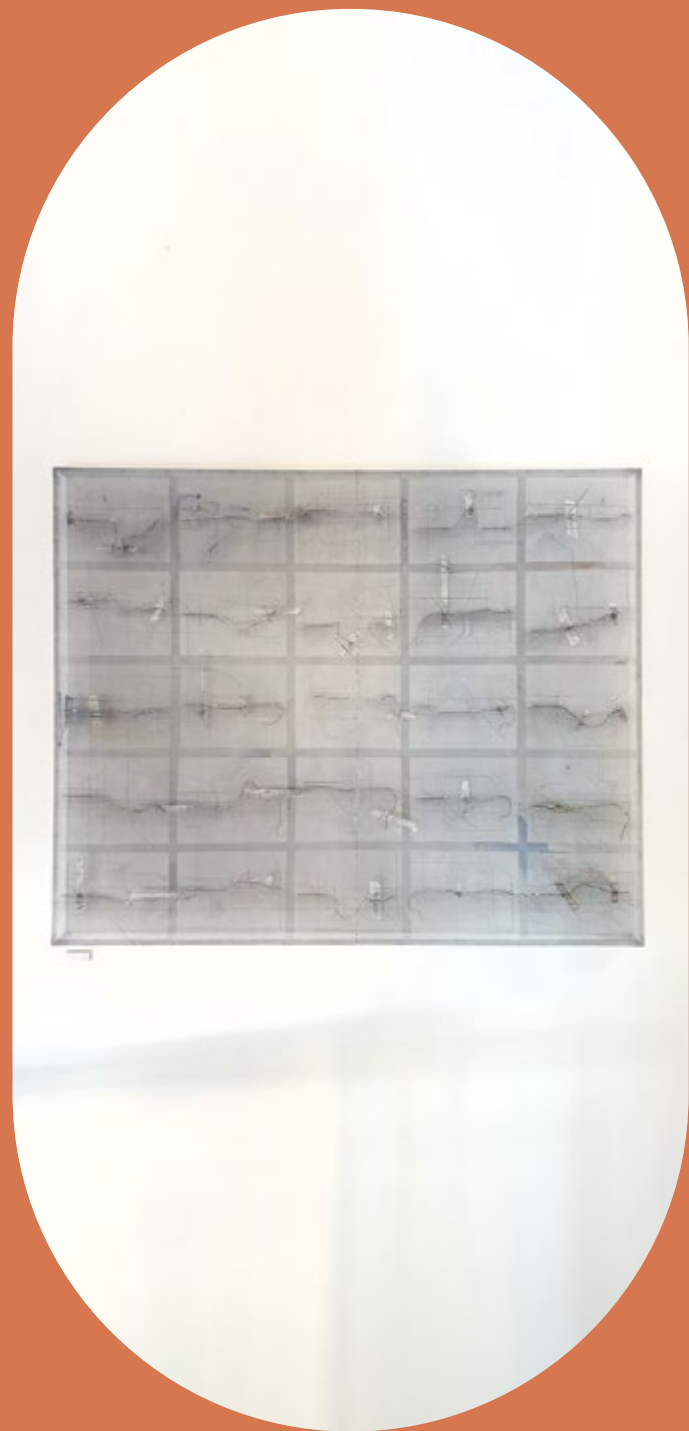
ACUAPONÍA | Diego Gallegos

Over the years our aim has been to create the perfect relationship between architecture and design, prioritising respect for nature.

The privileged location of this project offers a home integrated with the Mediterranean landscape, a space surrounded by greenery, fresh air and natural light that improves the quality of life of our clients.

Higuerón Resort has its own aquaponics, an innovative technique that combines fish farming and plant cultivation in an ecological way. The aim is to produce fresher and more nutritious food to continue caring for our guests.





“At Higueron Resort, we use technology and technological developments to improve sustainability, quality of life and product quality. We apply innovation in all areas in which we work, leveraging modern tools to continuously improve our products and services, ensuring that every aspect of our offering is at the leading edge of innovation and wellness.”

/ Javier Rodríguez



# Innovation



Probably  
the best views  
of the Coast >



# Welcome to Waterfall Residences

## The project

Waterfall: Essential Connection with Nature and the Sea.

As its name suggests, Waterfall is designed to connect with the essential elements of life: water and nature. This exclusive development features more than 7000 m2 of lush green areas and spectacular waterfalls that create an ideal environment for relaxation and enjoyment of the extraordinary views of the Mediterranean Sea. This wonderful combination will make the long-cherished dream of living in a paradisiacal setting a reality.

Waterfall offers 233 properties of 1, 2 and 3 bedrooms, with a variety of typologies to suit the most demanding tastes. These include Garden Villas with private swimming pools and gardens designed to minimise environmental impact, using drip irrigation and indigenous plants, shrubs and trees. Deluxe Apartments with breathtaking panoramic sea views. And the marvellous Penthouses with magnificent views and private pool, providing the ultimate in luxury and exclusivity.

The South-West orientation of this development not only offers breathtaking views, but is also an example of sustainability. This orientation allows the homes to be naturally air-conditioned all year round, making the most of sunlight and cross ventilation.

Waterfall is not just a place to live, it is a lifestyle that combines luxury, nature and sustainability in perfect harmony. Come and discover how your dreams can come true in this Mediterranean paradise.







Sky Penthouses

HIGUERON  
Interior Design

The masterpiece  
of nature.



Sky Penthouses



HIGUERON  
Interior Design



HIGUERON  
Interior Design

Deluxe Apartments

| 3 BEDS |

Calm life.



Deluxe Apartments

| 2 BEDS |



Garden Villas

| 2 BEDS |





HIGUERÓN  
Interior Design

HIGUERÓN  
Interior Design

Deluxe Apartments

| 1BED |

# ON YOUR DOOR STEP

## WELLNESS AREA

A place where you can relax and calm your mind.



## INDOOR SAUNA

Reduce stress and feel the heat.



## FARMER'S MARKET

Enjoy your own vegetables, just from your vegetable patch.



## WATERFALLS

Feel the calmness.



## SHUTTLE

No need to drive, we do it for you.



## PICNIC AREA

A place to meet your new friends and enjoy a fantastic day.



## PLAY AREA

For those more active and competitive, have fun.



## BBQ AREA

Are you hungry? This is the place to have a wonderful day with your new friends while having a great meal.



## CO - WORKING

A coworking space that makes possible to work on your doorstep.



## HIGUERÓN'S APP

We put at your disposal an App to connect with the concierge service and access a wide variety of services.

### ALL IN OUR APP

---

24h concierge service

Private driver

Restaurant bookings

Car rental

Technical assistance

Housekeeping and maintenance services

Private gastronomic experience by Diego Gallegos

Rental



## Higuerón Resort manages 100% of your investment

From luxury apartment rentals to exclusive villas, we offer a complete experience accompanied by 5\* services.

We take care of every detail for you:

Professional Photography

Free Tourist Housing License Management

Maintenance Service

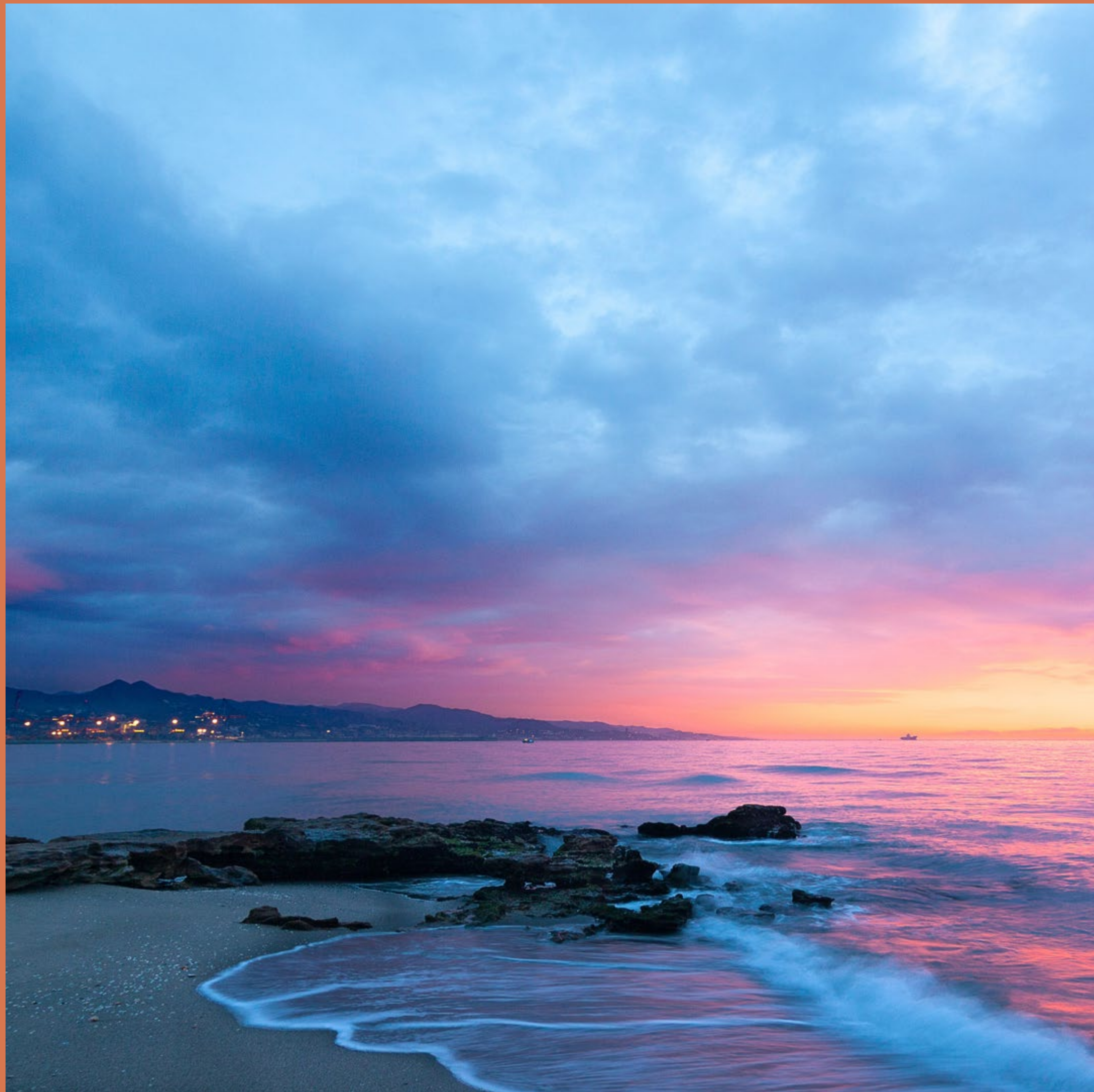
Interior Decoration

Marketing and Commercialization

An exceptional  
investment opportunity  
in the unparalleled  
*Costa del Sol.*



Common  
*areas to enjoy*



# Live like a local.

Waterfall Residences is located at the midpoint between Marbella and Málaga, two of the most important tourist cities in Europe. You can be on both sides in just 20 min.

Costa del Sol is the area with more than 320 days of sunshine in all Europe, perfect for enjoying our Mediterranean climate and our beaches.



Alcazaba and Roman theatre  
Pompidou centre



Marbella



Málaga

Mijas



## Certifications

### CTE

Homes built under the regulations of the technical building code according to Spanish standards.

### BREEAM

Method of evaluation and environmental certification for buildings. This certification analyses various sustainability requirements for the different stages of construction, from design to execution of works and their post maintenance.

### INTERIOR FINISH:

Laminated plasterboard finished in off-white plastic paint.

## Quality specifications

### SALONI / FLOORING AND TILING

With more than 50 years of experience in the sector, it is position as the leading brand in quality and innovation, which uses the best materials in the market. Great variety of options to choose.

### KALDEWAY /SANITARY, BATH AND SHOWERS

Being in the market for more than 150 years design awards, KALDEWAY is one of the most acclaimed bathrooms manufactures in the world.

### DURAVIT / BATHROOM WASHBASINS

Duravit shows over and over the willingness of opening new paths with innovative techniques with an exceptional design and the creation of new product segment.

### HANSGROHE / TAPS

Hansgrohe is the world leading provider of sanitary fittings. For many decades, it has been committed to the brand values of technology, quality, design and sustainability.

### KITCHEN

Recognized Italian brand with the guarantee of a long history in the market. They have designed the perfect composition to make your live easier and you can count with a big variety of finishes to choose your personal and unique kitchen.

It is delivered fully equipped and furnished with high and low cabinets, Deckton countertop, colour to choose. Cabinets and doors, colour to choose. The brand of household appliances is Bosch, AEG, or MIELE, including: refrigerator, microwave, oven, hob, extractor hood, sink, dishwasher, washing machine and dryer, (3-year guarantee).

### SANTA LUCIA MOBILY / WARDROBES

International Italian brand leader in the sector and with a high recognition. Inside the cabinets there are: hanging bar, chest of drawers and shelves.

### TECHNAL / OUTDOOR CARPENTRY

Driven by innovation, TECHNAL is regarded by architects and construction experts as the world leader in building solutions. In a concern for continuous improvement, TECHNAL invests in R+D to offer solutions to reduce the carbon footprint of buildings. This includes a constant improvement in the thermal performance of your products.

## Platinum Beach Card

The Platinum Card allows residents to access a selection of exclusive offers and benefits.

You can join the Higueroń Sport Club & Spa and enjoy all its services, with unlimited access to the spa and the best discounts on hairdressing, beauty, and wellness services.

You'll also have access to all our restaurants and the VIP area of The Beach Club Higueroń with special conditions. Additionally, you'll have access to sports and gastronomic activities held throughout the year alongside the community.

## Extra features and

## Common areas

Two parking spaces and a storage room per home (1 Bedroom one parking space).

Extensive green areas landscaped with Mediterranean vegetation.

Pools for adults and children.

Wellness area

Picnic and barbecue area

Garden area and farmer's market.

Business and meeting centre events area.

App concierge service.

Sauna.

Photovoltaic panels for the lighting of common areas and for grey water recovery equipment.

Installation of a charger per home for an electric car.

Communal General Softener.

### GUARANTEES

According to the LOE, this building has a 10 year guarantee on material damage caused by vices or defects that affect structural safety and a 3 year guarantee on material damage caused by vices or defects in the construction elements or facilities that affect to habitability. This responsibility is covered by the corresponding insurance.

### IMPORTANT NOTE:

It must be taken into account that all the elements, finishes, images or materials of this dossier may undergo modifications or be substituted by other elements, materials or brands of equal or superior quality due to decisions or technical criteria, change of manufacturer model or changes in the applicable regulations.

## Installations

### UNDERFLOOR HEATING

Garden Villas and Deluxe apartments in living room and bathrooms.  
Sky Penthouses throughout the home.

### HEAT/COLD AIR CONDITIONING

Air conditioning and heating installations with an aerotermia system, made with the best international brands with the highest energy ratings on the market.

### TV AND INTERNET

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

### HOME AUTOMATION

A home automation and energy efficiency management system is installed that includes:

- Suspended particle meter, outdoor temperature meter.
- Flood detection with automatic water supply cut-off.
- Smoke alarm.
- Power cut warning.
- Climate control. Heating cut-off and air conditioning.
- Communication with the system through an app for mobile devices or a phone call.







**LUCAS FOX**  
**MÁLAGA**

(+34) 952 643 015  
malaga@lucasfox.es  
www.lucasfox.com