

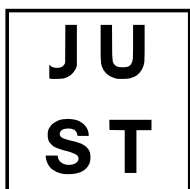
Guide To La Quinta



TABLE OF CONTENTS

INTRODUCTION TO LA QUINTA	03
FROM AGRICULTURAL VALLEY TO ELITE GOLF ENCLAVE	03
GEOGRAPHIC CONTEXT & NATURAL ENVIRONMENT	06
ARCHITECTURAL STYLES AND PROPERTY TYPES	07
COMMUNITY & LIFESTYLE	08
SECURITY, PRIVACY, AND ACCESS	08
NOTABLE DEVELOPERS AND OWNERSHIP	12
SECURITY, PRIVACY, AND ACCESS	14
SERVICES AND AMENITIES	16
MARKET DYNAMICS AND INVESTMENT POTENTIAL	19
COMPARISON TO OTHER GLOBAL LUXURY COMMUNITIES	21





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INTRODUCTION TO LA QUINTA

La Quinta, nestled within the foothills of the Sierra de las Nieves in the municipality of Benahavís, is one of the most refined and strategically developed residential communities on Spain's Costa del Sol. Surrounded by natural parkland and panoramic sea views, and positioned just minutes from Marbella and Puerto Banús, La Quinta blends seclusion, convenience, and an elevated lifestyle philosophy.

Originally envisioned in the late 20th century as a golf-centered community, La Quinta has since evolved into a fully integrated residential zone, featuring luxury villas, exclusive apartment complexes, and a five-star resort infrastructure. Its character is defined not by excess, but by balance: nature and architecture, community and privacy, innovation and preservation.

Anchored by the 27-hole La Quinta Golf & Country Club and the Westin La Quinta Golf Resort & Spa, the area has attracted an international community of full-time residents and second-home buyers alike. Over the years, planning has been tightly controlled, with building density kept low, architectural standards enforced, and ecological features preserved.

Today, La Quinta is entering a new phase of development with the launch of Real de La Quinta, an ambitious, sustainability-focused expansion that includes private residences, recreational infrastructure, and commercial facilities. Within this master plan lies Romero – a pre-launch boutique apartment project marketed exclusively by JUST Real Estate. Designed to set a new standard for ultra-luxury living, Romero will combine lakefront positioning, panoramic views, and a suite of tailored services for its residents.

This guide explores La Quinta's journey from agricultural land to luxury enclave, with deep dives into its historical development, environmental setting, architecture, community life, market performance, and its promising future. Each section is backed by verified data, official planning references, and exclusive insights – including those from JUST Real Estate's strategic position within the evolving Real de La Quinta landscape.

FROM AGRICULTURAL VALLEY TO ELITE GOLF ENCLAVE

The origins of La Quinta trace back to a time when the hillsides of Benahavís were largely agricultural – defined by olive groves, citrus trees, and dry-farmed cereals under the stewardship of Andalusian families. Prior to the real estate and tourism boom of the Costa del Sol in the 1970s and 1980s, this inland valley served a modest but vital role in local food production. Its landscape, protected from prevailing winds and rich in natural water runoff from the Sierra de las Nieves, was ideal for both livestock and orchard cultivation.



The Strategic Vision of Tomás Pascual

The transformation began in the late 1980s, spearheaded by Tomás Pascual, the founder of Calidad Pascual, one of Spain's most prominent food and beverage conglomerates. Having observed the explosive growth of tourism and real estate along the coastlines of Marbella and San Pedro, Pascual identified this inland area as a prime opportunity for a new kind of residential development – one rooted in natural beauty, but elevated by lifestyle design and international appeal.

Pascual's plan was bold for its time. Rather than pursue the high-density apartment block model proliferating along the coast, he envisioned a community centered around golf, wellness, and privacy. The initial step in this strategy was the acquisition of hundreds of hectares of underutilized farmland. He established the La Quinta Real Estate Group, a development company that would own, plan, and execute the entire residential blueprint in collaboration with architects, urban planners, and sustainability consultants.

Development of the Golf Course

In 1989, La Quinta's cornerstone asset – the La Quinta Golf & Country Club – opened its fairways to the public. Designed by former Ryder Cup champion Manuel Piñero, the course quickly gained national and international recognition for its stunning views, elevation shifts, and Mediterranean landscaping. By the mid-1990s, the course had expanded to 27 holes across three loops (San Pedro, Ronda, and Guadaiza), offering diversity of play and becoming a frequent host of professional tournaments and corporate events.

The success of the golf course catalyzed the area's growth. Villas, townhouses, and low-rise apartment complexes began to spring up throughout the early 1990s, carefully master-planned to maintain the natural contours of the terrain and panoramic vistas. The establishment of The Westin La Quinta Golf Resort & Spa further cemented the area's reputation, attracting luxury travelers and bolstering year-round appeal.

Integration with Benahavís' Strategic Urban Plan

From the 1990s onward, La Quinta became an integral part of the municipality of Benahavís' urban strategy. According to the Plan General de Ordenación Urbana (PGOU), La Quinta was designated as a mixed-residential-touristic zone with low building density and strict environmental regulations. This protected the area from overdevelopment and positioned it as a model for balanced urban growth – a stance that continues to inform its expansion today.

Infrastructure and Landscape Design

La Quinta's early developers paid careful attention to infrastructure. Custom-built road networks, concealed utilities, irrigation systems, and stormwater runoff management were all installed before any major building works commenced. Over 30% of the land was retained as green space, featuring native trees such as pine, carob, and wild olive. This early investment in landscape engineering ensured the area would retain a park-like atmosphere even as new phases were added.

By the late 1990s and early 2000s, La Quinta had matured into one of the Costa del Sol's most respected enclaves. Its growth remained steady rather than speculative, supported by a homeowner base composed of end-users, rather than short-term investors. Its residential fabric became known for elegance, restraint, and cohesion – in contrast to the architectural patchwork seen in many parts of Marbella's coast.



Legacy and Continuity

What began as a pioneering vision by a family enterprise has since grown into a multigenerational community. Many of the early purchasers still own homes in La Quinta, and new families continue to invest in the area due to its timeless appeal and future promise.

La Quinta today is no longer simply a golf resort – it is a legacy destination. And with the ongoing development of Real de La Quinta, the area is entering a new era: one that respects its origins but introduces a 21st-century model of eco-conscious luxury and architectural sophistication.

GEOGRAPHIC CONTEXT & NATURAL ENVIRONMENT

La Quinta enjoys one of the most privileged geographic settings on the Costa del Sol. Positioned within the upper reaches of Marbella's Golf Valley and nestled into the foothills of the Sierra de las Nieves mountain range, the area offers a rare balance of seclusion, connectivity, and ecological richness. Its natural surroundings are not just an aesthetic backdrop, but a defining element of its urban and architectural identity.

Strategic Location

Located within the municipal boundaries of Benahavís, a village known for its low tax rates, elite urban planning, and gourmet reputation, La Quinta is situated just 7 minutes from Puerto Banús and 15 minutes from Marbella's Golden Mile. Málaga-Costa del Sol Airport is approximately 45 minutes by car, and Gibraltar International Airport is under one hour away. The AP-7 toll road and A-397 mountain route ensure seamless access from both coastal and inland directions.

Its elevation – ranging between 120 to over 400 meters above sea level – affords sweeping views of the Mediterranean Sea, the Rock of Gibraltar, and even the Atlas Mountains of Morocco on clear days. This topography also contributes to a unique microclimate: La Quinta experiences cooler summer breezes and warmer winter conditions compared to nearby beachfront developments.

Natural Landscape

The terrain of La Quinta is characterized by gentle hills, pine forests, and fertile valleys. This natural topography has been a guiding factor in how the area has been planned and developed. Over 30% of the territory remains designated as green zone under the Benahavís PGOU (Plan General de Ordenación Urbana), meaning that no construction is permitted, and natural habitats are preserved indefinitely.

The local flora includes Mediterranean species such as holm oak, carob, wild olive, almond, and juniper. Fauna includes birds of prey (e.g. kestrels and booted eagles), foxes, and smaller mammals typical of southern Spain's upper montane ecosystem. Seasonal streams and ancient terraces from historical agriculture still mark

the landscape, blending old-world character with the modern masterplan.

Environmental Sustainability

La Quinta's developers – particularly in the most recent phase, Real de La Quinta – have made sustainability a core component of the area's evolution. Real de La Quinta is the first Costa del Sol development to be certified under BREEAM Urbanism standards, an internationally recognised benchmark for eco-conscious development. This includes careful water management systems, erosion control strategies, and eco-friendly construction practices. As part of this initiative, Real de La Quinta has implemented:

- Rainwater harvesting systems
- Native planting schemes to reduce irrigation demand
- Solar panel-ready housing and low-impact road surfacing
- Wildlife corridors and reforestation areas to protect biodiversity

These environmental protections have been built into the legal framework of each project phase, ensuring long-term compliance and genuine ecological stewardship.

Views and Orientation

Because of La Quinta's undulating terrain, plots have been strategically designed to maximize views while minimizing sightlines between homes. This results in unparalleled panoramas from nearly every property, often combining ocean, golf course, lake, and mountain views in a single vista.

South- and southwest-facing properties are particularly prized, as they capture sunlight throughout the day and provide dramatic sunsets over Gibraltar. Newer developments such as Vista Lago Residences and Romero have taken full advantage of this with elevated platforms, terraced layouts, and architectural designs oriented toward natural focal points.



Microclimatic Advantages

La Quinta's elevation allows it to escape the humidity and high temperatures often found along the coast in peak summer. The cooling effect of the surrounding forested slopes and mountain air currents can reduce ambient temperatures by 2–4°C compared to Marbella center. This makes the area not only more comfortable in summer but also reduces the energy load on air conditioning – contributing indirectly to sustainability goals.

ARCHITECTURAL STYLES AND PROPERTY TYPES

La Quinta's architecture is a study in diversity within unity. Over the decades, the area has evolved from a golf-side villa retreat to a full-spectrum luxury community featuring everything from classic Andalusian cortijos to avant-garde sustainable residences. Despite this range, all homes share one common thread: integration with the land and an emphasis on space, views, and livability.

A Legacy of Low-Density Development

One of the distinguishing features of La Quinta's urban plan, enshrined in both the Benahavís PGOU and the master developer's own internal guidelines, is its low-density development model. No high-rise structures have ever been permitted, and all new builds must adhere to strict volumetric and material constraints. The typical plot sizes range from 1,000 m² for townhouses up to 10,000 m² for custom villas, particularly in the upper zones of Real de La Quinta.

Building heights are limited to two above-ground levels, and every residential unit must be designed to follow the natural terrain rather than cut into it – a regulation that encourages terracing and stepped rooflines.

Architectural Evolution by Era

1990s–Early 2000s: Traditional Andalusian and Mediterranean Styles

Early constructions in La Quinta drew from the Andalusian architectural heritage. These homes were characterized by:

- Whitewashed façades
- Terracotta roof tiles
- Shaded arcades and colonnades
- Central patios and water features
- Small-paned wooden windows with wrought-iron grilles

These homes were typically designed for seasonal use, with thick walls for insulation, high ceilings for airflow, and deep overhangs to reduce heat gain. Their charm and classical proportions remain timeless and continue to be sought after, particularly for renovation projects.

Mid-2000s–2015: Mediterranean-Modern Hybrids

As La Quinta matured, buyers began demanding more openness and connection to the outdoors. A hybrid style emerged that combined traditional exteriors with modern interiors. These properties featured:

- Expanded glazing and floor-to-ceiling windows
- Integrated terraces with outdoor kitchens and lounges
- Interior atriums for light diffusion
- Use of materials like travertine, natural oak, and hand-cut stone

Many of these homes sit along the golf course itself or enjoy dual-aspect views thanks to strategic siting on ridges and hillsides.

2016–Present: Contemporary and Sustainable Masterpieces

The most recent developments – including those in Real de La Quinta, such as Vista Lago, Sabinas, Palmitos, Enebro, and the upcoming Romero apartments – exemplify the next generation of Mediterranean architecture. These homes are defined by:

- Minimalist silhouettes and rectilinear geometries
- Passive solar design with cantilevered eaves
- Rooftop solar arrays and greywater recycling systems
- Interior wellness spaces: spas, yoga rooms, and cold plunges
- Digital integration via smart home and voice-activated control systems

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The Romero development, marketed by JUST Real Estate, is setting new benchmarks in this category. Each apartment is designed as a panoramic residence, with extended terraces, frameless glass walls, and a materials palette that includes cross-laminated timber, low-carbon concrete, and locally sourced limestone.

Typologies and Lifestyle Pairing

La Quinta offers a variety of property types catering to diverse buyer profiles:

- **Luxury Villas:** These range from €2.5M to over €10M and include estate-like residences often exceeding 1,000 m². Popular with UHNW individuals and multi-generational families.
- **Townhouses and Semi-Detached Homes:** Found in consolidated communities like Los Balcones or La Quinta Hills, these range from €750K to €1.5M and offer resort-style living with shared amenities.
- **Apartments:** Including both traditional complexes and newer boutique residences in Real de La Quinta. Prices begin around €600K and exceed €2.5M for penthouses.
- **Plots:** Limited in number and tightly controlled. Plot-only sales typically start at €700–€800 per m², depending on orientation, slope, and infrastructure.

Architectural Oversight

To preserve the character of the area, all new builds and major renovations are subject to approval by either the original developer (La Quinta Grupo Inmobiliario) or the Real de La Quinta design committee. Guidelines regulate:

- Façade materials and colour tones
- Site excavation volumes
- Maximum built footprint (COEF. DE OCUPACIÓN)
- Roof types (flat vs. pitched depending on zone)
- Landscape integration and native planting use

This architectural integrity ensures La Quinta retains its unified aesthetic and long-term value – a critical point for high-net-worth buyers seeking both privacy and capital preservation.

COMMUNITY & LIFESTYLE

La Quinta is more than a collection of luxury homes – it is a lifestyle ecosystem that supports wellbeing, privacy, international connectivity, and meaningful community interaction. Life here unfolds at a rhythm defined not by the demands of urban pace, but by the harmony between nature, design, and a shared standard of excellence.



A Curated International Demographic

Residents of La Quinta form a diverse yet like-minded community composed primarily of international families, successful professionals, and semi-retired individuals. Nationalities most commonly represented include British, Dutch, Scandinavian, German, Belgian, and increasingly, North American and Middle Eastern buyers.

Most homeowners fall into the upper-high-net-worth (UHNW) bracket, and many maintain multiple residences globally. What draws them to La Quinta, beyond its natural setting, is the ability to enjoy a refined lifestyle without the overt display or media exposure of more commercialized luxury enclaves.

Unlike seasonal resort areas, La Quinta enjoys a strong base of full-time residents and long-stay homeowners. Many families have lived in the community for 10+ years, contributing to a stable neighborhood culture rooted in discretion and quality of life.

Wellness-Oriented Living

La Quinta's setting – bordered by mountains, golf courses, and protected green zones – naturally fosters an outdoor lifestyle. Residents often begin their mornings with a walk along landscaped trails, a round of golf, or a workout at the Westin La Quinta Spa & Gym. Afternoon activities range from paddle tennis and equestrian outings to private yoga sessions on panoramic terraces.



The climate, with its average of 320 sunny days per year, encourages al fresco living nearly year-round. Homes are often designed with wellness spaces such as infrared saunas, massage rooms, plunge pools, and meditation gardens.

Future-forward developments like Real de La Quinta incorporate dedicated wellness infrastructure, including bike and hiking circuits, lakeside training zones, and future spa facilities linked to boutique hospitality services.

Discreet Community, Elegant Engagement

While La Quinta prides itself on privacy, it is far from a gated ghost town. The community has a vibrant social undercurrent composed of resident-led clubs, event circuits, and informal gatherings.

Key lifestyle touchpoints include:

- La Quinta Golf & Country Clubhouse: Regularly hosts wine tastings, golf tournaments, and private dinners.
- Westin La Quinta Lounge & Spa: Offers a tranquil setting for wellness treatments, bar service, and guest hosting.
- International School Social Ties: Families connected to nearby schools such as Aloha College and Swans International frequently form social networks that overlap within the La Quinta area.
- Concierge Events: Curated by personal assistants or estate managers, events may include art previews, home tastings, or intimate concerts in private villas.

Importantly, these events are typically by invitation or residents-only – enhancing the sense of exclusivity without imposing social obligations.

Family-Oriented Environment

Many La Quinta residents are families raising school-age children or hosting visiting adult children and grandchildren during holidays. The proximity to top international schools is a significant draw, including:

- Aloha College (British curriculum)
- Swans International School (British + IB)
- Atalaya International School (Bilingual IB)
- The British International School of Marbella

Security, space, and a slower pace of life make La Quinta an ideal setting for children, who enjoy private gardens, cycling paths, and gated communities with minimal traffic.

Lifestyle Services and Professional Support

A cornerstone of the La Quinta lifestyle is on-demand convenience. Most villa owners employ some level of household staff – whether that’s a live-in couple, weekly housekeeper, or rotating chef and gardener. Estate management companies, including services offered through Real de La Quinta or private concierge teams, can arrange:

- Airport transfers (including Malaga and Gibraltar)
- Private chefs, wellness practitioners, tutors
- Interior design, art sourcing, and home tech integration
- Luxury car rentals and classic car storage
- Restaurant and event reservations
-

The emphasis is on seamless living – with infrastructure in place to accommodate both relaxed daily life and high-profile entertaining.

A Lifestyle Defined by Space and Serenity

In La Quinta, the luxury isn’t just in architecture or views – it’s in the ability to live privately but not isolated, engaged without intrusion, and connected to nature while enjoying modernity.

This is a community that embraces elegance without showmanship, where success is worn lightly, and where the lifestyle is not just aspirational – it’s deeply livable.





NOTABLE DEVELOPERS AND OWNERSHIP

The development of La Quinta has been shaped by a deliberate and cohesive vision, steered by a combination of legacy ownership, private capital, and institutional-grade planning oversight. From the foundational investments of the Pascual family to the cutting-edge initiatives within Real de La Quinta, the area stands out for the consistency, quality, and responsibility of its principal stakeholders.

The Role of the Pascual Family and La Quinta Grupo Inmobiliario

At the heart of La Quinta's evolution is the Pascual family, founders of Calidad Pascual, a leading Spanish food and beverage conglomerate. The family's interest in La Quinta was never purely financial. In the late 1980s, under the leadership of Tomás Pascual, the family acquired large swathes of land in what was then a largely undeveloped inland valley of Benahavís. Their aim was to create a different kind of residential community – one where the quality of life, environment, and architecture came before speculation.

To achieve this, they created the La Quinta Grupo Inmobiliario, a vertically integrated real estate and infrastructure company that would handle:

- Land acquisition and masterplanning
- Development and sale of residential units
- Construction and maintenance of the La Quinta Golf & Country Club
- Infrastructure installation, including roads, utilities, and public areas
- Management of community services and administrative frameworks

This long-term commitment enabled the family to focus on sustained value over fast turnover, establishing La Quinta as one of the most trusted names in Andalusian development.

The Golf Course and Resort Legacy

The La Quinta Golf & Country Club, designed by Spanish golfing legend Manuel Piñero, remains under the management of entities linked to the Pascual family. Together with the Westin La Quinta Golf Resort & Spa, these assets provide not only premium lifestyle amenities but also long-term economic anchors that sustain local employment and service demand.

Unlike many developments where golf courses are sold off or managed externally, La Quinta's amenities have been preserved under stable ownership, ensuring reinvestment and quality control. These factors also contribute to the prestige of the area and support property values by maintaining a controlled, service-rich environment.

Real de La Quinta: A New Chapter

A pivotal development in La Quinta's trajectory is the creation of Real de La Quinta, a new masterplan community of over 200 hectares located directly to the north of the original estate. While distinct in branding and planning, Real de La Quinta is led by a team that includes figures from the original La Quinta Grupo Inmobiliario, as well as institutional investors and specialist design consultants.

Real de La Quinta integrates:

- Advanced sustainability criteria under BREEAM Urbanism
- Sophisticated infrastructure such as man-made lakes, flood control channels, and eco-park trails
- Low-rise apartment communities and exclusive villa plots
- Commercial zones, wellness centers, and a boutique hotel (in development)

This development acts as both an extension and a reimagining of the La Quinta model, adapted for modern environmental and lifestyle expectations.

JUST Real Estate and the Romero Development

An important new player in La Quinta's story is JUST Real Estate, a boutique luxury agency with deep expertise in the Benahavís and Marbella market. JUST has been selected as the marketing partner for Romero, an ultra-luxury pre-launch apartment development within Real de La Quinta. Romero represents the latest evolution of La Quinta living – a collection of contemporary residences designed for modern global buyers who demand smart integration, wellness amenities, and immersive natural views. JUST's involvement in Romero signals a new chapter in market-facing strategy: tailored, data-informed, and experience-driven. This partnership reflects a growing trend toward specialist marketing agencies that can position elite developments to international audiences with discretion and precision.

Governance, Administration, and Community Representation

La Quinta also benefits from a well-organized community governance framework. Homeowners within the various phases (such as El Herrojo Alto, La Quinta Hills, Los Balcones, and now Real de La Quinta) are part of structured homeowner associations, many of which maintain:

- Private security contracts
- Shared gardening and maintenance services
- Waste collection and recycling programs
- Community events and representation in planning discussions with the Ayuntamiento of Benahavís

These bodies are professionally managed and serve to maintain the estate's integrity, resolve disputes, and preserve the high standard of common areas and infrastructure.

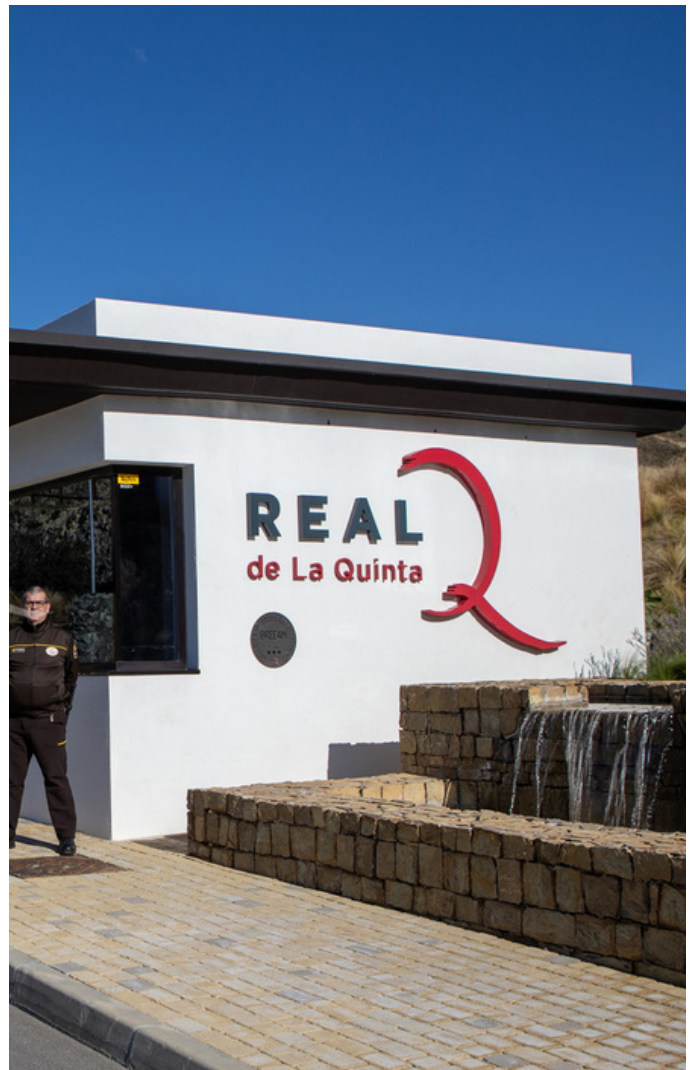
SECURITY, PRIVACY, AND ACCESS

Security and privacy are among the most important lifestyle considerations for La Quinta residents, and the area's reputation for providing both has contributed significantly to its enduring appeal. Unlike transient resort areas or tourist-saturated beach zones, La Quinta is specifically designed for those who seek peace of mind, discretion, and autonomy – whether living full-time or seasonally.

Security Philosophy

Rather than relying solely on perimeter gates or large-scale fortifications, La Quinta's security strategy is multi-layered. It combines urban design principles that reduce through traffic, architectural positioning that enhances natural surveillance, and private-sector security measures tailored to the needs of each residential enclave.

While La Quinta as a whole is not a single gated development, many of its neighborhoods – such as El Herrojo Alto, La Quinta Hills, and Real de La Quinta – are fully gated with controlled access, monitored 24/7 by private security teams. These entry points include:



- Vehicle registration and recognition systems
- CCTV cameras with thermal night vision
- Manned guardhouses with ID verification for visitors
- Time-sensitive access codes for deliveries and contractors

Internal patrols supplement static positions, using a combination of electric vehicles and foot patrols to minimize environmental impact while maintaining visibility.

Property-Level Security Measures

Most homes in La Quinta, particularly those built in the last 10 years, include sophisticated private security systems as standard. These typically feature:

- Motion sensors and break-in alarms
- Perimeter beams and anti-intrusion window films
- Interior panic rooms or secure storage vaults
- Direct links to centralized control rooms or private security response teams

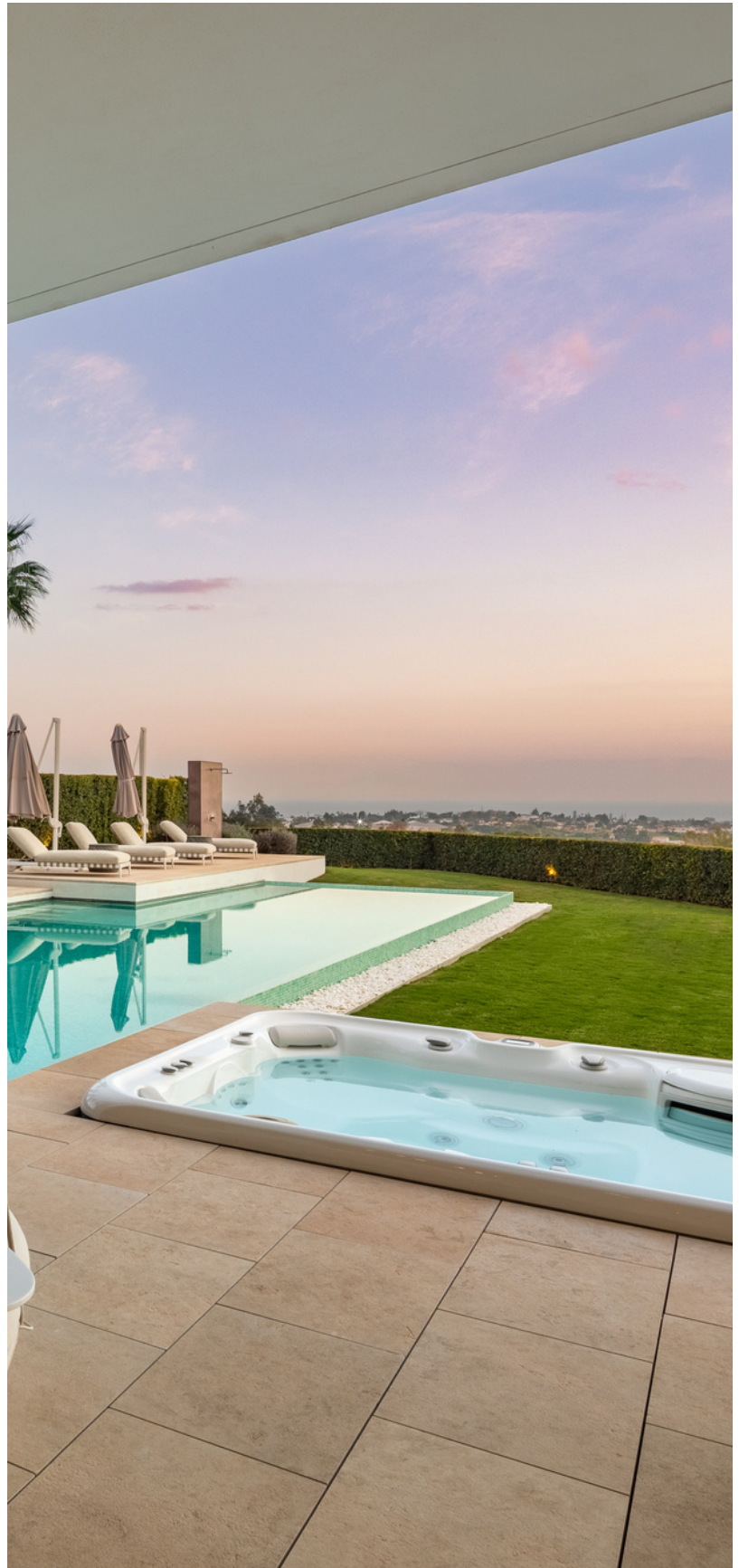
Many UHNW residents also employ private security personnel, especially during peak seasons or events. Estate layouts ensure that staff housing can be included discreetly in architectural plans, without affecting the aesthetic of the property or neighboring views.

Discretion and Anonymity

Privacy in La Quinta is not only about physical barriers but also cultural ethos. Homeowners here value discretion above visibility, and this is reflected in both planning and lifestyle. There are no public entertainment venues, no nightclubs, and very few commercial zones within the residential boundaries. Residents are free to enjoy their properties without paparazzi, touristic footfall, or constant social media exposure.

In keeping with this ethos:

- Real estate listings often omit exact property locations
- Contractors and service providers sign non-disclosure agreements
- Guest access is logged and monitored with electronic records
- Property management firms adhere to GDPR-level data privacy standards



La Quinta thus functions as a true sanctuary – a place where prominent individuals can retreat without sacrificing modern comfort or service.

Access and Connectivity

Despite its private nature, La Quinta remains highly connected to surrounding urban centers. The main entrance to the estate is off the A-397 Ronda Road, just five minutes from San Pedro de Alcántara and less than 15 minutes from Marbella's Golden Mile. Two access points lead to the original La Quinta and the newer Real de La Quinta, each with its own traffic and security control systems.

Proximity to regional infrastructure includes:

- Málaga-Costa del Sol Airport: 45 minutes by car
- Gibraltar International Airport: 60 minutes
- Puerto Banús Marina: 10 minutes
- Marbella Centre: 15 minutes
- Helipad Access: Available through private arrangements with nearby estates or Marbella Heliport

Future mobility enhancements are also under discussion as part of Benahavís' urban development strategy, including improved cycle paths, electric shuttle routes between residential zones, and coordinated road maintenance programs.

Security Within Real de La Quinta

The newest area, Real de La Quinta, sets even higher standards for security integration. Each phase (e.g., Sabinas, Enebros, Palmitos, Romero) is individually gated with smart-entry systems. Security networks are managed by a centralised control system capable of:

- Real-time camera feed integration across the development
- AI-supported behavior anomaly detection
- Automatic license plate logging and biometric access for residents

These systems are integrated into the wider infrastructure to ensure that every entry point, communal area, and private street is under continual observation – without disrupting the visual harmony of the environment.

SERVICES AND AMENITIES

La Quinta offers a curated suite of amenities designed to deliver comfort, recreation, and wellbeing for residents of all lifestyles and ages. Unlike transient resort destinations that fluctuate with seasons, La Quinta is a year-round community anchored by permanent infrastructure,

five-star hospitality, and resident-centric services. Whether you are a full-time homeowner or a seasonal visitor, every detail has been considered to make daily life seamless and elevated.

La Quinta Golf & Country Club

The 27-hole La Quinta Golf & Country Club, originally designed by Ryder Cup champion Manuel Piñero, is the community's heart and anchor. Set across three nine-hole loops – San Pedro, Ronda, and Guadaiza – the course is known for:

- Varied elevation and spectacular mountain and sea views
- Impeccable fairway maintenance
- Eco-conscious landscaping and water management
- A dynamic mix of challenge and accessibility for different skill levels

The clubhouse includes a fine dining restaurant, sports bar, golf academy, members' lounge, and events hall. Golf memberships are available to residents and non-residents, with priority tee times and private tournament invitations for homeowners within La Quinta.

The Westin La Quinta Golf Resort & Spa

This five-star hotel, situated at the core of the original La Quinta development, offers premium hospitality to visiting guests and residents alike. It features:

- Full-service spa with hydrotherapy circuits, steam baths, and treatment suites
- Fitness center with personal training and yoga sessions
- Gourmet dining at "Sunsa" and seasonal poolside venues
- Business and events facilities used for weddings, conferences, and resident gatherings



Homeowners often benefit from priority bookings and member discounts, and many use the hotel as accommodation for visiting family or for temporary stays during renovations.

Restaurants and Gastronomy

La Quinta's immediate offerings are intentionally refined and intimate. Within a short radius, residents enjoy:

- La View Restaurant (Real de La Quinta): A new fine dining venue overlooking the lake and golf course
- The Clubhouse Terrace: Offering seasonal Mediterranean menus with mountain sunset views
- Westin Pool Bar: Known for light, healthy fare and cocktails in a tranquil garden setting

Beyond La Quinta, Benahavís village – known as the “gastronomic capital of Andalucía” – is less than 10 minutes away and features over 40 high-end restaurants.

Real de La Quinta Amenities

The Real de La Quinta expansion introduces a suite of new lifestyle amenities designed around eco-luxury principles. These include:

- El Lago Club: A recreational and social hub offering lake access, watersports, dining, and a members' lounge
- Artificial Lake: Spanning over 35,000 m², supporting paddleboarding, kayaking, and nature trails
- Boutique Commercial Village: Set to feature a gourmet supermarket, wine shop, wellness clinic, pharmacy, and boutique retailers
- Sports Facilities: Including paddle tennis, fitness circuits, and multi-use trails for running and cycling
- Future Hotel: The future hotel within Real de La Quinta has now been confirmed as a Banyan Tree Hotel, with construction expected to begin in early 2027.

These facilities are open to all Real de La Quinta residents and select La Quinta homeowners by agreement or club membership.

Concierge and On-Demand Lifestyle Services

La Quinta residents enjoy access to a range of private lifestyle management services, either through estate management firms or directly via third-party concierge providers. These include:

- Private chef and catering coordination
- Butler and household staffing
- Dry cleaning and wardrobe management
- School liaison, translation services, and legal assistance
- Personal trainers, medical consultants, and wellness practitioners
- Art consulting, landscaping, and tech installation

With the upcoming Romero development, the project designers are looking to incorporate concierge infrastructure directly into the residential offer, including secure package delivery lockers, app-based amenity booking, and optional rental and cleaning services.

Connectivity, Infrastructure, and Utilities

La Quinta is fully connected to municipal water, sewerage, and electricity networks, but supplements these with its own infrastructure:

- Redundant water supply lines with pressure-boosting for hillside zones
- Underground electric lines for aesthetic and safety reasons
- Fiber optic and satellite internet across all communities
- EV charging stations in newer developments, including private garage integration in Romero





MARKET DYNAMICS AND INVESTMENT POTENTIAL

La Quinta stands at the intersection of lifestyle aspiration and capital preservation. With rising global interest in secure, wellness-oriented residential environments, the area has evolved from a boutique golf enclave to one of the most desirable investment zones on the Costa del Sol.

In 2024–2025, market data, buyer behavior, and development cycles all point to sustained upward pressure on both price and prestige.

Pricing Trends: A Decade of Steady Growth

According to public registries (Registro de la Propiedad) and consolidated data from portals such as Idealista, Indomio, and TINSA, La Quinta has seen consistent price appreciation, particularly in the past five years. Highlights include:

- Average asking price per m² in Q1 2025: €6,258
- Annual price growth (2024–2025): +13.5%
- 10-year CAGR (Compound Annual Growth Rate): Approx. 6.2%
- Rental price per m² (long-term): €19.72/month

Notably, these figures outpace regional averages for Benahavís and Marbella by a considerable margin – a reflection of La Quinta’s unique combination of security, infrastructure, and low development saturation.

Product Tier Breakdown

- Apartments (Resale & New Build): €600,000 to €2.5 million
- Townhouses: €750,000 to €1.6 million
- Detached Villas: €2.2 million to €12+ million
- Plots: €700 to €1,200 per m² depending on orientation, slope, and access

Prime frontline golf villas with contemporary renovations command up to €10,000 or more per m². The highest premiums are observed in Real de La Quinta, especially in developments like Vista Lago Residences and the upcoming Romero apartment complex.

Buyer Profile

La Quinta attracts a discerning international audience with long-term vision. Based on buyer registry statistics from the Spanish Land Registry (Colegio de Registradores) and real estate agency data, the dominant nationalities purchasing in 2023–2025 include:

- United Kingdom
- Netherlands
- Germany
- Sweden & Norway
- Belgium
- United Arab Emirates & Saudi Arabia (emerging)
- United States (notably California and New York-based investors)

Buyers tend to fall into three distinct profiles:

- Primary Residents: Families or retirees relocating full-time for quality of life and international school access.
- Lifestyle Buyers: Owners who split their time between Europe and other global residences, typically in the €1.5M–€5M range.
- Investment Buyers: UHNW individuals and family offices purchasing under holding structures, often seeking mid- to long-term capital appreciation or multi-generational legacy assets.

Investment Drivers

- Several factors sustain demand and enhance capital security in La Quinta:
- Low supply and density: No high-rises or mass developments; all new construction follows strict PGOU and developer guidelines.
- Green building certifications: Real de La Quinta's BREEAM Urbanism status enhances value perception and ESG investment appeal.
- Full lifestyle ecosystem: From golf and spa to schools, nature, and concierge services – there is no need to leave the estate for essentials.
- Political and tax stability: Spain's Non-Habitual Residency regime, double-taxation treaties, and Benahavís' favorable property tax environment all appeal to international investors.
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- Brand equity: Developments like Romero, Sabinas, and Vista Lago are marketed internationally through curated networks, enhancing global awareness.

Risk Profile

- La Quinta's real estate market is largely decoupled from short-term tourism cycles. The vast majority of purchases are cash-based or routed through international financing structures and family trusts. There is minimal exposure to speculative flipping, and rental restrictions in many gated communities further support capital retention and neighborhood stability.

While macroeconomic factors (interest rates, geopolitical events) always influence luxury real estate at the margins, La Quinta's fundamentals make it one of the most resilient luxury micro-markets in southern Europe.

Projected Outlook (2025–2030)

Based on planned development phasing, infrastructure expansion, and official urban planning documentation from Benahavís Town Hall, La Quinta is projected to see:

- A 10–15% increase in high-end residential stock by 2030, mostly within Real de La Quinta
- A cumulative price appreciation of 25–35% across top-tier developments, assuming current demand levels hold
- Increased liquidity in the €1M–€3M segment as the Romero and Enebros phases bring modern product online

Private banking institutions (CaixaBank Premier, Santander Select) and international mortgage brokers also report growing interest in mortgage-backed investment in the €1.5M–€4M segment, suggesting a wider buyer pool ahead.

COMPARISON TO OTHER GLOBAL LUXURY COMMUNITIES

La Quinta holds its own among the world's most exclusive residential enclaves, thanks to its unique blend of natural beauty, thoughtful urban planning, and curated lifestyle. Unlike developments driven by density or trend, La Quinta has achieved what few others have – a balance of discretion, elegance, and enduring value. While it may not share the scale of global capitals, it rivals – and often surpasses – other celebrated destinations in quality of life, environmental integration, and investment fundamentals.

Versus Coastal Luxury (e.g., Côte d'Azur, Hamptons)

Properties in Saint-Jean-Cap-Ferrat or the Hamptons may benefit from international branding and coastal access, but La Quinta offers year-round usability, lower operational costs, and greater privacy. Its inland positioning protects it from overtourism and speculative vacation rental markets while providing panoramic sea views from elevated plots – without the coastal erosion risks or tourist congestion.

Versus Urbanized Resort Zones (e.g., Dubai's Emirates Hills, Miami's Fisher Island)

Urban resorts often feature rapid construction, highly stylized amenities, and fluctuating pricing due to political shifts or oversupply. La Quinta offers a slower, more curated growth model. There are no towers, no commercial overreach, and no transient social scene. This creates a fundamentally different investment profile – one that aligns more with European stewardship than high-turnover urban development.

Versus Other Golf Communities (e.g., Sotogrande, Quinta do Lago)

While Spain's Sotogrande and Portugal's Quinta do Lago are well-known golf communities, La Quinta's positioning is both more residential and more modern in its current phase. Real de La Quinta brings a next-generation lifestyle approach, with an artificial lake, boutique golf course, and integrated retail – elements absent from older estates. Additionally, the BREEAM-certified masterplan is years ahead of other developments in terms of sustainability and future-readiness.

What Makes La Quinta Unique

- Year-round livability: Unlike seasonal locales, La Quinta supports permanent residents with infrastructure, services, and school access.
- Natural integration: Over 35% of Real de La Quinta is preserved as green zone – a ratio unheard of in most resort-style masterplans.
- Branded hospitality: With the Banyan Tree Hotel set to open by 2027, the community joins an elite club of residential zones paired with world-class hotel management.
- Diverse residential offering: Villas, apartments, penthouses, and branded residences all exist within a consistent architectural and legal framework.
- Governance and security: Strong community management, gated enclaves, and 24/7 private patrols ensure a low-profile, high-protection lifestyle.

In a global context, La Quinta does not compete for volume – it competes for quality. It appeals to buyers who have seen the world and now seek something quieter, more refined, and more enduring. For these individuals and families, La Quinta offers more than a property – it offers a way of life.



YOUR TRUSTED ADVISORY PARTNER

JUST Real Estate is a progressive, independent, and market-leading real estate advisory firm based in Marbella. Our foundation is built on integrity, transparency, and a consultative approach that puts our clients' objectives at the heart of everything we do. With a focus on premium property exposure and strategic positioning, we collaborate with a global network of agency partners to ensure that every home reaches the right buyer – no matter where they are in the world.

To date, we have successfully overseen more than half a billion euros in property transactions. Our expertise spans both the buyer and seller side, advising individuals, families, and investors on tailored strategies to achieve meaningful results. For sellers, that might involve a discreet off-market placement or an international campaign with high-profile visibility. For buyers, it could mean sourcing an unlisted villa or negotiating terms in a complex legal or planning environment.

TESTIMONIAL

“James has been a great support and advisor to us on our property purchase in Marbella. He was very engaged and approachable, offered advice beyond just managing the purchase transaction, and helped with work that needed to be done after the purchase. A very friendly and straight forward person to deal with.”

Sir Noel Quinn,
Former Global CEO, HSBC

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If you're thinking about buying in Marbella, speak to us first – and experience the difference of having a trusted advisor by your side.

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