



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Aura Higuerón

3 bedrooms, 177 m² · Benalmadena

ASKING PRICE

€1,099,000

3

bedrooms

2

bathrooms

177 m²

living area

jbpropertycapital.com



Apartment in Benalmadena. Spain.

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

Aura Higuérón

Benalmadena

Aura Higuérón is a new development of apartments and penthouses with two and three bedrooms in El Higuérón, 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. This home, reference 30A, is on the ground floor and has 3 bedrooms, 2 bathrooms and 177 m² of built area, with a terrace of 165 m². The asking price of this home is € 1.099.000. We confirm what the price includes, such as IVA, and are happy to calculate the total including purchase costs for you.

Property type	Apartment
Bedrooms	3
Bathrooms	2
Living area	177 m²
Completion	New build
Asking price	€1,099,000
Reference	30A



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.



03 · 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

What the purchase costs beyond the price

The tax rates are those of Andalusia. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

VAT (IVA 10%)	€109,900
Stamp duty (AJD 1.2%)	€13,188
Notary (official fees plus VAT)	€1,057
Land registry (official fees plus VAT)	€566
Legal support (1% plus VAT)	€13,298
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€138,509

€1,237,509

TOTAL INVESTMENT

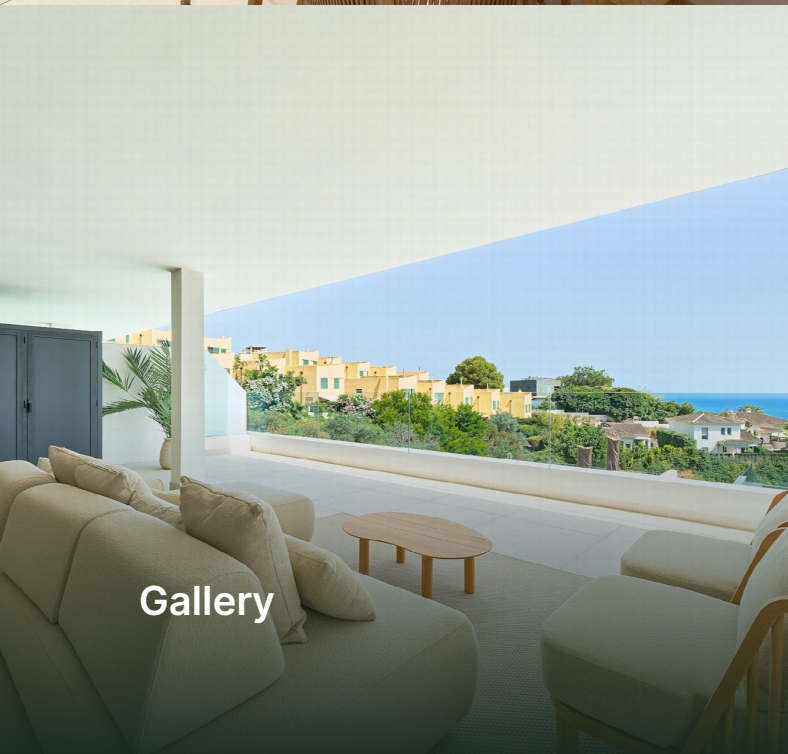
€138,509

PURCHASE COSTS

12.6%

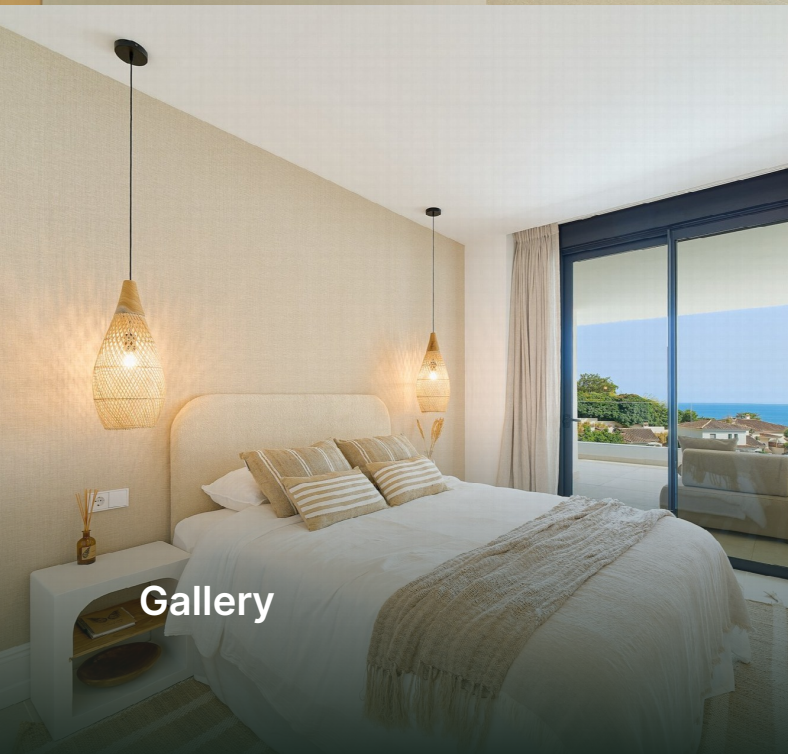
OF THE PURCHASE PRICE

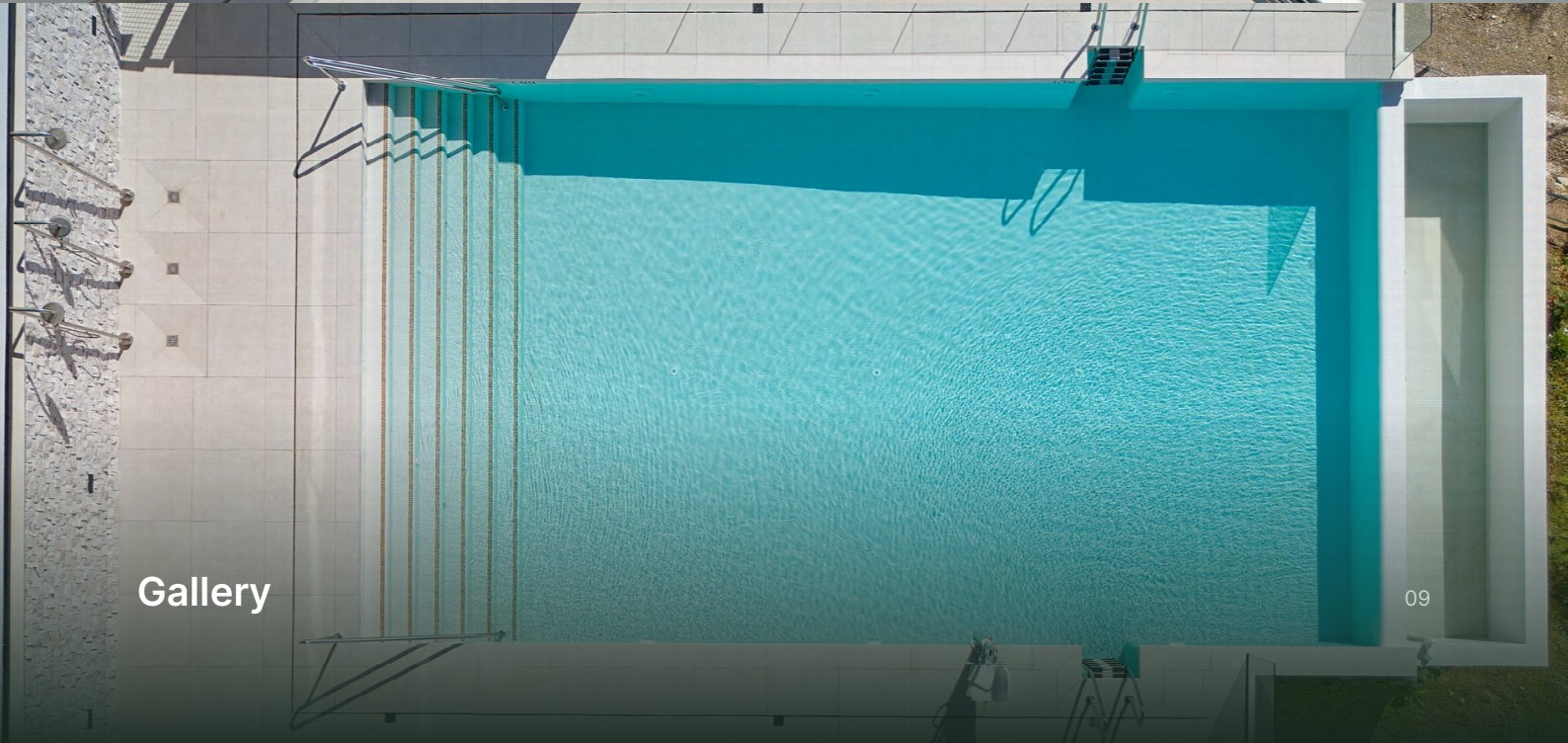
Example calculation at the stated asking price, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included, and the Spanish tax authority may apply its own reference value. No rights can be derived from this calculation.



Gallery







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

Would you like to view this property or first see the full documentation? Please get in touch. We will send the floor plans, the specification and the availability, and arrange a viewing if you wish.

€1,099,000

asking price

3

bedrooms

177 m²

living area

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