

# ALICANTE CITY – A HIDDEN GEM FOR PROPERTY BUYERS



@alicanteole  
[www.alicanteole.com](http://www.alicanteole.com)



ALICANTE  
*Olé*

**Alicante city is a hidden gem for property buyers due to a unique blend of lifestyle appeal, value for money, and investment potential.**

**Here's why it's gaining attention among savvy buyers . . . . .**



## **Sun, Sea, and Scenic Living without the Hype**

- Alicante boasts over 300 days of sunshine per year and stunning Mediterranean beaches
- It's a walkable city with a mix of historical charm (Santa Bárbara Castle) and modern marina life, offering the best of both worlds.
- Yet, it's less crowded and more authentic than hotspots like Marbella or Barcelona.



## Property Prices Are Still Reasonable

- Alicante's property prices are significantly lower than those in Madrid, Barcelona, or the Balearic Islands.
- You can still find sea-view apartments or traditional homes in central locations for under €200,000 – a rarity in many parts of Spain.
- Offers great rental yields, especially with year-round tourist appeal and digital nomad interest.

## Top Accessibility

- Alicante–Elche Airport connects to most major European cities, often with low-cost carriers.
- High-speed rail (AVE) links it to Madrid in just over two hours, making it commutable for part-time residents.

## Diverse Property Market

- From sleek modern flats to charming old-town properties in Barrio Santa Cruz or seaside villas in Albufereta, there's something for every budget and taste.
- Strong potential for renovation or investment projects, especially in up-and-coming neighbourhoods.



Over the past three years, Alicante's property market has experienced notable growth, reflecting its rising appeal among both domestic and international buyers.



## The top 5 Alicante neighbourhoods with highest annual growth (2025)

### **+19.8% Virgen del Remedio – Juan XXIII**

Most budget-friendly neighbourhood; undergoing gradual revitalization

### **+20.2% Plà del Bon Repòs – La Goleta – San Antón**

Mix of modern and traditional homes; strong community vibe.

### **+22.0% Campoamor – Carolinas – Altozano**

Affordable with strong growth; attracting first-time buyers

### **+24.4% Benalúa – La Florida – Babel – San Gabriel**

Rapidly developing; popular among young professionals.

### **+26.5% Los Ángeles – Tómbola – San Nicolás**

Fastest-growing area; diverse and multicultural population.



Alicante's real estate market in 2025 shows strong growth, especially in coastal and central neighborhoods.



## Alicante Property Price Trends by Neighbourhood (2025)

### 1. Playas Area (e.g., Playa de San Juan, Albufereta, Cabo de las Huertas)

- Average Price: €3,338/m<sup>2</sup>
- Trend: Significant growth due to high demand for beachfront properties.
- Insights: These coastal neighbourhoods are experiencing robust price increases, driven by both local and international buyers seeking seaside living.

### 2. City Centre (Centro, Ensanche Diputación)

- Average Price: Approximately €2,400–€2,700/m<sup>2</sup>
- Trend: Prices are expected to rise by 3% to 7% in 2025.
- Insights: The city centre remains attractive due to its amenities and cultural offerings, with a steady appreciation in property values.





Alicante's real estate market in 2025 shows strong growth, especially in coastal and central neighborhoods.



### 3. Carolinas Altas / Carolinas Bajas

- Average Price: Around €1,500–€1,800/m<sup>2</sup>
- Trend: Emerging growth as these areas undergo revitalization.
- Insights: These neighbourhoods are becoming popular among investors and first-time buyers due to their affordability and potential for value appreciation.

### 4. Zona Norte Virgen del Remedio – Juan XXIII

- Average Price: €1,135/m<sup>2</sup>
- Trend: Stable with potential for future growth.
- Insights: As one of the more affordable areas, Zona Norte may attract buyers looking for budget-friendly options with long-term investment potential.



**Prime areas command higher prices, but emerging neighbourhoods offer more affordable entry points with promising appreciation potential.**



## Overall Market Trends in Alicante (2025)

- Average Property Price: €2,477/m<sup>2</sup> (as of April 2025)
- Year-over-Year Increase: 16.62% compared to May 2024
- Rental Market:Average rental price is €12.56/m<sup>2</sup>/month, marking an 8.74% increase from the previous year.

## Investment Insights

- High-Growth Areas:

Los Ángeles – Tómbola – San Nicolás leads with a 26.5% annual increase, signaling strong investment potential.

## Affordable Options:

Virgen del Remedio – Juan XXIII offers the lowest average price at €960/m<sup>2</sup>, ideal for budget-conscious buyers

**Luxury Markets:** Playa de San Juan – El Cabo and Centro remain premium areas with consistent demand and price appreciation.



If you're looking for undervalued areas, focus on neighbourhoods bordering the city centre or undergoing redevelopment . These often see the strongest capital growth within 3-5 years.



## Annual Property Price Growth in Alicante

### 2023

- Average Increase: Around 4.4% nationally.
- Alicante Specifics: The province saw a 9.4% year-on-year increase in property prices by Q3 2023, with new builds rising by 8.3% and resale homes by 7.9%.

### 2024

- Average Increase: Approximately 11.2% nationwide.
- Alicante Specifics: The province experienced a 15% increase in property prices, with certain areas like Algorfa witnessing surges up to 43.3%.

## Current Market Snapshot (2025)

- As of April 2025, the average asking price for residential properties in Alicante city reached €2,477 per square meter, marking a 16.62% increase compared to May 2024.





Alicante is what coastal Spain used to be — affordable, authentic, and full of opportunity. It's perfect for those seeking lifestyle and long-term value without the tourist saturation or inflated prices of better-known destinations.

**We wish you the very best of luck on your journey!**

If you need some advice on your search or you'd appreciate some recommendations feel free to get in touch **[info@alicanteole.com](mailto:info@alicanteole.com)**

