

El Rosario Valley



4 construction-ready plots — ideal for residential or investment projects



Plot 1531 m²
House area 525 m²

Plot 1000 m²
House area 561 m²

Plot 889 m²
House area 560 m²

Plot 1023 m²
House area 567 m²

Welcome to El Rosario Valley

A unique development project by one of the leading real estate companies on the Costa del Sol. The project features four individual villas, each designed by one of Marbella's most renowned architects. The villas offer spectacular views of La Concha Mountain — the iconic symbol of the Costa del Sol — as well as stunning sea views from their rooftop solarium terraces.



The Advantages of the Region

Excellent Infrastructure

Marbella has top-notch infrastructure, including international schools, state-of-the-art healthcare, and convenient transport links. Malaga International Airport handles over 500 flights per day.

Stunning Natural Beauty

Marbella offers breathtaking coastal views, pristine beaches, and the Sierra Blanca mountains, combining sea and mountains for a picturesque environment.

Investment Opportunities

Marbella's real estate market is robust and attracts international investors. In June 2025, average asking price climbed further to €5,769/m², marking a substantial 14.15% increase compared to June 2024, offering excellent appreciation and ROI.

Safety and Community

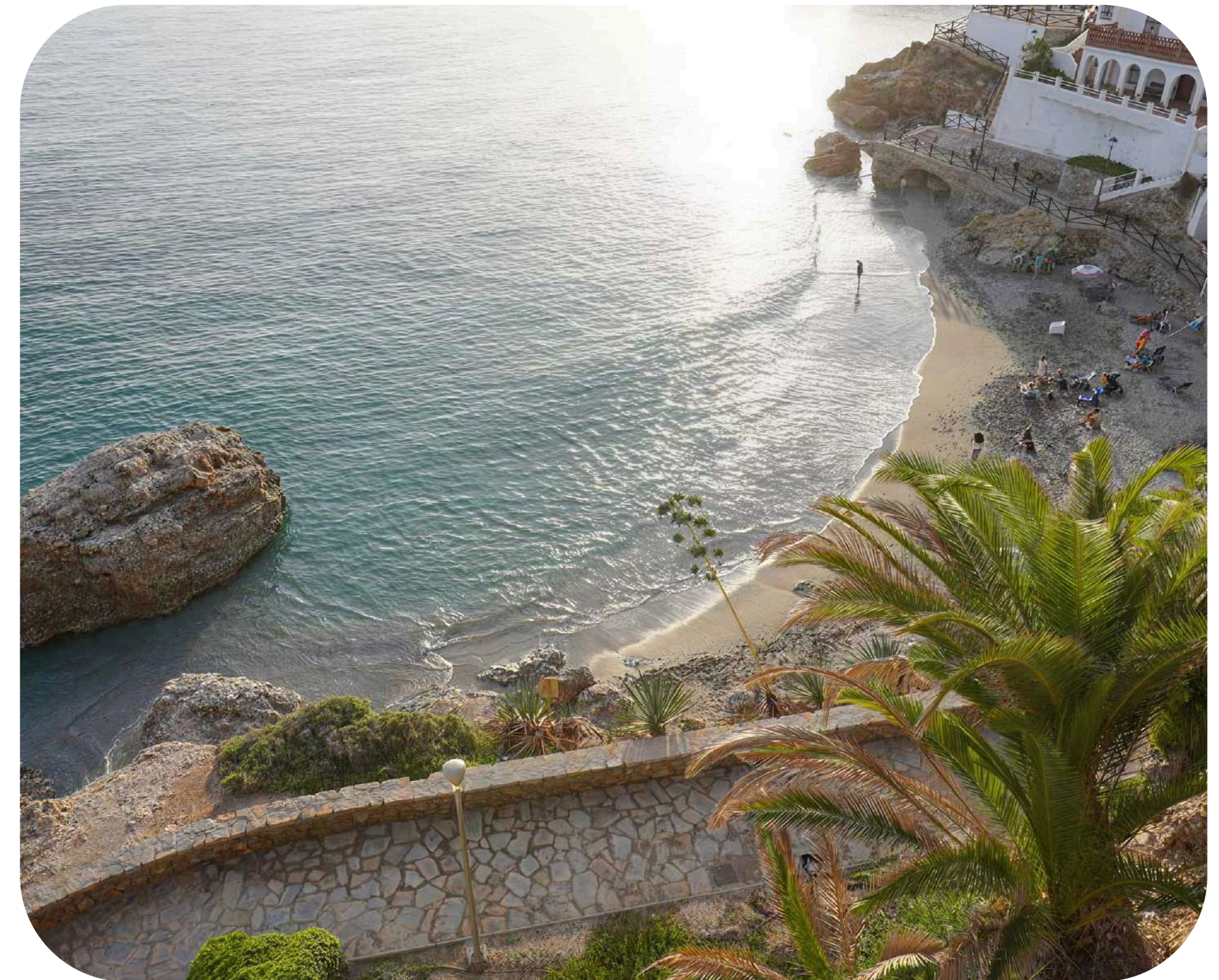
Marbella is known for its safe, family-friendly environment. The crime rate is significantly lower than in other major cities, and the vibrant expatriate community creates a friendly atmosphere.

Perfect Climate

With over 320 sunny days annually and an average temperature of 18°C (64°F), Marbella's mild winters and breezy summers are ideal for year-round outdoor activities.

Luxurious Lifestyle

Marbella is home to world-class golf courses, marinas, and high-end shopping.



Market Dynamics – Mid 2025

Average Sale Prices

Marbella Overall	Golden Triangle Marbella, Estepona, Benahavís
€5,162/m ² May 2025	€4,260/m ² Q1 2025
All-time high, up +9.8% YoY	+12.15% YoY

Local market average

El Rosario	Marbella East	Central Marbella
€7,536/m ²	€7,171/m ²	€8,713/m ²

Rental Prices

Average Marbella Rental Price	Nueva Andalucía <div>Top Area</div>	YoY Increase:	Average Rental Yield:
€19.40/m ² /month May 2025	€19.90+/m ² /month	+14.9%	3.5% to 5.0% (long-term rentals)

Market Dynamics – Mid 2025

Market Trends

Luxury segment continue to grow steadily

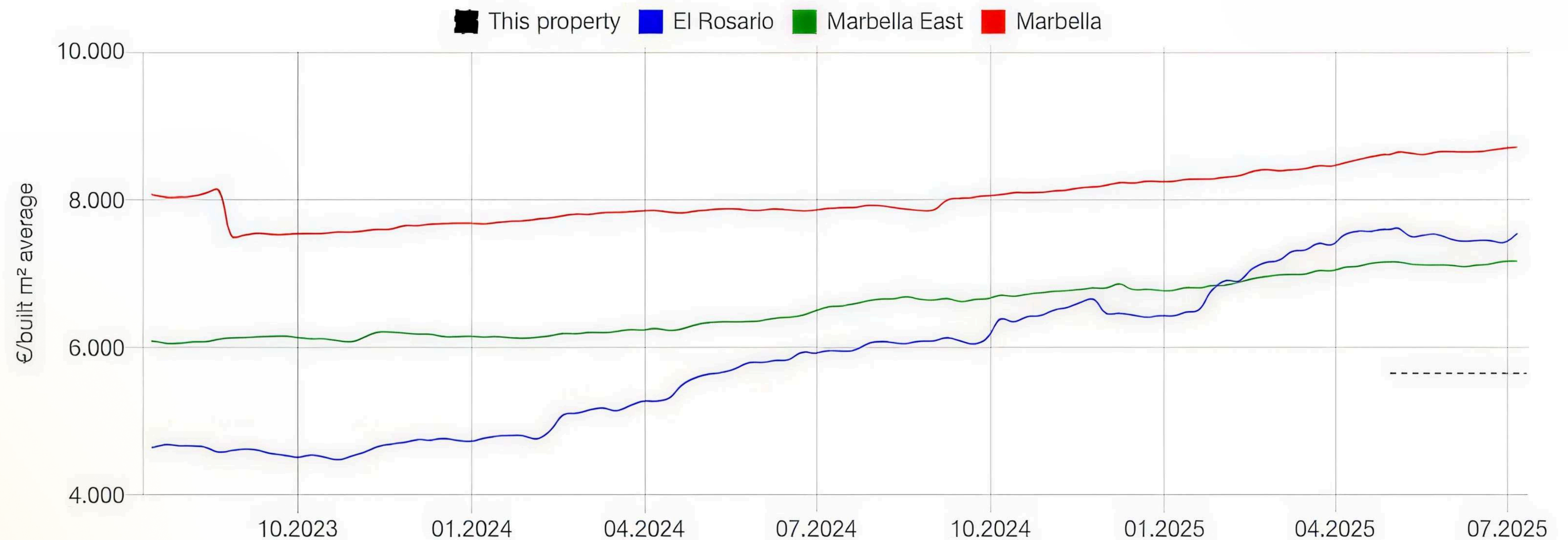
Investment Volume in Costa del Sol surpassed €3.2 billion in 2024

Q1 2025 sales in the Golden Triangle: +24.7% YoY

High demand from international buyers, especially from Northern Europe and the Middle East

Dynamics of the Real Estate Market in Marbella and El Rosario

In El Rosario, in the last 18 months, the price per square meter of built property has increased from around €5,000 to roughly €7,000 per square meter (according to sales data from [crm.inmobalia](https://crm.inmobalia.com))

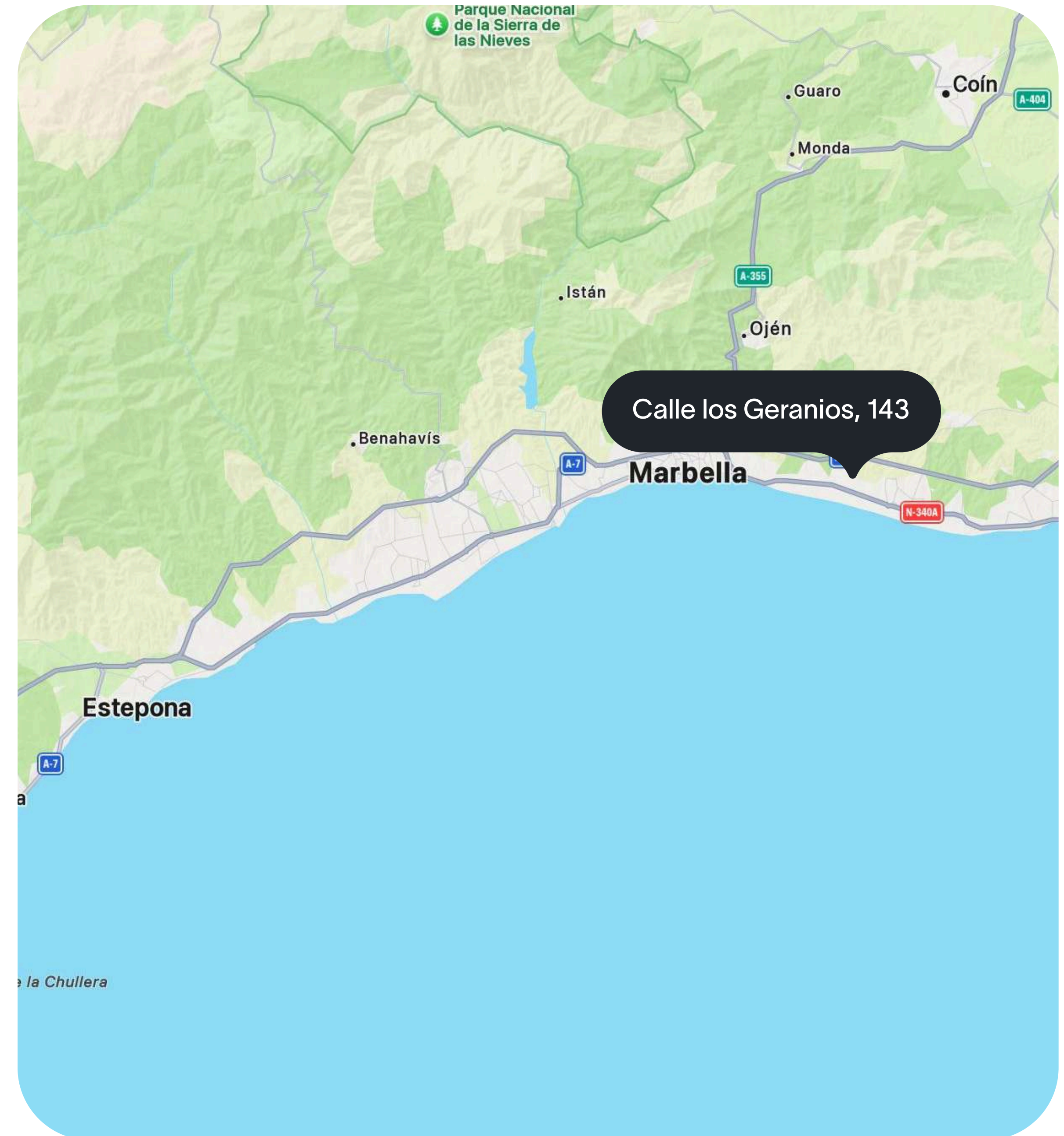


Location of El Rosario Valley

For those of you who are not familiar with El Rosario - we are in Marbella east, in one of the safest areas of Marbella. This area boasts good infrastructure, plenty of green spaces, and close proximity to the best beaches of Marbella.

Benefits of El Rosario Valley:

- **2 km** to the beach
- **15 km** (or minutes) from Puente Romano and the Golden Mile
- **47 km** or **35 minutes** from the airport
- 5-star Royal Tennis Club within **walking distance** - Royal Tennis Club Marbella
- **3 km** from Marbella Golf Country Club
- **Walking distance** from supermarkets and cafés (10 min)
- **Spectacular views** of La Concha Mountain, the emblem of the Costa del Sol
- **Breathtaking sea views** from the rooftop solarium terraces, offering a serene and luxurious experience



Rendering of the villa layout plan



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Real View of El Rosario Valley



Plot in El Rosario [1]

Plot area 1000 m²

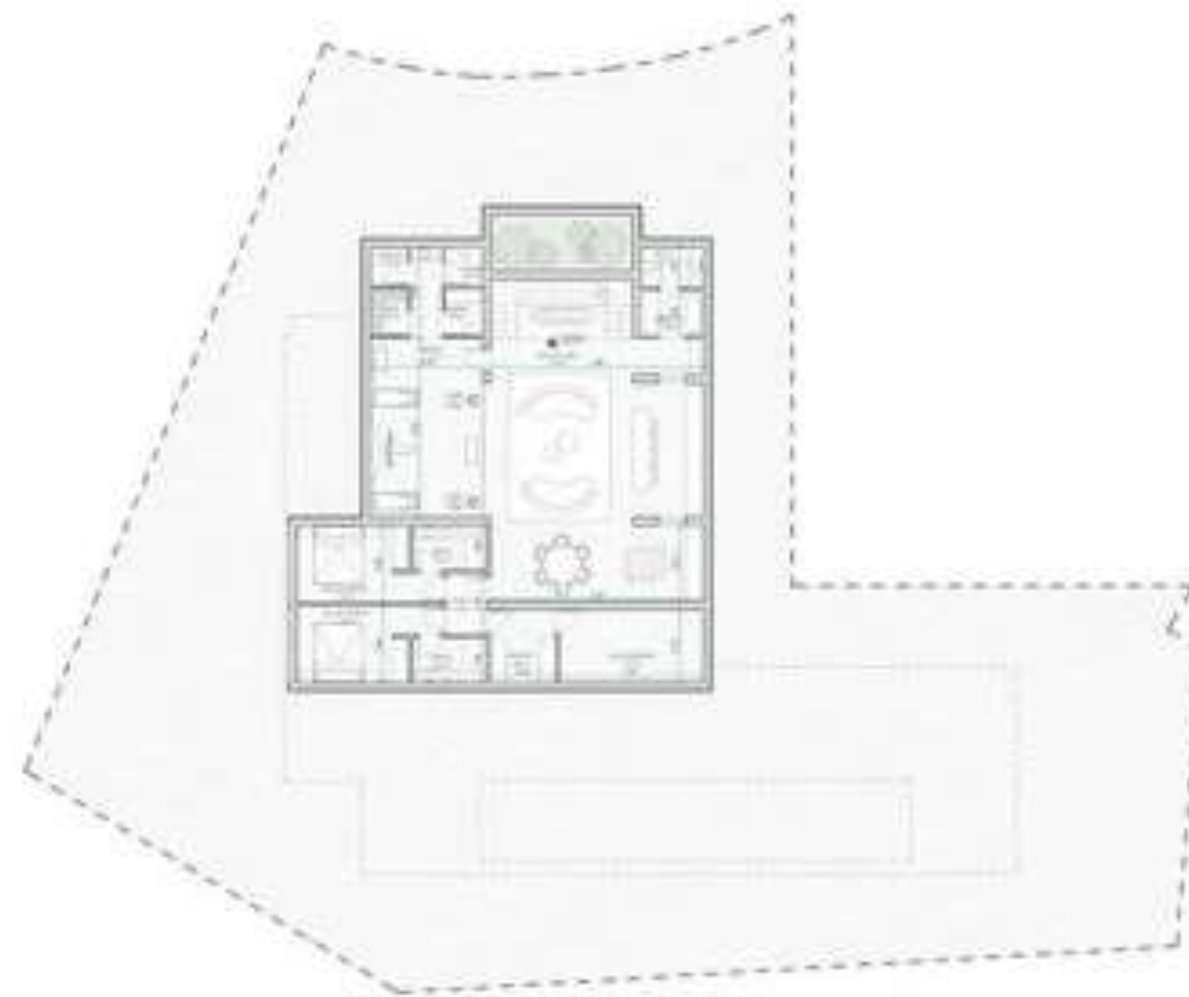
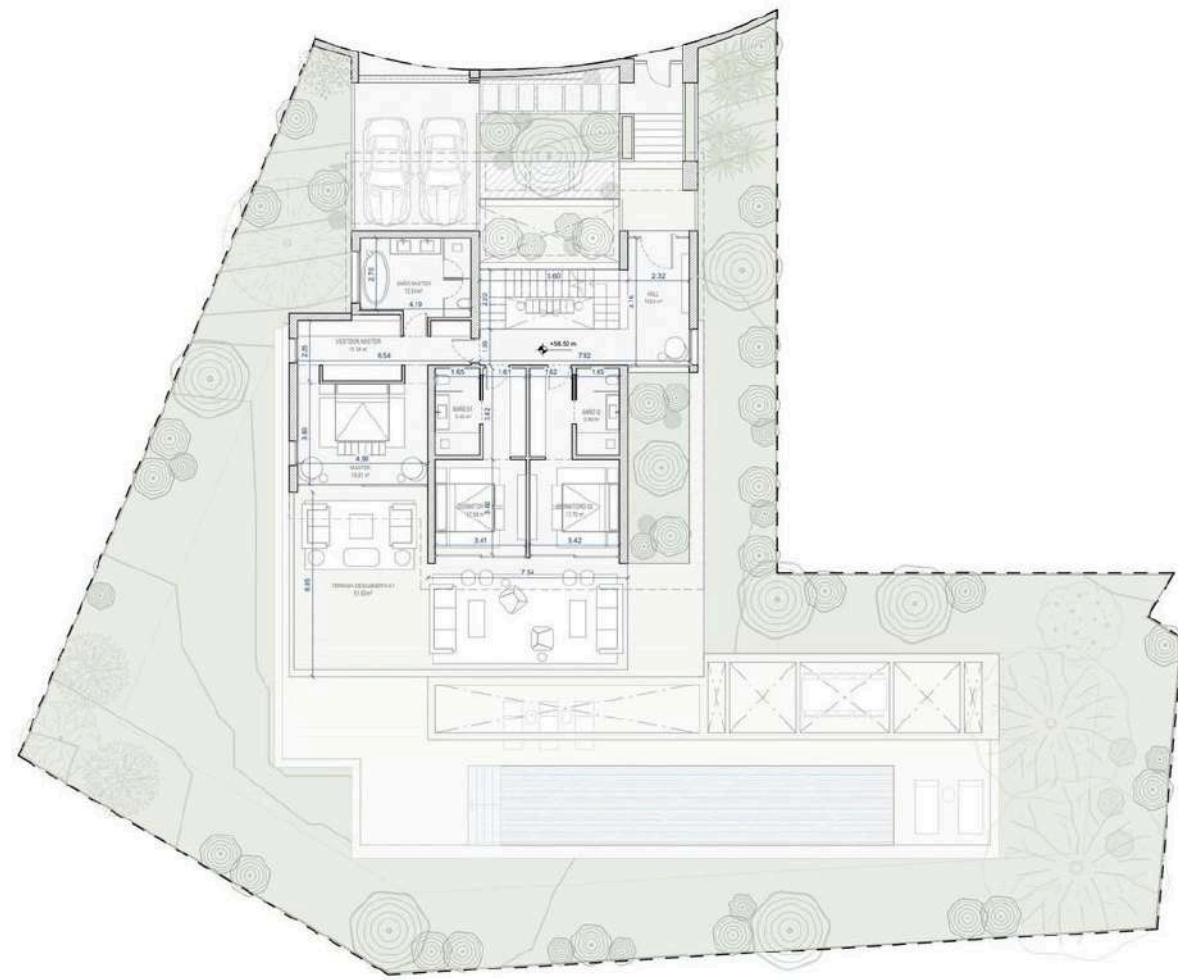
Build size 561 m²

Orientation South

*Sold with building license included.



Layout of 1000 m² plot





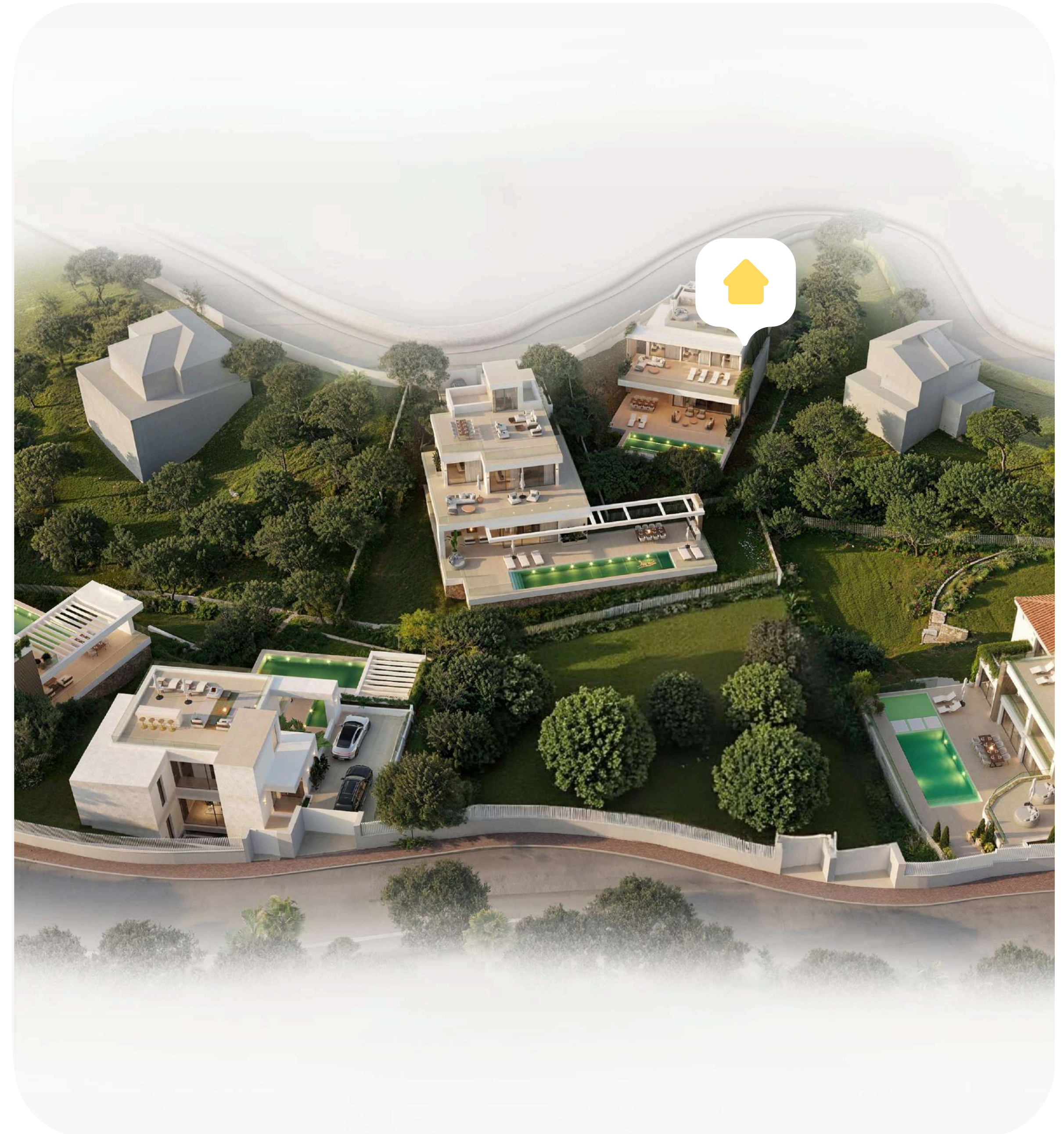
Plot in El Rosario [2]

Plot area 889 m²

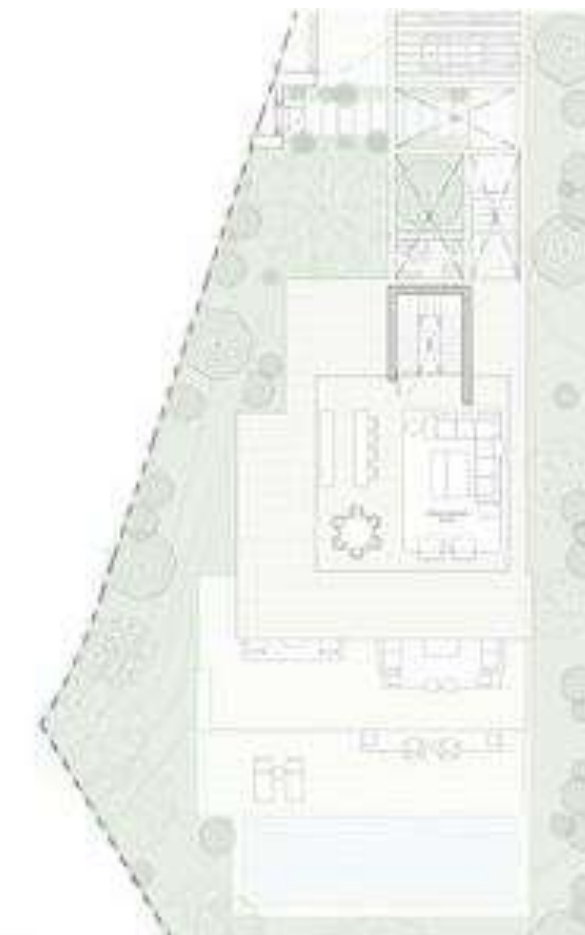
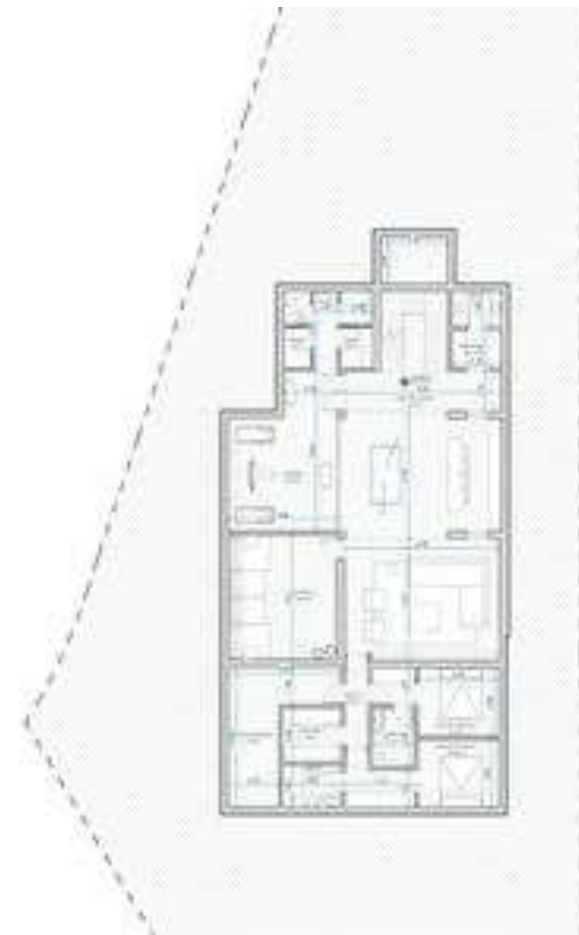
Build size 560 m²

Orientation South

*Sold with building license included.



Layout of 889 m² plot





Plot in El Rosario [3]

Plot area 1023 m²

Build size 567 m²

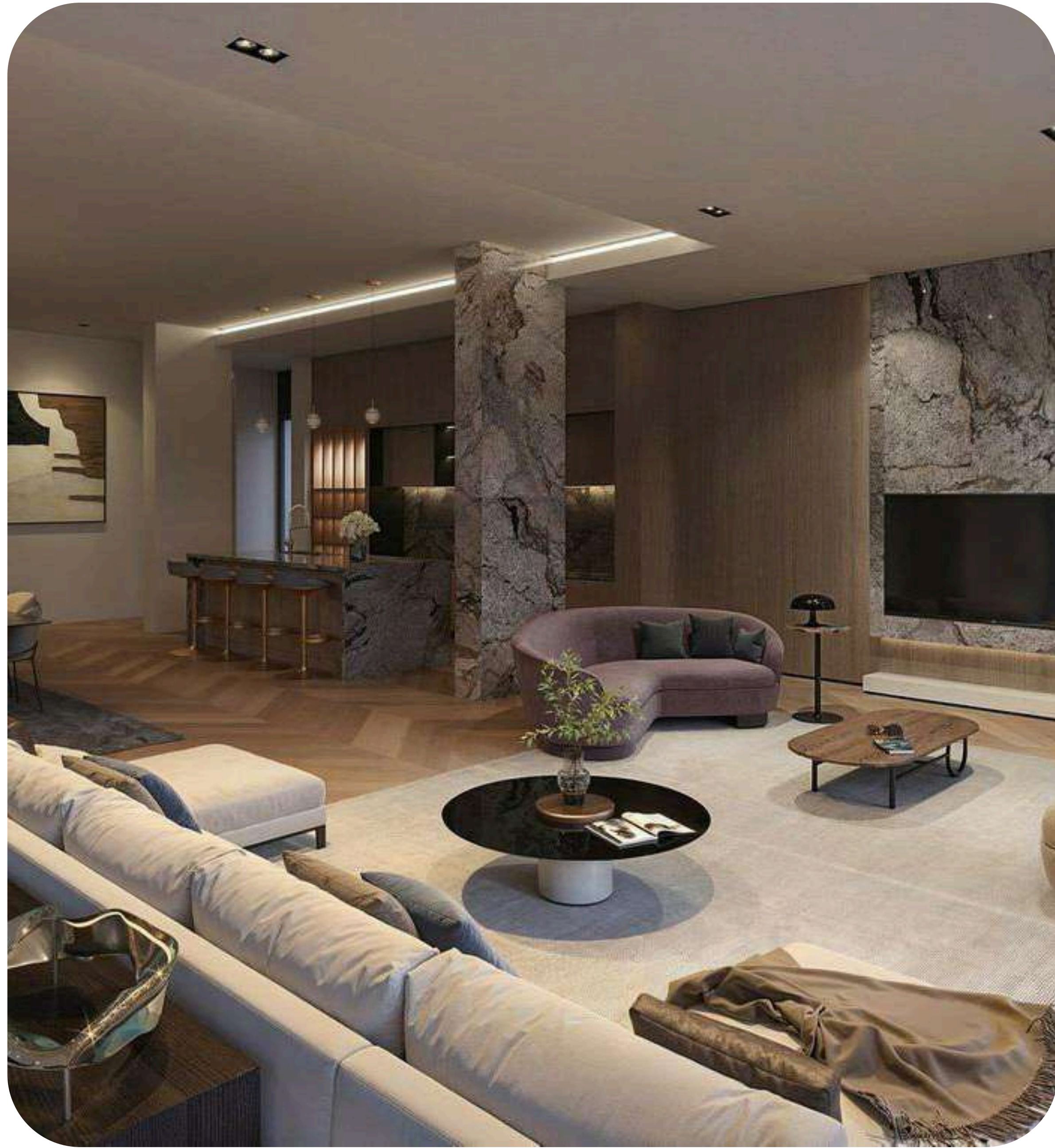
Orientation N, NE

*Sold with building license included.



Layout of 1023 m² plot





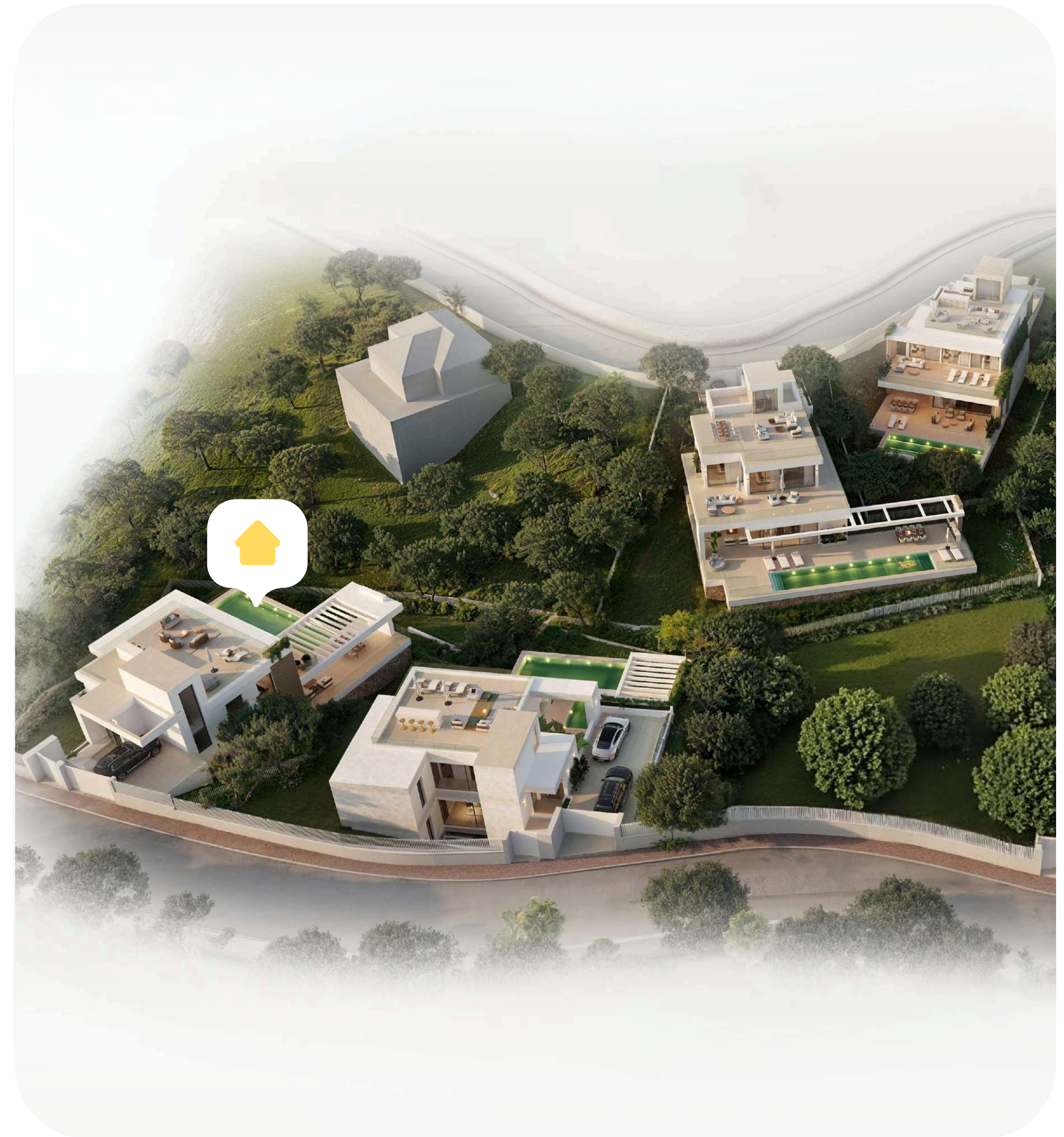
Plot in El Rosario [5]

Plot area 1531 m²

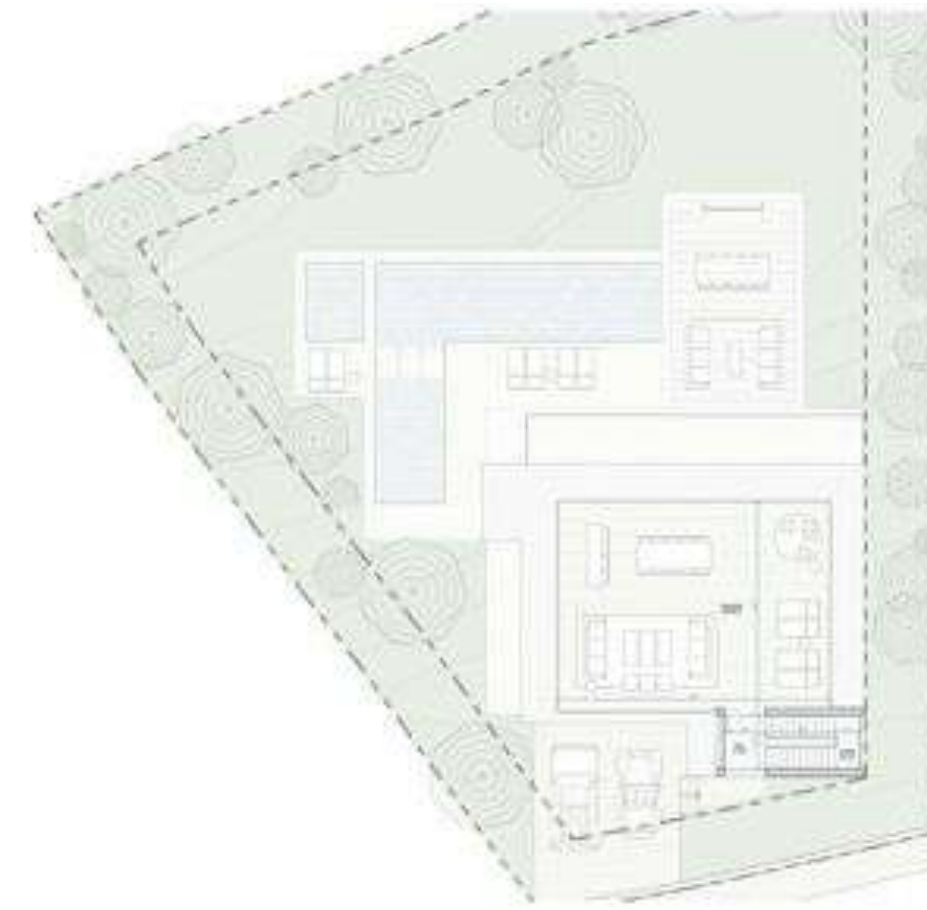
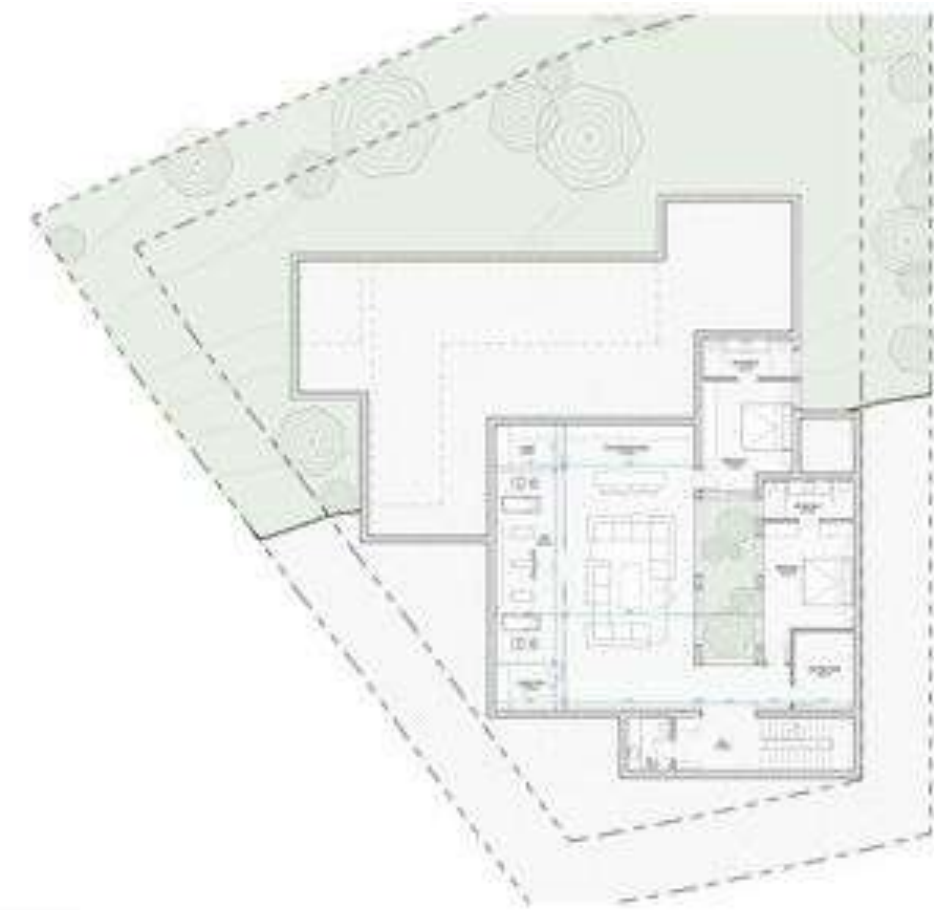
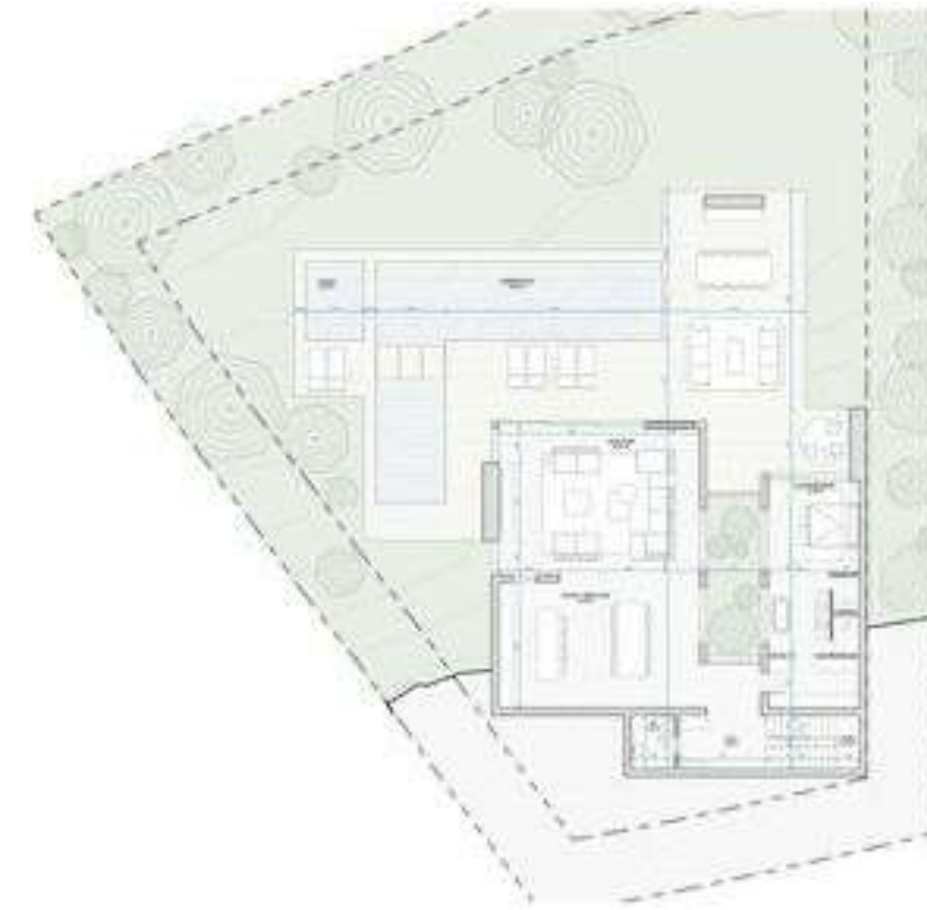
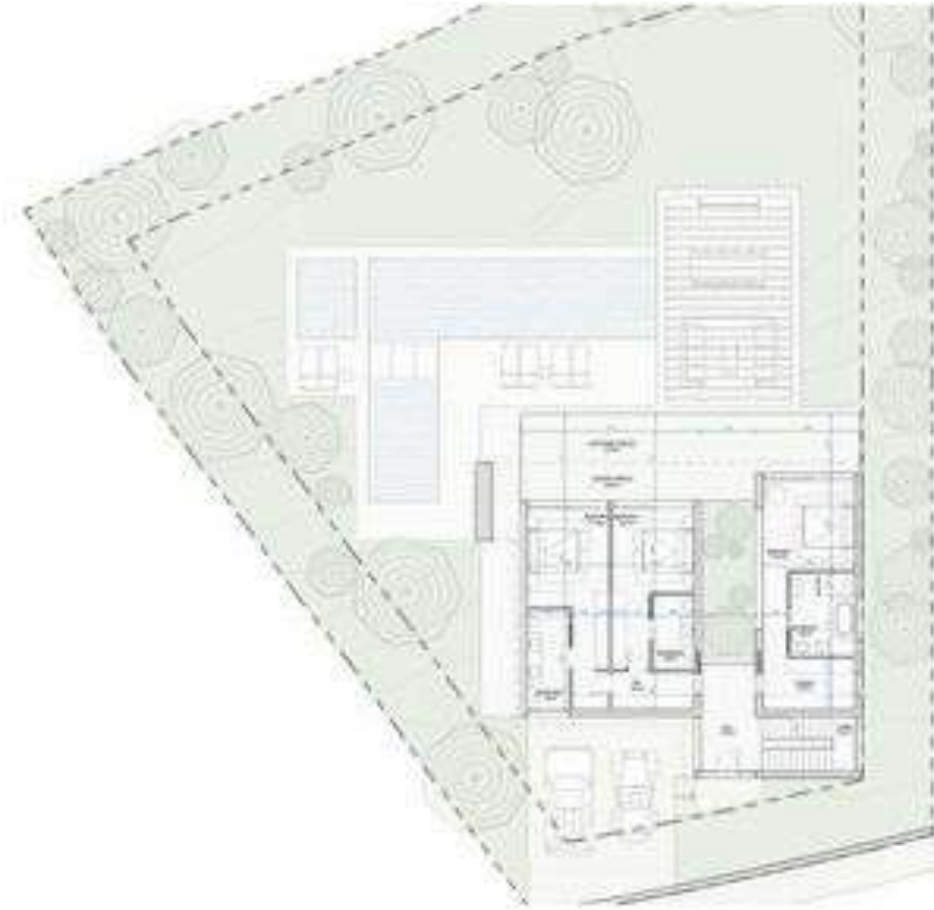
Build size 525 m²

Orientation N, NW

*Sold with building license included.



Layout of 1531 m² plot





El Rosario Valley — more than just an investment, it's a lifestyle

Price per m² land

€484 / sqm

Price per m² built:

€1.058 / sqm

Asking Price for 4 Plots in El Rosario Valley

€2.150.000

