



JANSEN & BROUWER
PROPERTY CAPITAL

NEW DEVELOPMENT

Aura Higuerón

Apartment, 2 to 3 bedrooms · Benalmadena

FROM

€645,000

7

available

2 to 3

bedrooms

114 to 178 m²

living area

jbpropertycapital.com



Aura Higueraón. Benalmadena.

Aura Higueraón is a new development of apartments and penthouses with two and three bedrooms in El Higueraón, in the municipality of Benalmádena in the province of Málaga, on the border with Fuengirola.

Aura Higuierón

Benalmadena

Aura Higuierón is a new development of apartments and penthouses with two and three bedrooms in El Higuierón, in the municipality of Benalmádena in the province of Málaga, on the border with Fuengirola. The homes are designed to make the most of natural light and have open-plan layouts, large terraces and views of the Mediterranean.

The development has an outdoor swimming pool, a heated indoor pool, a gym, a coworking space, a social lounge and landscaped gardens. Torreblanca beach is about 2 kilometres away and Málaga airport about 18 kilometres. The homes are completed and ready to move into, and a show apartment can be visited. Prices start at € 645.000 and in the current list of homes the range runs up to € 1.254.700.

The prices shown come from the current list of available homes. New builds in Spain are normally subject to 10 per cent IVA on top, plus purchase costs. We confirm for each home what the price includes and are happy to calculate the total for you.

Property type	Apartment
Units available	7
Bedrooms	2 to 3
Bathrooms	2
Living area	114 to 178 m²
Price from	€645,000
Price to	€1,254,700



You choose. We arrange the rest.

From the first selection to the keys and the years after, all in one place. You do not need to live in Spain for it.

Selection

We filter the market by goal, budget and use, and we know the developments and the agents behind them.

Viewings

A trip along a short list, with planning, transport and someone who really knows the area.

Legal and tax

Spanish lawyer, notary, NIE number and checks on charges, permits and easements.

Financing

A Spanish mortgage or financing from the Netherlands, with purchase costs included.

Transfer

From offer to keys: reservation contract, deed, notary and registration in your name.

After the keys

Utilities, insurance, tax returns and, if you wish, rental and maintenance.

What the purchase costs beyond the price

The tax rates are those of Andalusia, calculated on the lowest price in this development. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	€64,500
Stamp duty (AJD 1.2%)	€7,740
Notary (official fees plus VAT)	€892
Land registry (official fees plus VAT)	€457
Legal support (1% plus VAT)	€7,804
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€81,893

€726,893

TOTAL INVESTMENT

€81,893

PURCHASE COSTS

12.7%

OF THE PURCHASE PRICE

Example calculation at the lowest price in this development, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included. No rights can be derived from this calculation.



04 · THE AREA

What you will find around Benalmádena

Benalmádena has three parts: the white village in the hills, Arroyo de la Miel with the amenities and the coast with Puerto Marina. That marina has repeatedly been named the finest in the world. A cable car takes you to the top of Calamorro at 769 metres in fifteen minutes.

Puerto Marina

repeatedly named the world's finest marina

Cable car

to the summit of Calamorro, 769 metres

Benalmádena Pueblo

white village in the hills

Beaches

continuous promenade all the way to Torremolinos

Train station

direct line to Málaga and the airport

15 min

to Málaga airport





We guide your purchase, from first viewing to the keys.

Would you like the availability, floor plans and payment schedule for this development? Please get in touch. We will send the full documentation and arrange a viewing if you wish.

€645,000

price from

7

units

114 to 178 m²

living area

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