

Green Energy and Technology

Grazia Napoli · Giulio Mondini ·  
Alessandra Oppio · Paolo Rosato ·  
Simona Barbaro *Editors*

# Values, Cities and Migrations

Real Estate Market and Social System in  
a Multi-cultural City

 Springer

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in a Multi-cultural City

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# Marbella: From a Luxury Tourist Destination to Socio-spatial Segregation



Hugo Castro Noblejas and María Antonia Martínez-Caldentey

**Abstract** Marbella is a city and municipality on the Mediterranean coast, with spatial tensions characteristic of places subject to touristification. One of the municipality's main features is its high ratio of foreigners, who live there for residential or employment purposes. For this study, a spatial analysis was made of socioeconomic and urban-planning variables, taking census sections as the scale. The research hypothesis is that a process of urban fragmentation has taken place, giving rise to a quartered city due to socioeconomic and residential disparities. The results show that ghettos have formed in the urban centres of Marbella and San Pedro, in addition to quarters in the far east of the municipality and exclusionary enclaves in some census sections in the western half. A real estate analysis shows that high property prices foster processes of urban, social and residential fragmentation in the municipality.

**Keywords** Socio-spatial inequality · Residential segregation · Costa del Sol · Spain

## 1 Introduction

Studies of urban realities have been conducted within the framework of different disciplines, contributing to what Lefebvre (1968) described as a science of the city. From a geographical perspective, urban space is considered to be a multidimensional concept derived from the production of space (Harvey 2014). Although urban geography does not contemplate all the possible realities of a place, it can serve to study it from various angles.

This study explores the realities of Marbella (Spain), a Mediterranean coastal municipality with a production model focused on the luxury tourism segment. Due to the said city's socioeconomic complexities, with a population that includes foreign

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