



Marbella & The Costa Del Sol Property Market Overview

Find out what is driving the housing demand & how this could impact your portfolio.

WHY MARBELLA?



Marbella is located on the southern coast of Spain in the province of Málaga. It is renowned for its opulent lifestyle, white sand beaches, and upscale restaurants and shopping. For those seeking sun, sea, and sand, Marbella is a well-liked destination. It has a lengthy history that dates back to the 16th century, featuring several historic sites, including the Old Town and the famous Orange Square. Overall, Marbella is a mix of modern amenities and traditional charm, making it a unique and attractive destination for both tourists and residents.

Recent years have seen a steady increase in demand for luxury homes, particularly those with sea views. For the past 10 years, Marbella's real estate appreciation rate has consistently been above average.

According to Idealista, prices were already rising by 2015, by 2018, they went up by 12.5%, taking them ahead of 2011 values. Covid had little effect on prices, which rose by 2.8% in 2020., they now stand at 17.5% higher than a decade ago. Spain experienced the highest residential real estate sales level since 2008 in 2021 and the first quarter of 2022.



WHAT IS DRIVING THE HOUSING DEMAND?



There are a number of factors influencing demand, not only for short-term lets but also for long-term residences in Marbella.

Long-Term residential Rentals

Technology Advancements

The effects of the pandemic have made Marbella a popular place for professionals to live, work, and enjoy. Influenced by modern flexible working patterns young professionals are seeking the modern luxury lifestyle of Marbella.

Infrastructure

The local government has made significant investments in the city's infrastructure, including transportation and communication systems, which has made Marbella more accessible for permanent residences, mixed with the quality of the schools - Marbella provides a comfortable living.



WHAT IS DRIVING THE HOUSING DEMAND?



Construction

Construction in Marbella has significantly increased over the last ten years, developing new homes, commercial spaces and tourist attractions, which has only served to boost the desire for even more luxury residences. The city only benefits from this cyclical nature. With more developments being created, comes more job opportunities which only further helps to bolster the economy.

Short-Term Rentals

Although the stunning surroundings and beaches are a given for driving demand, it's essential to understand all that Marbella has to offer.

- With close proximity to Málaga, Puerto Banús, and the Costa del Sol starting point for tourists to explore the region.
- With its high-end premium brands available for shopping and superior restaurants serving everything from traditional Spanish cuisine to locally caught seafood, Marbella caters to those seeking a luxurious lifestyle.



WHAT IS DRIVING THE HOUSING DEMAND?



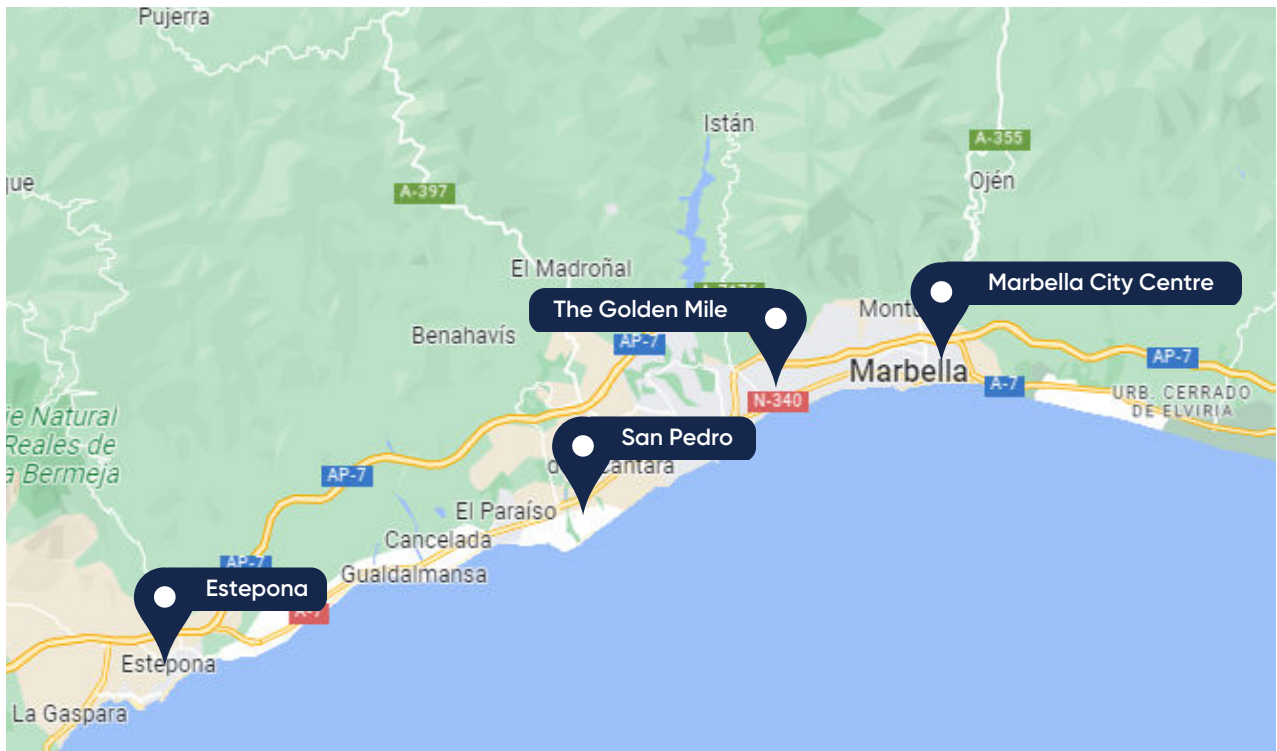
- The Vibrant nightlife offers high-end clubs, which attract celebrities and VIPs from around the world.
- The city is rich in history, in which visitors can explore the city's heritage, and visit multiple museums and galleries.
- There are lots of chances to engage in outdoor activities including hiking, golfing, and water sports due to the area's breath taking natural surroundings. Mountains, forests, and natural preserves encircle the city, giving visitors a chance to explore the great outdoors and take in the scenery.



MARBELLA HOTSPOTS



Although we can source properties across the whole of Spain to meet investors needs on an individual basis, here are some of the most popular locations in the Marbella area investors should consider.



Marbella City Centre

The centre in the coastal city of Marbella is a bustling hub of activity. The centre is well-known for its high capacity of restaurants and bars, offering a lively nightlife to locals and visitors. The marina and the old town, which are both popular among visitors, are both located within the central area of Marbella, adding to the charm and history of this vibrant city. With its abundance of amenities and attractions, the city centre attracts large

MARBELLA HOTSPOTS



numbers of tourists every year, providing a steady stream of revenue for investors. The city centre is playing a significant role in the growth of the economy. Due to its popularity with tourists and locals, the city centre of Marbella has a high demand for rental properties, this demand translates into strong rental returns for investors.

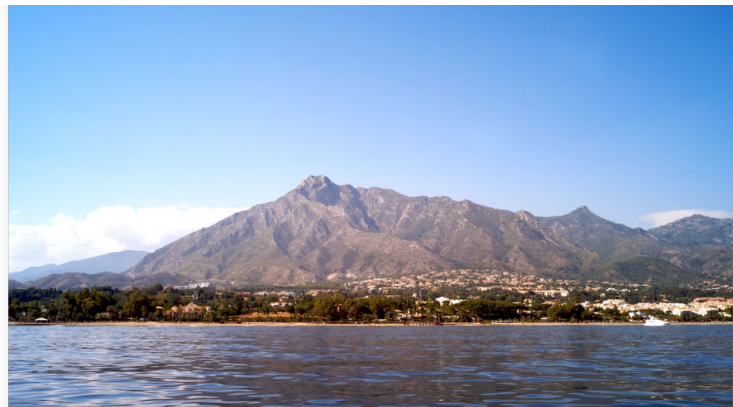


The Golden Mile

The phrase "Golden Mile" refers to a section of road between Marbella and Puerto Banús, two of Andalucía's most well-known tourist destinations. The Golden Mile, which is around 4.5 km long, provides breath taking views of the Mediterranean Sea.

The Golden Mile is well renowned for having some of Marbella's most luxurious developments making it a great location for investors hoping to benefit from the area's popularity and high property value.

The area is one of the most sought-after addresses in Marbella which only increases tourist demand for short-term rentals, and in turn, benefits investors with strong rental yields.



MARBELLA HOTSPOTS



An upscale lifestyle is on offer in the Golden Mile, with a wide range of amenities and services to cater to the needs of its residents and visitors. This, in turn, attracts high-end clients who are willing to pay premium prices for properties in the area.

San Pedro

Located just 6 kilometres west of the centre of Marbella, San Pedro has seen significant growth in recent years and is becoming an increasingly popular destination for both residents and visitors. The town is home to a growing number of businesses, shops, restaurants, and bars, making it a vibrant place to live and work.

Despite its growing popularity, San Pedro has maintained its charming atmosphere and historical heritage, hosting traditional Andalusian buildings and landmarks, including the Torre del Aguila, a medieval tower located on the outskirts of town.



With San Pedro being located on the outskirts of Marbella, properties are generally more affordable, making it an attractive option for investors looking for good value for money.

The town is conveniently connected to central Marbella through the N-340 coastal road and is near attractions such as the historic Estepona and the glamorous Puerto Banús.

Investing in San Pedro can offer investors a growing town with strong rental demand, affordable prices, and an excellent location in the Marbella area. With its stable economy, San Pedro is an attractive option for those looking to invest in the Costa del Sol.

MARBELLA HOTSPOTS



Estepona

Estepona is located approximately 40 km west of Marbella and close to several popular attractions, including the historic town of Ronda and the glamorous Puerto Banús. The town has rapidly gained popularity as a tourist and residential destination due to its recent growth and the vibrant lifestyle that is on offer. Compared to other areas in Marbella, such as the Golden Mile, properties in Estepona are typically lower in price.



Estepona has a charming old town with narrow, cobble streets and whitewashed buildings. Estepona's bustling port attracts both residents and tourists with its yacht and boat-filled marina, as well as its numerous restaurants, bars, and shops.

The property market in Estepona is growing, with prices rising due to increasing demand. This provides huge potential for capital growth for those investing in property in the area.

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