An aerial photograph of a coastal area in Marbella, Spain, overlaid with a planning map. The map shows various land use zones labeled with codes such as UE-4, PJ, ED, and E-9. Some areas are highlighted in orange and blue. The title "MARBELLA NEW GENERAL PLAN" is superimposed in large white serif font.

MARBELLA NEW GENERAL PLAN

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MARBELLA'S PGOM | STRUCTURE, CERTAINTY AND STRATEGIC DIRECTION

Marbella's new PGOM, Plan General de Ordenación Municipal, is the municipality's primary urban planning instrument under the current Andalusian planning legislation, LISTA, Ley 7 2021 de Impulso para la Sostenibilidad del Territorio de Andalucía. It replaces the former PGOU model and establishes the structural framework that governs land classification, strategic growth areas, environmental protection and infrastructure planning across the municipality.

For property buyers and investors, the significance of the PGOM lies not in its terminology but in its practical effect. It determines where development may occur, under what conditions land may be transformed, how infrastructure obligations are allocated and, critically, how legal certainty is restored after a prolonged period of instability.

To understand the importance of the PGOM, it is necessary to briefly revisit Marbella's recent planning history. The municipality operated under the 1986 PGOU for decades. During the property expansion of the 1990s and early 2000s, substantial development occurred, much of it later subject to legal scrutiny. In 2010, a new PGOU was approved with the intention of modernising planning rules and regularising irregular development. However, in 2015 the Spanish Supreme Court annulled the 2010 PGOU on procedural grounds. As a consequence, Marbella reverted to the 1986 framework, a planning instrument designed for a very different urban reality.

The annulment created significant uncertainty. Licensing slowed, investor confidence weakened and legal interpretation became more complex. For nearly a decade, Marbella functioned within a system that was outdated and structurally ill suited to the scale and sophistication of its property market.

In 2021, the Junta de Andalucía enacted LISTA, fundamentally reforming the urban planning structure across the region. LISTA abolished the traditional PGOU model and introduced a new two tier system centred on the PGOM and complementary municipal ordinances. Under this framework, the PGOM establishes the structural and strategic organisation of the municipality, while detailed regulation is addressed through secondary instruments.

Marbella's PGOM has been drafted within this new legislative environment. Its function is to define land classification, identify areas of transformation and protection, establish infrastructure corridors, allocate public land reserves and provide a legally robust strategic base for long term growth. Unlike the previous model, it separates strategic planning from detailed regulation, reducing procedural vulnerability and strengthening legal resilience.

The current legal position is therefore transitional but structured. The 2010 PGOU remains annulled, the 1986 PGOU applies where compatible and within the framework of LISTA, and the PGOM is the instrument designed to align Marbella definitively with the new Andalusian planning regime. This represents structural reform rather than cosmetic revision.

For buyers and investors, the implications are substantial. Legal certainty is central to asset valuation, financing and long term risk management. Land classification directly affects buildability, density and permissible uses. Strategic growth areas influence future supply dynamics and infrastructure commitments.

The planning framework also interacts with mechanisms for urban discipline and, where applicable, regularisation of legacy situations.

Marbella's new planning structure is intended to provide stability after years of fragmentation. It reflects a broader regional shift towards clearer governance, procedural robustness and strategic clarity. While implementation remains ongoing, the introduction of the PGOM under LISTA marks a decisive move away from reactive planning towards a more structured and legally reinforced urban framework.

WHY MARBELLA NEEDED A NEW PLAN

From the 1986 PGOU to LISTA Reform

Marbella's current planning transition cannot be understood without examining the structural weaknesses that preceded it. The need for a new plan was not political branding or administrative preference, it was the consequence of legal fragility, procedural failure and urban growth that outpaced regulatory coherence.

The municipality operated under the 1986 PGOU for more than two decades. At the time of its approval, Marbella was a far smaller and less complex urban entity. The 1986 framework was drafted for a coastal town, not for an international residential market with global capital flows, luxury developments and significant population growth.

As development accelerated through the 1990s and early 2000s, the planning system struggled to manage the scale and speed of transformation. By the mid 2000s, thousands of residential units had been developed under controversial administrative practices. The absence of rigorous procedural discipline, combined with permissive interpretation of planning instruments, resulted in widespread irregularities. This period ultimately culminated in judicial intervention and heightened scrutiny of Marbella's urban governance.

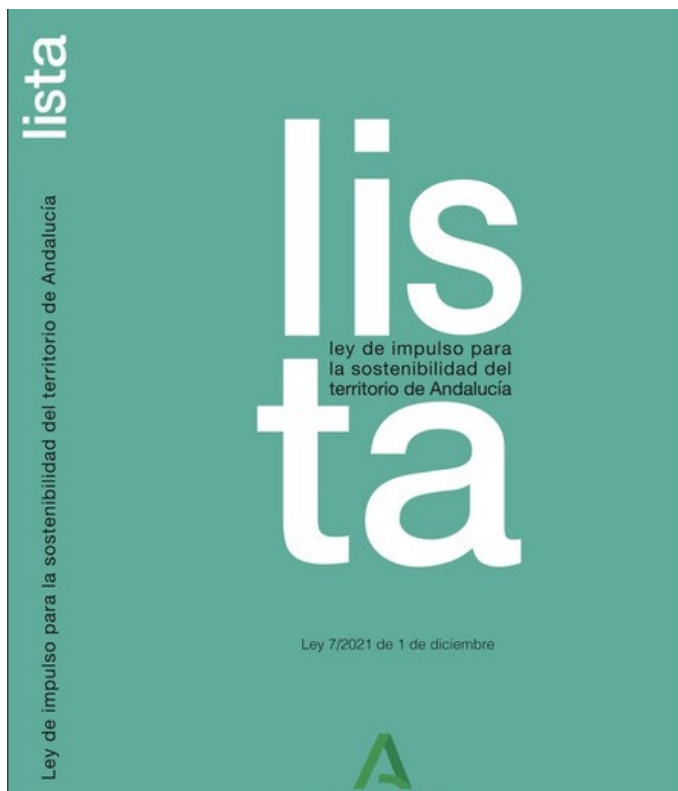


In 2010, a new PGOU was approved with the stated objective of restoring order. It sought to modernise zoning, consolidate infrastructure planning and regularise many properties constructed under earlier administrations. The intention was to stabilise the market and provide legal clarity.

However, in 2015 the Spanish Supreme Court annulled the 2010 PGOU due to procedural defects during its approval process. The annulment was not based on the substance of urban design, but on failures in compliance with environmental and administrative procedures required under national law.

The consequence was immediate and significant. Marbella reverted to the 1986 PGOU as the applicable framework. This reversion created a legal vacuum in practical terms. The 1986 document did not reflect the physical reality of the municipality. Infrastructure networks, consolidated urban areas and demographic shifts were no longer aligned with the planning instrument governing them.

This mismatch generated several layers of uncertainty. Licensing procedures became more complex, interpretation required case by case analysis and investor confidence weakened. Financial institutions and international buyers, particularly those requiring high levels of due diligence, were confronted with a municipality operating under a framework nearly four decades old.



At a regional level, the challenges facing Marbella were not unique. Across Andalusia, the traditional PGOU model had become procedurally heavy, legally vulnerable and slow to adapt. Lengthy approval processes increased the risk of annulment, as seen in Marbella's case. The Junta de Andalucía responded with structural reform.

In 2021, the regional government enacted LISTA, Ley 7 2021 de Impulso para la Sostenibilidad del Territorio de Andalucía. LISTA redefined the urban planning system across the autonomous community. The previous single comprehensive PGOU model was replaced with a more streamlined structure separating strategic planning from detailed regulation. The PGOM became the primary structural instrument, designed to establish land classification, territorial strategy and environmental protection at municipal level.

This reform was not merely administrative simplification. It was intended to reduce procedural risk, shorten approval timelines and strengthen legal resilience. By dividing strategic planning from regulatory detail, the new system seeks to minimise the likelihood of total plan annulment due to procedural defects in subsidiary elements.

For Marbella, LISTA provided an opportunity to reset the planning framework within a modern legislative structure. The municipality required a plan capable of reflecting current urban reality, restoring legal stability and aligning with regional sustainability criteria. The PGOM is therefore not simply a new document, it is the structural response to decades of accumulated legal and procedural strain.

In practical terms, Marbella needed a new plan because the existing system no longer corresponded to the city it governed. Growth had overtaken regulation, judicial intervention had exposed procedural fragility and investor confidence depended on clarity. The introduction of LISTA and the development of the PGOM represent an attempt to close that chapter and establish a planning foundation suited to a contemporary international property market.

WHAT THE PGOM IS AND HOW IT DIFFERS FROM THE PGOU

The PGOM, Plan General de Ordenación Municipal, is the strategic planning instrument introduced under LISTA, Ley 7 2021 de Impulso para la Sostenibilidad del Territorio de Andalucía. It replaces the former PGOU structure that governed urban planning in Marbella and throughout Andalusia for decades.

The distinction between PGOU and PGOM is structural rather than semantic. Under the previous regime, the PGOU was a single, comprehensive document that combined territorial strategy, land classification, detailed zoning, urban design parameters and regulatory provisions within one instrument. This concentration of content made the system procedurally heavy and legally exposed. If procedural errors occurred in any part of the approval process, the entire plan could be annulled, as occurred with Marbella's 2010 PGOU.

LISTA introduced a reorganisation of planning instruments to address precisely that vulnerability. The PGOM now performs a strategic role. It defines the territorial model of the municipality, establishes land classification, identifies areas for growth or protection, determines structural infrastructure corridors and sets the general framework

for long term development. It does not regulate minor architectural details or building specifications. Those matters are addressed through complementary instruments and municipal ordinances.

By dividing strategic planning from detailed regulation, the likelihood that a procedural defect in one component invalidates the entire framework is significantly reduced. The new model is designed to be more legally resilient and more adaptable over time.

For Marbella, the PGOM therefore represents a shift from an all encompassing planning code to a layered system. At the highest level, the PGOM defines how the municipality is organised territorially. It determines which land is classified as urban, which may be transformed and which remains rural or protected. It establishes the broad parameters within which future development must operate.

Beneath the PGOM, more detailed planning instruments address zoning categories, building typologies and specific development conditions. This modular approach allows strategic objectives to remain stable while operational detail can evolve more efficiently.

The PGOM also interacts with transitional provisions. Following the annulment of the 2010 PGOU and the continued application of the 1986 framework where compatible, Marbella has operated in a hybrid legal environment. The PGOM is designed to consolidate and clarify that position, aligning municipal planning with the current regional legislative structure under LISTA.

The PGOM is the architectural blueprint of Marbella at municipal scale. It determines the spatial logic of the city for the coming decades. By contrast, the former PGOU attempted to combine blueprint and construction manual in one document. The new framework separates those roles, creating a system intended to be more stable, more transparent and less susceptible to wholesale annulment.

CURRENT LEGAL STATUS OF MARBELLA'S PLANNING FRAMEWORK

Marbella's planning framework has entered a decisive stage following the formal intervention of the Junta de Andalucía in early 2026. The PGOM, drafted under the provisions of Ley 7 2021 de Impulso para la Sostenibilidad del Territorio de Andalucía, LISTA, has received a favourable report from the Consejería de Fomento, Articulación del Territorio y Vivienda dated 22 February 2026. This confirmation establishes that the document complies with the legal, procedural and environmental requirements imposed by the current Andalusian planning regime.

The favourable report issued by the Junta does not in itself constitute definitive legal entry into force. Under LISTA and its implementing regulation, a PGOM acquires full legal effect upon definitive approval and formal publication in BOJA of the final consolidated instrument. As of the latest available official record, the plan has obtained regional validation and is positioned for final municipal ratification and publication.

Under the former PGOU regime, procedural defects could invalidate the entire instrument, as occurred with the 2010 PGOU annulled by the Supreme Court in 2015. The current framework under LISTA separates stages of approval and reinforces regional oversight, reducing systemic vulnerability. The favourable report issued in February 2026 confirms conformity with regional territorial strategy and environmental legislation, marking a substantial step toward structural legal consolidation.

AN UPDATE SINCE THIS GUIDE WAS WRITTEN

Marbella's planning framework moved twice in the months after this guide was first written.

The Consejería de Fomento, Articulación del Territorio y Vivienda issued a further favourable report on the final consolidated PGOM document on 8 July 2026, confirming the plan met the legal, procedural and environmental requirements set out under LISTA.

On 29 July 2026, Marbella's town council gave the plan provisional approval at an extraordinary plenary session, by 24 votes to two. That vote is a municipal step, not the final one. Two stages remain before the PGOM has legal force: definitive approval by the Junta de Andalucía, and formal publication in BOJA, the regional government's official bulletin. Until that publication takes place, the 1986 PGOU remains the framework actually in force, whatever stage the new plan has reached politically.

Marbella is the first municipality in Andalusia to take a plan of this type through provisional approval under LISTA. This page reflects the position as of 11 August 2026; readers should confirm current status before relying on it for a transaction.

The distinction between political announcement and formal legal status is fundamental. The milestone to monitor is definitive approval followed by publication in BOJA, which will determine the precise date from which the PGOM becomes fully enforceable.

The favourable report of 22 February 2026 indicates that the plan has passed the substantive regional review stage and is aligned with the legislative architecture established under LISTA.

Marbella is transitioning from reliance on an outdated 1986 instrument toward a modern, regionally validated strategic framework. The approval process has advanced beyond preliminary drafting and into the final phase required for legal consolidation. This progression significantly reduces structural planning risk and marks the most substantial stabilisation of Marbella's urban framework since the annulment of the 2010 PGOU.

LAND CLASSIFICATIONS UNDER THE PGOM

Land classification is the structural foundation of Marbella's planning system. Under LISTA and the PGOM, all land within the municipality is assigned to a defined legal category, and that category determines whether development is permitted, restricted or subject to transformation procedures.

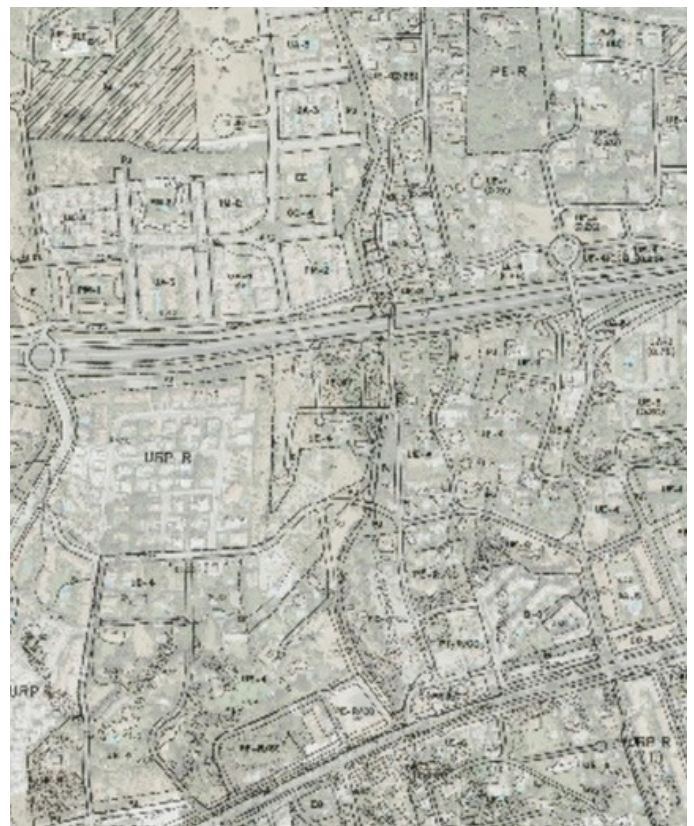
The primary distinction is between urban land and rural land. Urban land includes areas that are already integrated into the city or formally designated for structured development. Rural land, referred to as *suelo rústico*, is land that is not intended for urban growth unless expressly reclassified through a planning instrument.

Within urban land, a further distinction is made between consolidated and non consolidated areas. Consolidated urban land, often identified as UE or similar sector references depending on the detailed instrument, consists of plots that are fully serviced and integrated into the existing urban grid. These areas have access to infrastructure and generally allow direct licensing within defined parameters of buildability, height and occupation.

Non consolidated urban land includes areas classified as urban but requiring additional urbanisation works, redistribution of land or execution of sector specific planning instruments before full development rights are activated. These areas are frequently identified through sector codes or execution units and are subject to infrastructure contributions, land cessions and coordinated development procedures.

Rural land, or *suelo rústico*, is not intended for urban development. Construction is generally limited to uses directly linked to agricultural, environmental or specifically authorised activities.

The classification assigned to a parcel has direct consequences for valuation, timing and risk exposure. Consolidated urban land offers the highest level of certainty. Non consolidated or sectorised land may offer strategic upside but involves procedural complexity and infrastructure obligations. Rural land without transformation designation carries the greatest restriction.



ZONING AND PERMITTED USES

While land classification establishes whether land is urban or rural, zoning determines how that land may be used. Under the structure introduced by LISTA, zoning operates as the mechanism that allocates function within the urban fabric. It defines whether a parcel is intended for residential, hotel, commercial, industrial or public use and sets the conditions under which those uses may be exercised.

In Marbella, zoning has particular relevance due to the diversity of its urban model. The municipality contains consolidated residential neighbourhoods, luxury hotel corridors, commercial centres, marina environments, golf and resort communities and extensive protected natural areas. The PGOM seeks to organise these uses coherently within a legally robust framework.

Within residential areas, sub categories may distinguish between single family housing, multi family developments and mixed typologies. Density parameters, maximum height, buildability ratios and occupation limits are derived from these zoning designations and later specified in detailed ordinances.



Hotel and tourist accommodation zoning remains strategically significant in Marbella. The municipality's economic model continues to rely heavily on high end hospitality and short term accommodation. The PGOM identifies areas where hotel use is permitted as a primary function and where it may be integrated within mixed use developments.

Commercial zoning covers retail centres, offices and service oriented premises. In consolidated urban areas, commercial uses may also be integrated at ground floor level within residential blocks, such as San Pedro de Alcántara.

Industrial and logistical zoning is more limited in Marbella compared to larger metropolitan municipalities, yet it remains relevant in designated areas.

Public facilities zoning includes land reserved for schools, healthcare, administrative buildings, sports facilities and other collective uses. In many cases, such land is subject to mandatory cession during urban transformation processes. These designations are integral to the structural model of the PGOM and directly influence development viability in non consolidated sectors.

Environmental protection zoning operates alongside these functional categories. Areas designated for ecological preservation, landscape protection or hydraulic sensitivity impose restrictions that may override general urban classification. The presence of protected zoning within a plot can materially affect development expectations and must be examined alongside coastal and environmental legislation.

It is important to recognise that zoning does not operate in isolation. The PGOM establishes the structural allocation of uses, but detailed compatibility and intensity conditions are further regulated through municipal ordinances and subsidiary planning instruments. A residential zone may allow multiple typologies, yet height and density are defined elsewhere. Similarly, mixed use areas may permit residential and commercial integration subject to proportional limits.

DEVELOPMENT RIGHTS AND BUILDING PARAMETERS

Once land has been classified and zoned, the next layer of analysis concerns development rights. These rights define the volume, footprint and configuration of construction that may lawfully take place on a given plot. In Marbella, as in the rest of Andalusia, these parameters are derived from the applicable planning instrument and must be read in conjunction with municipal ordinances and sector specific legislation.

The principal parameter is buildability, or edificabilidad. This coefficient establishes the maximum constructed floor area permitted on a plot in proportion to its surface area. It is typically expressed as a ratio. The financial viability of any residential or mixed use project is directly linked to this figure. A modest variation in buildability can materially alter project economics, which is why precise confirmation of the applicable coefficient is essential in any acquisition process.

Occupation, referred to as ocupación, regulates the percentage of the plot that may be covered by construction at ground level. Even where total buildability permits a defined volume, occupation limits may restrict how that volume is distributed across the site. In low density residential zones common in Marbella's hillside and golf communities, occupation limits preserve spatial character and reduce visual impact. In more central urban areas, occupation ratios may allow a higher percentage of footprint, reflecting consolidated urban form.

Height limitations further refine the development envelope. These restrictions are typically expressed in storeys or metres and are influenced by location, surrounding morphology and, in certain areas, coastal or environmental considerations. Height control is particularly sensitive in seafront zones and elevated terrain, where visual integration and landscape protection are planning priorities.

Setback requirements establish minimum distances between construction and plot boundaries or public roads. These distances serve multiple purposes, including privacy, safety, fire regulation and urban coherence. In premium residential districts, setbacks contribute significantly to perceived exclusivity and spatial openness. Non compliance with setback rules is one of the most common sources of licensing irregularity.

Density parameters apply predominantly in multi dwelling developments or sectorised transformation areas. Density controls the number of residential units permitted within a defined surface area and directly affects infrastructure demand, traffic generation and community facilities. In strategic growth areas identified within the PGOM, density allocation becomes a central variable in determining long term supply and market absorption.

These parameters function collectively rather than independently. A plot may appear to allow a certain buildable area, yet height restrictions, setback lines or occupation limits may constrain architectural expression.

REGULARISATION OF EXISTING PROPERTIES AND LEGACY SITUATIONS

Few municipalities in Spain carry the same planning legacy as Marbella. The period preceding the annulment of the 2010 PGOU left a complex landscape of properties constructed under licences later questioned, modified planning assumptions and administrative practices that were ultimately subjected to judicial review. Any serious guide for buyers must address this context directly.

The annulment of the 2010 PGOU in 2015 did not automatically invalidate built properties. What it did was remove the legal instrument that had attempted to regularise and integrate a large number of developments into a coherent framework. As a result, the 1986 PGOU once again became the applicable planning reference, interpreted through case law and administrative guidance.

The legal status of a property in Marbella therefore depends not on general headlines, but on its specific planning history. Properties constructed with valid licences under the legal framework in force at the time generally retain their legality, even if the overarching plan was later annulled. However, where irregularities existed in licensing, urbanisation obligations or environmental compliance, those issues must be assessed individually.

Under the current legislative regime introduced by LISTA, the concept of urban discipline and regularisation has been restructured. LISTA establishes mechanisms for identifying situations that are incompatible with current planning but may, in certain circumstances, be subject to a form of tolerated status rather than demolition. One such concept historically applied in Andalusia is the classification known as *Asimilado Fuera de Ordenación*, commonly referred to as AFO.



AFO does not legalise an illegal building. Rather, it recognises that a structure may remain in place where enforcement action is no longer legally viable, typically due to prescription periods, provided that safety and habitability conditions are met. A property in AFO status may face restrictions on extension, subdivision or substantial alteration. It is therefore a stabilisation mechanism, not a restoration of full development rights.

The PGOM does not automatically resolve every legacy issue. Its function is structural, defining land classification and territorial organisation. Regularisation of individual properties remains subject to administrative procedure and compliance with LISTA and sector specific legislation. However, the introduction of a legally validated planning framework reduces interpretative ambiguity and strengthens administrative consistency.

STRATEGIC GROWTH AREAS AND SECTORISED LAND



Beyond consolidated urban areas, the PGOM identifies land intended for structured transformation over the medium and long term. These areas, often referred to as sectorised or transformation sectors, represent the controlled mechanism through which Marbella can accommodate growth while maintaining alignment with regional planning law.

Strategic growth areas are not synonymous with immediate buildability. Their designation within the PGOM indicates territorial intent rather than automatic development rights. Activation of development typically requires further procedural steps, including detailed planning, urbanisation projects, infrastructure agreements and compliance with environmental assessment.

Sectorised land generally falls within urban land that is not yet consolidated, or land specifically identified for future transformation subject to planning conditions. In these areas, landowners are commonly required to participate in the costs of infrastructure, public land cessions and execution of urban services before building licences can be granted. These obligations, known as *cargas urbanísticas*, form part of the legal framework governing development. JUST Real Estate is uniquely positioned to help investors source these parcels of land and have already identified particular areas of interest where we feel strategic growth will occur.

Infrastructure provision is central to the viability of transformation sectors. Roads, water supply networks, sewage systems, electricity distribution, public green spaces and community facilities must be planned and, in many cases, financed proportionally by benefiting landowners. The PGOM establishes the structural allocation of these corridors and public reserves, while detailed implementation is addressed through sector specific instruments.

The PGOM's strategic function is to define where growth is appropriate and where it is not. This includes identifying areas suitable for residential expansion, potential mixed use development and locations for public facilities. At the same time, it reinforces protection of environmentally sensitive terrain and limits expansion into rural or landscape constrained zones.

In Marbella, where land supply is geographically limited between the coastline and the mountainous hinterland, the allocation of transformation sectors carries substantial market significance. Land designated within a strategic growth corridor under the PGOM may gain long term value potential.

Marbella's growth model under the PGOM is therefore structured rather than opportunistic. Expansion is channelled through defined sectors with regulated obligations. Understanding this distinction is fundamental before assessing infrastructure responsibilities and urbanisation costs.

INFRASTRUCTURE OBLIGATIONS AND URBANISATION COSTS

Urban development in Marbella, as in the rest of Andalusia, is inseparable from infrastructure responsibility. The right to build is not granted in isolation, it is conditioned upon the provision of public services, access networks and community facilities.

When land is designated for transformation or identified as non consolidated urban land, landowners are typically required to participate proportionally in the execution of infrastructure works. These obligations, commonly referred to as urbanisation costs or *cargas urbanísticas*, form part of the legal structure governing planning implementation.

Infrastructure responsibilities may include the construction or upgrading of road networks, installation of water supply and sewage systems, electricity and telecommunications networks, drainage works and public lighting. In addition to technical services, landowners may be required to cede portions of land for public use. These cessions can include green spaces, road alignments, educational facilities or other public amenities identified in the structural framework of the PGOM.

In consolidated urban land, infrastructure is generally already in place, and obligations are limited to connection fees or compliance with local ordinances. In transformation sectors, however, the financial and procedural exposure can be significant. Investors must evaluate whether urbanisation works have been completed, partially executed or remain pending. The stage of infrastructure execution directly affects both timeline and cost certainty.

The PGOM establishes the structural location of infrastructure corridors and public facilities. It may identify future road connections, transport improvements or public service nodes. However, the detailed design and allocation of costs are determined through subsequent planning instruments and urbanisation projects. These projects define technical specifications, distribution of financial contributions and execution sequencing.

ENVIRONMENTAL AND COASTAL RESTRICTIONS

In Marbella, environmental and coastal legislation operates alongside municipal planning instruments and, in certain cases, overrides them. Any assessment of land potential must therefore consider not only classification and zoning, but also sector specific regulatory constraints.

Marbella's geography is defined by its coastline, river systems and mountainous hinterland. This landscape generates both value and regulatory complexity. Coastal land is subject to Spain's national *Ley de Costas*, which establishes protection zones measured from the maritime public domain. Within these zones, restrictions may apply to new construction, alteration of existing buildings and change of use. In certain cases, development rights are significantly limited regardless of municipal zoning designation.

The coastal influence zone extends inland from the shoreline and may impose additional conditions related to height, density and visual impact. Properties located in proximity to the sea require verification not only of municipal planning status but also of compliance with coastal legislation and any concessions or authorisations granted by the relevant authority.

Hydraulic risk is another critical factor. Marbella includes riverbeds, seasonal watercourses and areas historically affected by flooding. Hydraulic plans prepared at regional or national level may designate flood risk zones where development is restricted or subject to mitigation requirements. Even where land is classified as urban, construction within high risk zones may require technical studies and specific authorisation.

Environmental protection designations further shape development capacity. Parts of Marbella's territory fall within protected natural areas or are subject to landscape preservation measures. These designations may restrict earth movement, tree removal, slope modification or building volume. In hillside areas such as Sierra Blanca and other elevated sectors, topography and landscape integration are frequently determining factors in licence approval.

Marbella's attractiveness is intrinsically linked to its natural setting. The regulatory framework reflects this reality by imposing layered protections designed to preserve coastal and environmental integrity.



The PGOM provides structural clarity within municipal planning, yet it operates within a broader hierarchy of environmental and coastal law that remains binding and, in certain contexts, determinative.

WHAT THE PGOM MEANS FOR LAND INVESTORS

The most significant impact of the PGOM lies in the clarification of land classification and strategic growth corridors. Under the previous hybrid environment, interpretation of development potential often required reliance on outdated instruments and complex legal cross referencing. The transition to a PGOM aligned with LISTA establishes a clearer territorial hierarchy. Investors can distinguish between consolidated urban land, non consolidated sectors requiring execution and rural land without transformation rights. This clarity directly affects land pricing.

Consolidated urban plots with defined buildability and infrastructure access carry lower planning risk and therefore lower yield compression potential. Sectorised land identified for transformation under the PGOM may offer strategic upside, but only where infrastructure sequencing, detailed planning instruments and urbanisation obligations are clearly defined.

From a capital markets perspective, the PGOM reduces systemic uncertainty. Institutional investors typically require a stable legal framework before entering a jurisdiction at scale. The regional validation of Marbella's PGOM under LISTA strengthens confidence that the structural planning regime is no longer vulnerable to the procedural weaknesses that led to the annulment of the 2010 PGOU.

In Marbella's geographically constrained market, where land supply is finite and environmental protection is substantial, planning clarity becomes a competitive advantage. The PGOM establishes that clarity at structural level.

FREQUENTLY ASKED QUESTIONS

Is my property illegal because the 2010 PGOU was annulled?

No. The annulment of the 2010 PGOU in 2015 did not automatically invalidate properties constructed under licences granted at the time. Legality depends on whether a valid building licence was issued, whether the building conforms to the approved project and whether any enforcement action was initiated within the statutory period. Each property must be assessed individually.

What is an AFO and should I be concerned?

AFO stands for Asimilado Fuera de Ordenación. It is a legal status applied to buildings that were constructed without full planning compliance but where the administration can no longer order demolition because the enforcement period has expired. An AFO does not legalise the building in the full planning sense. It allows the structure to remain, subject to certain limitations. Buyers acquiring property with AFO status must understand that future development flexibility can be limited.

What is a Certificate of Antiquity, Certificado de Antigüedad?

A Certificate of Antiquity is a technical document issued by a qualified architect confirming that a building has existed for a specified period of time. It is commonly used where a property was constructed without a formal licence but has exceeded the statutory enforcement period. This certificate may support registration of the building in the Land Registry. However, it does not substitute a building licence, nor does it automatically grant full planning legality.

Can rural land now be developed under the PGOM?

Not automatically. Rural land, suelo rústico, remains restricted unless specifically designated for transformation within the planning instrument. Without formal classification as urban or a defined transformation sector, residential development is not permitted beyond limited uses authorised under regional law.

How can I verify land classification?

Land classification must be confirmed through official municipal planning documentation. Buyers should not rely solely on marketing descriptions or informal statements. Formal urban planning certificates provide authoritative confirmation of classification, zoning and applicable parameters. JUST Real Estate can assist in obtaining and interpreting this documentation to ensure clarity before acquisition.

Does zoning override coastal or environmental legislation?

No. Coastal law, hydraulic risk mapping and environmental protection regulations operate alongside municipal planning. Even if land is classified as urban, additional restrictions may apply that affect development capacity.

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At JUST Real Estate, we don't measure success by how many properties we list. We measure it by how smoothly we guide our clients through the sales process and how much value we help them realise.

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- Designs and executes a bespoke marketing plan
- Handles all buyer contact, feedback, and follow-up
- Negotiates with professionalism and authority
- Follows through—until the final signature at the notary, and beyond

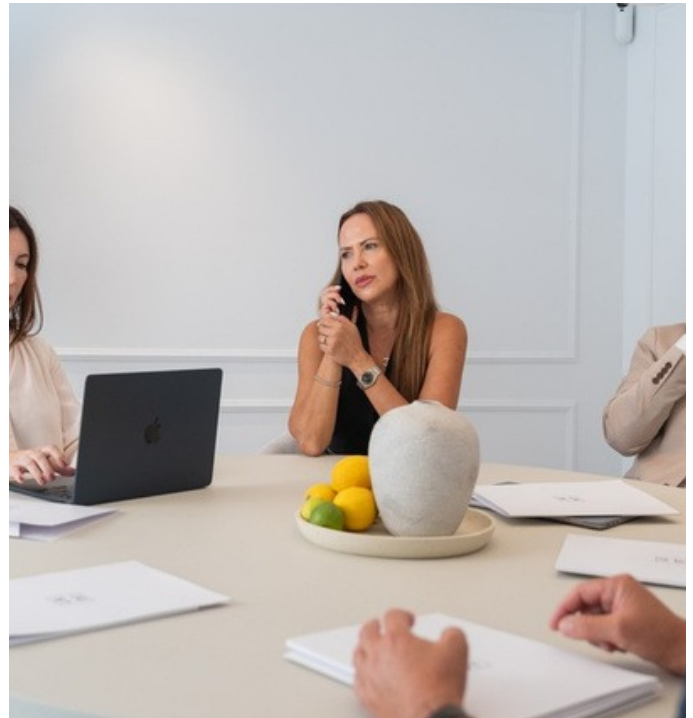
Whether you're selling a modern villa, a beachfront apartment, or a development plot, our team knows how to position your property to attract the right buyer—and guide the deal safely to completion.

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We work with:

- Buyers and investors from the UK, Scandinavia, Belgium, the Middle East, and beyond
- A curated network of collaborating agents, vetted for professionalism and client quality
- International portals, advisors, and relocation networks

Our team speaks multiple languages, understands cultural nuances, and is trained to manage complex, cross-border transactions with ease.

TESTIMONIAL

"JUST has been a great support and advisor to us on our property purchase and sale in Marbella. They were 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 company to deal with."

Sir Noel Quinn,
former Group Chief Executive, HSBC

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