

RESIDENTIAL TOURIST COMPLEXES

An Analysis of the Residential Tourist Development in the Mediterranean Coast and in the Northeastern Brazilian Coast and its Environmental and Social Impacts

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Among the various forms of tourism that have been flourishing since the second half of last century, residential tourism emerges as a major phenomenon in many regions worldwide. The growth of this activity has been contributing for generating jobs and income in the coastal municipalities in several areas as the southeastern coast of Brazil or the Spanish Mediterranean coast. Recently, there has been a rapid growth of this type of tourism also on the Brazilian northeastern coast. This process, can, at the same time generate important economic benefits for this region but also can create several social and environmental impacts. This study has two main objectives. The first objective was to identify the scenario of supply and demand for second residences projects in Brazilian northeastern coast. The methodology included survey in sites and interviews with real estate agents, builders, hotels operators and government agencies. The results show the great interest of international capital to build mega-projects of second-homes in the Northeastern region adapted to international demand, mainly European. The second objective was to compare the trends, phases and characteristics of residential between Spanish Mediterranean coast and Brazilian northeastern coast. Results shows that both tourist areas were affected by economic crisis and structural shortcomings of their models that enhance economic, social and environmental impact.

KEY WORDS: *second residence, environmental and social impacts, source for employment.*