

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

October 2024 · Edition 25

FOLIO

AssetFolio™

COSTA TROPICAL

HIDDEN PARADISE

APPETISING AUTUMN

SHORTER DAYS MAY HERALD
AUTUMN'S ARRIVAL, BUT THERE IS
STILL PLENTY TO CELEBRATE

OUTDOOR LIVING

FOREVER AUTUMN

REAL ESTATE TRENDS

DISCOVER CURRENT MARKET TRENDS
IN COSTA DEL SOL REAL ESTATE

ALSO IN THIS ISSUE: 432 BUENAVISTA, 709 SIERRA BLANCA, IFIELD HOUSE

WELCOME TO THIS AUTUMN EDITION OF FOLIO, WHERE WE'VE GOT YOUR PERFECT SEASONAL LINEUP! DISCOVER THE HIDDEN GEM OF THE COSTA TROPICAL, A SUBTROPICAL PARADISE JUST TWO HOURS FROM MARBELLA, WHERE SUNSHINE, SECRET COVES, AND SCUBA DIVING AWAIT. ON THE FOOD FRONT, IT'S CHESTNUT SEASON, WITH GENAL VALLEY FESTIVALS AND CHESTNUT ROASTS FILLING THE STREETS. NEED SOME FRESH OUTDOOR LIVING IDEAS? THINK COZY FIRE PITS, PLUSH CUSHIONS, AND A TOUCH OF BALEARIC BOHO FOR ALFRESCO LOUNGING ALL SEASON LONG. WE'VE ALSO GOT THE INSIDE SCOOP ON COSTA DEL SOL'S REAL ESTATE TRENDS, INCLUDING ASSET FOLIO'S HOTTEST NEW DEVELOPMENTS: AYANA, NAYA RESIDENCES, AND ALYA MIJAS. PLUS, CHECK OUT OUR LUXURY RESALE PROPERTIES—PERFECT FOR LIVING THE HIGH LIFE THIS AUTUMN!

Enjoy!

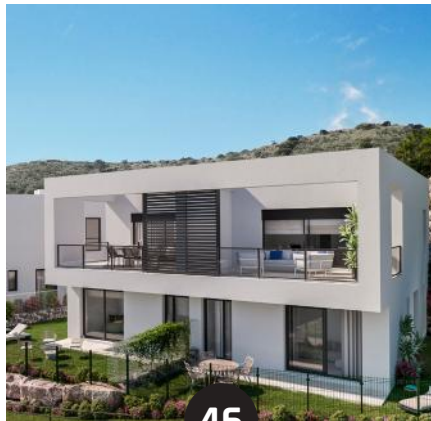
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FOLIO MAGAZINE EDITION 25

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COSTA TROPICAL

HIDDEN PARADISE



As its name suggests, the Costa Tropical has a unique microclimate. The Sierra Nevada Mountains that rise behind the coast protect it from the cold north winds, while warm air flows along the Mediterranean from North Africa

Less than two hours' drive from the busy Costa del Sol, the Costa Tropical is a fascinating combination of hedonism, history and holidaymaking!

Stretching from the east of Nerja to the Costa de Almería, the Costa Tropical is frequently overlooked as a destination, which means that it has kept much of its charm. A modern highway, complete with some frankly terrifying bridges, effortlessly whisks you to the major towns of Almuñécar, Salobreña and Motril. If you have the time and enjoy driving, however, take the old coast road. With spectacular views of the Mediterranean, winding around hidden coves and diving into tunnels, this road is an atmospheric throwback to the 50s and 60s. You might even start imagining that you glimpsed a Ferrari Dino or Aston Martin DB5 in the rear view mirror!

As its name suggests, the Costa Tropical has a unique microclimate. The Sierra Nevada Mountains that rise behind the coast protect it from the cold north winds, while warm air flows along the Mediterranean from North Africa. The result is a subtropical microclimate that enjoys 320 days of sunshine per year and an average temperature around 20 C, perfect condition for growing tropical fruit!

The main tourist resorts are Almuñécar, Salobreña, Motril, Castell de Ferro and La Rábida. As you might expect, all have a wide variety of hotels, restaurants and bars to suit every taste and budget. Whatever your favourite water sport, The Costa Tropical is a paradise. As well as several well-equipped marinas – Marina del Este is well worth

a visit – you can enjoy windsurfing, fishing, water-skiing and even surfing. Kayak expeditions allow you to explore the coast's coves and beaches, while the unspoilt beauty of the sea floor, teeming with marine life, attracts snorkel and scuba enthusiasts. The beaches and views are some of the best in Spain. At La Herradura the steep cliffs of Cerro Gordo and Punta de la Mona plunge into the sea; and if you want to get really close to nature, Cerro Gordo-Maró has the nudist beach of Cantarrián

Back on dry land there is a range of activities including golf, tennis, mountain biking and hiking. The skiing resort of Sierra Nevada is just over an hour away, giving you the unique opportunity being able to hit the slopes in the morning and then drive down in time

for lunch on the beach!

The Costa Tropical is perfect if you enjoy a little history on your holiday. Almuñécar has been an important historical sight, and you can still visit the Phoenician necropolis from the 7th century BC, the Roman Aqueduct; as well as the Moorish Castle that overlooks the town. Nearby Salobreña is often described as the "Jewel of the Tropical Coast" with its fortress overlooking the white houses that cling to the side of the steep hill (be warned. It is steep!) Finally, Motril, considered the capital of the Costa Tropical, has a variety of beaches, a busy town centre and an international port that links Spain to several Mediterranean destinations.

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THE SKY

EXCLUSIVE PROPERTY LISTING
4 3 2 | BUENAVISTA
La Quinta

This exceptional penthouse is located in the highly sought-after residential complex of Buenavista, perched on the hillside of La Quinta, it boasts stunning views of the sea, valley, golf course, mountains, and picturesque countryside. The complex is conveniently just a short drive from the vibrant town of San Pedro Alcántara on one side and Nueva Andalucía on the other, providing residents with a diverse range of amenities.

Featuring 3 bedrooms and 3 bathrooms, this spacious penthouse includes a large, partially covered terrace that adds to the outdoor living space, showcasing breathtaking views. Thanks to its prime location and elevation, the entire apartment is bathed in natural light throughout the year.

€995,000
SPECIFICATIONS

3 Bed
 3 Bath
 161 m² Built
 42 m² Terraces
 0 m² Plot









4 3 2 | BUENAVISTA

La Quinta

The open-plan living and dining areas are designed in a sleek, minimalist style, while the well-appointed kitchen is generous in size and equipped with high-quality appliances and views out to the mountains of Benahavis.

The lounge and one of the bedrooms feature patio doors that open directly onto the main terrace, and both the master bedroom and the third bedroom each come with their own small terrace. The bathrooms are elegantly designed with walk-in showers and marble finishes, enhanced by underfloor heating for added comfort.

Residents have access to a spacious communal swimming pool surrounded by beautifully landscaped gardens. Additional highlights of this stylish property include hot and cold air conditioning, convenient lift access to the underground garage with two parking spaces, and storage space. The complex also offers 24-hour security for peace of mind.

Click Here to find out more about 432 Buenavista.



APPETISING AUTUMN



Falling leaves, shorter days and cooler temperatures, may herald autumn's arrival, but there is still plenty to celebrate.

The change in the seasons sees a rich variety of fresh seasonal produce appearing in local markets and restaurants, especially in the south of Spain. As the main ingredients of some delicious recipes, products such as the humble chestnut are celebrated in some wonderfully unique festivals in many of the villages in Malaga province.

Spoiler alert. Autumn in Andalucía is not a great time to be a pig. Those of a vegetarian or vegan persuasion might like to skip to another section of Folio.



Think of autumn in Malaga and you will probably think of chestnuts. This is the time of year when chestnut sellers, or *castañeras*, roast chestnuts over coals. It really is 'Street Food', and for a few euros, the *castañera* will give you a newspaper cone filled with hot chestnuts.

Chestnut trees also create one of the most picturesque autumn images, as the leaves turn a shade of ochre before they fall. The Genal Valley, in the region of Ronda, is one of the largest producers of chestnuts in Spain, with about 3,500 hectares. The village of Pujerra, located in the valley,

takes its chestnuts seriously. Not only is it home to the largest chestnut cooperative in Malaga province, but it also has a chestnut museum, as well as a festival that is held between October 31 and November 1.

November 1 is the *Día de Toston*, a national holiday throughout Spain. Families traditionally head into the countryside to enjoy eating and drinking in the open air, with chestnuts an essential part of the celebrations. In addition to this, several villages also hold festivals during autumn including the *Tostón Popular* in Ojén.



The fan is not just
decoration but an icon
of Spain



One of the prettiest white villages and easily reached from the coast, Ojén celebrates the tradition of roasting chestnuts, with free samples as well as outdoor music and activities.

Further inland, the Wine and Chestnut Fair in Yunquera is a celebration of two of the region's most iconic products. During this fair, visitors can enjoy roasted, syrup-soaked, boiled, or freshly picked chestnuts, along with sweet wines, musts, rosés, or whites. The festival is lively with the music of verdiales groups and over twenty stalls in the square offering local products including cured meats, olive oil, and traditional pottery. There is also a cooking contest, grape crushing, and tasting of malcocinao, a typical Yunquera dish made with chickpeas, bacon, tripe, chorizo, and blood sausage. Yunquera is a little off the beaten track but well worth it!

Other seasonal produce includes mandarins and oranges that are used

in several traditional recipes, most notably the ensalada malagueña (Malaga salad), made with cod, potatoes, oranges, olives and spring onions, and always dressed with a generous helping of extra virgin olive oil.

Then there is the purple carrot of Antequera. Yes, you did read that correctly. Originally grown as fodder for livestock, the "zanahoria morá" has become a delicacy in jams, a cream of carrot soup, roasted or raw in salads. Of course, the purple carrot has its own festival in the first week of December in Cuevas Bajas.

Finally, we come to the pig. Fattened up throughout the summer, autumn is traditionally the time when the animals are slaughtered, providing vital food through the winter months. As the pig was so valuable, Spanish cuisine has created either a dish or a way of preserving the pork so that nothing was wasted. As the Spanish saying goes, the only part of the pig that is not used - is the squeal!

Click Here to read our other blogs.





EXCLUSIVE PROPERTY LISTING

 7 0 9

SIERRA BLANCA

Magnificent townhouse in a luxury urbanisation of first quality, with the tranquility that it has to have, and with all the services next door. This house is composed of two bedrooms rooms with en suite bathrooms. A quite spacious living room on the main floor with the open kitchen, all furnished with modern and comfortable furniture, and has an exit to the main terrace.

The two bathrooms in the bedrooms are spacious and bright and each a have Jacuzzi and shower. In addition, the property has a basement with private parking and laundry room. The urbanization is highly sought after, offering a modern and peaceful environment at reasonable prices. It features two swimming pools and beautifully landscaped garden areas. A visit is a must!


€1,495,000
SPECIFICATIONS

2 Bed
 3 Bath
 204 m² Built
 32 m² Terraces
 0 m² Plot







709

SIERRA BLANCA

Bordering the natural parkland and protected pine forests of Nagüeles, yet only a few minutes drive from the centre of Marbella, Puerto Banús and a plethora of superb golf courses, this development enjoys a privileged elevated location at Sierra Blanca – one of the most distinguished of addresses in Mediterranean Spain – with spectacular sea and mountain views.

This exceptional new, gated development exudes luxury and privacy at every turn, while its sublime architecture masterfully harnesses the aesthetic use of light, space and natural materials such as stone and wood to create a home that is truly a sanctuary for the mind, body and spirit. It has been awarded B.I.D International Quality Star Awards in London and Paris as well as the Bentley International Property Awards in association with the Daily Mail and International Homes for Best Architecture and Best Development. These exclusive apartments have been built using only the best materials combining wood, natural stones and marble.

Click Here to find out more about 709 Sierra Blanca.



OUTDOOR LIVING

FOREVER AUTUMN



A must for autumn living is creating cosy seating areas, perfect for that morning coffee in the sunshine, curling up with a book or having late night conversations with friends.

The Irish poet John Keats immortally described autumn as "... the season of mists and mellow fruitfulness". Hailing from Eire as he did, where the autumn months are more likely to bring gales, rain, sleet, snow and the aforementioned hail, the "mellow fruitfulness" of the poem is undoubtedly more poetic licence than metrological forecast.

If the great romantic poet had access to a time machine and alighted in Marbella (preferably alone, as the thought of his hell-raising companion, the infamous Lord Byron, let loose in Banus is too much to contemplate) he would have observed that Marbella is particularly mellow in the autumn.



As the crowds head home, residents on the coast breathe a long sigh of relief. 2024 was the summer season that broke all previous records in terms of tourists, hotel occupancy and increased spend per visitor, but this resulted in day-to-day life being a little more “challenging” than usual, especially if you were stuck in yet another traffic delay.

For many of us who are lucky enough to live here year round, this is a favoured time of year. The gradual decrease in temperature allows us plenty of time to enjoy

our pools, gardens and terraces without the harsh summer heat. Some brave souls can even be sighted enjoying bracing swims in the Mediterranean in November, as long as the sun is out!

As summer slips effortlessly into autumn, the gradual change of seasons means that, with a few small changes, you can continue to enjoy the outdoor lifestyle.

One of the main trends among home designers is the reimagining of outdoor spaces as alfresco sanctuaries for relaxation and entertainment. Casual

lounging is a key feature, with large seats adorned with plush cushions on chairs and sofas, ensuring comfort and a laid-back aesthetic. The “Balearic Boho” design - bringing a little Ibiza influence to the coast – is extremely popular. Blending “Hippie Chic” with Mediterranean influences, that embraces earthy tones for a warm and natural look.

This use of earthy colours, such as brown, green, and terracotta, provides a natural look. These calming colours can also reduce the visual impact of your furniture on the landscape. For a touch of the dramatic, try adding brightly coloured cushions or throws as a contrast to the more

natural tones.

A must for autumn living is creating cosy seating areas, perfect for that morning coffee in the sunshine, curling up with a book or having late night conversations with friends. If you want to be solitary, look for a secluded spot that gets a splash of morning sun. Comfortable cushions, throws, and outdoor rugs can help you create this space, while weather-resistant outdoor furniture will withstand the elements as well as provide comfort and style.

Alfresco dining during the cooler months is another of the quintessential outdoor living experiences. The options can range from a dedicated BBQ area to a fully functional outdoor kitchen. On the other hand, you might opt for a chill out space around a fire pit, perfect for relaxing with a few drinks as you count the stars on another crystal clear evening. Ensuring that your tables and chairs are made from durable materials such as teak and aluminium is a wise decision, but otherwise there is a huge range of designs for you to choose.

From minimalist and modern, to rustic and traditional, you are sure to find the exact look for the perfect outdoor living environment. For more inspiration, why not check out Design Week Malaga from 21st -27th October, to keep up with the latest trends. Then you can sit back in your outdoor space, relax and enjoy a little bit of "mellow fruitfulness"!

Click Here to read our other blogs.






DIRECT PROPERTY LISTING
IFIELD HOUSE

Situated in the serene Forest Hills of Estepona, 'Ifield House' offers breathtaking panoramic views of the sea and mountains. Surrounded by evergreen cork oak and pine trees, this location provides a lush, green environment even during the height of summer. Forest Hills is a tranquil community home to a diverse mix of year-round residents, including families and retirees from various nationalities. The closest neighbours are English, who own a renowned local golf course. Despite its peaceful setting, the area is well-equipped with amenities, including a tennis club, gym, riding school with stables, two local restaurants and a beach just four minutes down the hill where there is a supermarket, petrol station, Beso Beach club and restaurant, the newly opened Sublim beach club, bar and restaurant at Laguna Village and the facilities of the neighbouring 5* Kempinski Hotel.

€1,395,000
SPECIFICATIONS

3 Bed
 4 Bath
 200 m² Built
 98 m² Terraces
 880 m² Plot







IFIELD HOUSE

L
 ocated on the 'New Golden Mile', Ifield House is a mere 5-minute drive from Estepona, 15 minutes from Puerto Banus, and 20 minutes from Marbella. Malaga and Gibraltar airports are just 40 minutes away, making them conveniently equidistant from either direction.

One of the unique attractions is a 50m² infinity swimming pool lined with bottle green mosaic tiles inspired by the pool from the movie 'Stealing Beauty', with a natural stone surround, blending seamlessly with the natural landscape of the lush green valley. A large hardwood decking terrace with sun loungers to enjoy all-day sunshine has access to the lower lawn, bedroom suites, upper lawn, and terraces via traditional wooden railway sleeper steps. Additional stone steps lead up to the large private terrace and sunloungers of the master bedroom suite.

Click Here to find out more about Ifield House.





The Costa del Sol real estate market is vibrant and evolving, with trends reflecting the growing demand for luxury, sustainability, modern amenities, and rental properties.

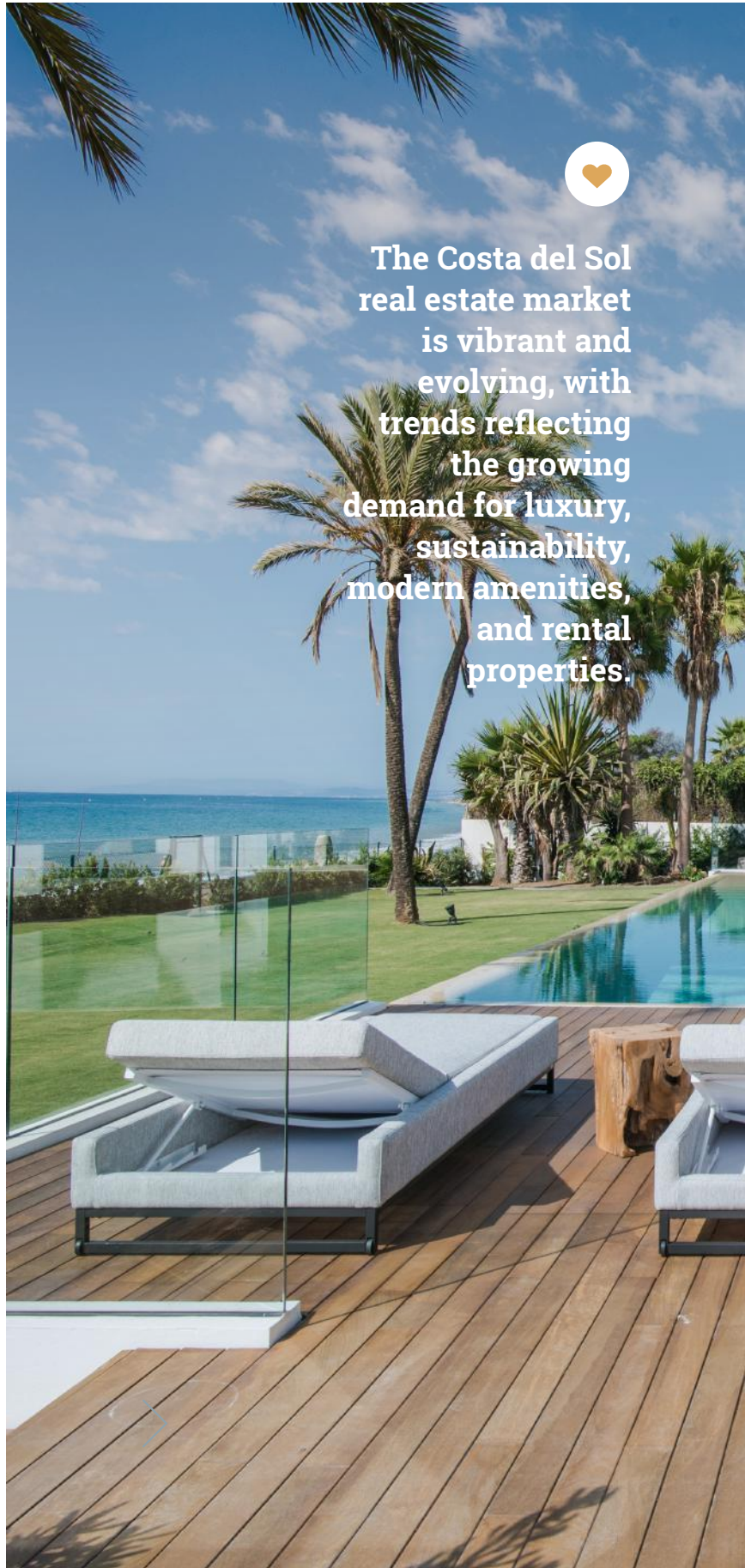
The Costa del Sol real estate market is experiencing dynamic changes, driven by various factors that are influencing buyer preferences and investment patterns. Here's an in-depth look at the current market trends in this sought-after region.

1. INCREASED DEMAND FOR LUXURY PROPERTIES

Trend: There is a growing demand for luxury properties, particularly in prime areas such as Marbella, Puerto Banús, and the Golden Mile. High-net-worth individuals and international buyers are driving this trend, seeking homes that offer exclusivity, premium amenities, and prime locations.

Factors Influencing This Trend: **Quality of Life**

Costa del Sol is renowned for offering a high quality of life. The region boasts beautiful beaches, excellent dining options, and a vibrant cultural scene. The luxury lifestyle here includes access to world-class golf courses,



REAL ESTATE TRENDS

DISCOVER CURRENT MARKET TRENDS IN COSTA DEL SOL REAL ESTATE





exclusive beach clubs, high-end shopping, and gourmet restaurants. The area's infrastructure supports a comfortable and convenient lifestyle, with well-maintained roads, healthcare facilities, and international schools, making it an ideal location for families and retirees alike.

Climate

The Mediterranean climate is a significant draw for buyers. Costa del Sol enjoys around 320 days of sunshine a year, with mild winters and hot summers. This climate not only supports a healthy outdoor lifestyle but also makes the region a year-round destination for tourists

and residents. The pleasant weather allows for activities such as golf, sailing, and outdoor dining, enhancing the region's appeal.

Investment Security

Luxury properties in Costa del Sol tend to maintain their value and provide good returns on investment. The demand for high-end properties in prime locations ensures that these investments remain attractive. Furthermore, the region's popularity among affluent buyers from around the world adds to the market's stability. This stability is further reinforced by Spain's strong property rights and transparent legal system, which protect investors'

interests.

2. RISING POPULARITY OF NEW DEVELOPMENTS

Trend: New developments are increasingly popular, offering modern amenities, energy-efficient systems, and contemporary designs. These developments cater to the needs of today's buyers, who seek convenience, sustainability, and high-quality living environments.

Key Areas:

Marbella

Projects like Ayana Estepona and Naya Residences are leading examples of new developments in Marbella. These projects emphasize luxury living with state-of-the-art amenities, including spas, fitness centers, and communal gardens. They also focus on providing high levels

of security and privacy, often featuring gated communities with 24/7 surveillance.

Mijas

Developments such as Alya Mijas and La Valvega de La Cala showcase the area's growth. These projects offer modern homes with stylish designs and eco-friendly features. Mijas is known for its picturesque whitewashed villages and beautiful mountain views, making it a desirable location for new developments.

Fuengirola and Benalmádena

Developments like Middel Views and Stupa Hills highlight the modern living options available in these towns. These projects

offer apartments with contemporary designs, extensive amenities, and stunning sea views. Both Fuengirola and Benalmádena are popular for their lively atmospheres, excellent amenities, and beautiful beaches.

Benefits:

Modern Living

New constructions offer advanced technology and modern design. Smart home systems, energy-efficient appliances, and innovative construction methods ensure that these homes meet the demands of contemporary living. Open-plan layouts, large windows, and high-quality finishes are standard features, providing a luxurious and comfortable living environment.



Sustainability

Many new developments incorporate eco-friendly building practices. These practices include the use of sustainable materials, energy-efficient heating and cooling systems, and solar panels. By reducing the environmental impact and lowering energy costs, these homes appeal to environmentally conscious buyers.

Community Amenities

Features like pools, gyms, and co-working spaces enhance the living experience. New developments often include communal areas designed to foster a sense of community. These amenities provide residents with convenient access to recreational and social spaces, contributing to a higher quality of life.

3. GROWING INTEREST IN ECO-FRIENDLY AND SUSTAINABLE HOMES

Trend: There is a significant increase in the demand for eco-friendly and sustainable homes. Buyers are more environmentally conscious and prefer homes that reduce energy consumption and have a minimal environmental impact.

Popular Features:

Solar Panels

To harness renewable energy, many new homes are equipped with solar panels. These panels reduce reliance on traditional energy sources and lower electricity bills.

Solar energy is abundant in Costa del Sol, making it an ideal location for this technology.

Energy-Efficient Systems

Including geothermal energy and aerothermal heating. These systems provide efficient heating and cooling solutions, reducing energy consumption and environmental impact. Geothermal systems use the earth's natural heat, while aerothermal systems extract energy from the air, both offering sustainable alternatives to conventional methods.

Sustainable Materials

The use of eco-friendly construction materials is becoming more common. These materials include recycled steel, bamboo, and sustainable timber. They not only reduce the environmental impact of construction but also improve the indoor air quality and overall healthiness of the living environment.

4. SHIFT TOWARD SMALLER, BOUTIQUE DEVELOPMENTS

Trend: There is a noticeable shift toward smaller, boutique developments that offer a more personalized living experience. These developments often provide a sense of exclusivity and community that larger projects may lack.

Characteristics:

Exclusive Amenities

High-end amenities

tailored to a smaller number of residents. These amenities might include private gyms, rooftop pools, and concierge services. The limited number of units ensures that residents can enjoy these facilities without the overcrowding often found in larger developments.

Community Feel

More intimate and personalized services and community interactions. Boutique developments foster a sense of community through shared spaces and social events. Residents often know their neighbors, creating a friendly and welcoming environment.

Design Focus

Attention to detail and high-quality finishes are hallmarks of boutique developments. Developers often work with renowned architects and interior designers to create unique living spaces. Customizable options allow buyers to personalize their homes to their tastes.

5. INCREASED RENTAL DEMAND

Trend: The rental market on the Costa del Sol remains robust, driven by both long-term and short-term rental demand. This trend is fueled by the region's popularity among tourists and expatriates.

Rental Market Drivers:

Tourism

Costa del Sol's strong tourism industry ensures high demand for short-term rentals. The region is a favorite destination for travelers seeking sun, sea, and cultural experiences. Popular tourist spots, such as



Marbella, Puerto Banús, and Nerja, see high occupancy rates during peak seasons.

Expatriates

An increasing number of expatriates are looking for long-term rental accommodations. The region's international schools, healthcare facilities, and vibrant expatriate communities make it an attractive place for families and professionals relocating to Spain.

Investment Potential: High Rental Yields

The Costa del Sol offers attractive returns on investment, particularly in popular areas like Marbella and Fuengirola. The demand for rental properties ensures that investors can achieve high occupancy rates and rental income.

Stable Income

Consistent rental demand provides a stable income stream for property owners. Long-term

rentals, especially those targeting expatriates, offer reliable and steady returns. Short-term rentals, meanwhile, benefit from the region's strong tourist appeal.

The Costa del Sol real estate market is vibrant and evolving, with trends reflecting the growing demand for luxury, sustainability, modern amenities, and rental properties. Whether you're looking to invest in a new development, purchase a luxury home, or explore eco-friendly living options, the Costa del Sol offers a diverse range of opportunities to suit different preferences and investment goals. Stay informed about these trends to make the best decisions for your real estate investments on the Costa del Sol.

Benalmádena's transformation into a prime real estate destination is evident in these new developments. From luxurious villas

with panoramic sea views to modern apartments with cutting-edge amenities, the town offers a range of options catering to different tastes and lifestyles. Investing in Benalmádena not only promises a high-quality living experience but also a sound financial decision due to the growing demand and limited availability of prime properties. Discover your dream home in Benalmádena and be part of this exciting new chapter in its development.

By understanding these trends, you can make informed decisions about where and how to invest in Costa del Sol real estate. Whether you're looking for a luxurious lifestyle, a sustainable home, or a high-yield rental property, the opportunities in this dynamic market are abundant. Stay ahead of the curve by keeping an eye on these evolving trends and making strategic investment choices.

Click Here to read our other blogs.



**EUROPEAN
PROPERTY
AWARDS**
DEVELOPMENT

L AUFEN



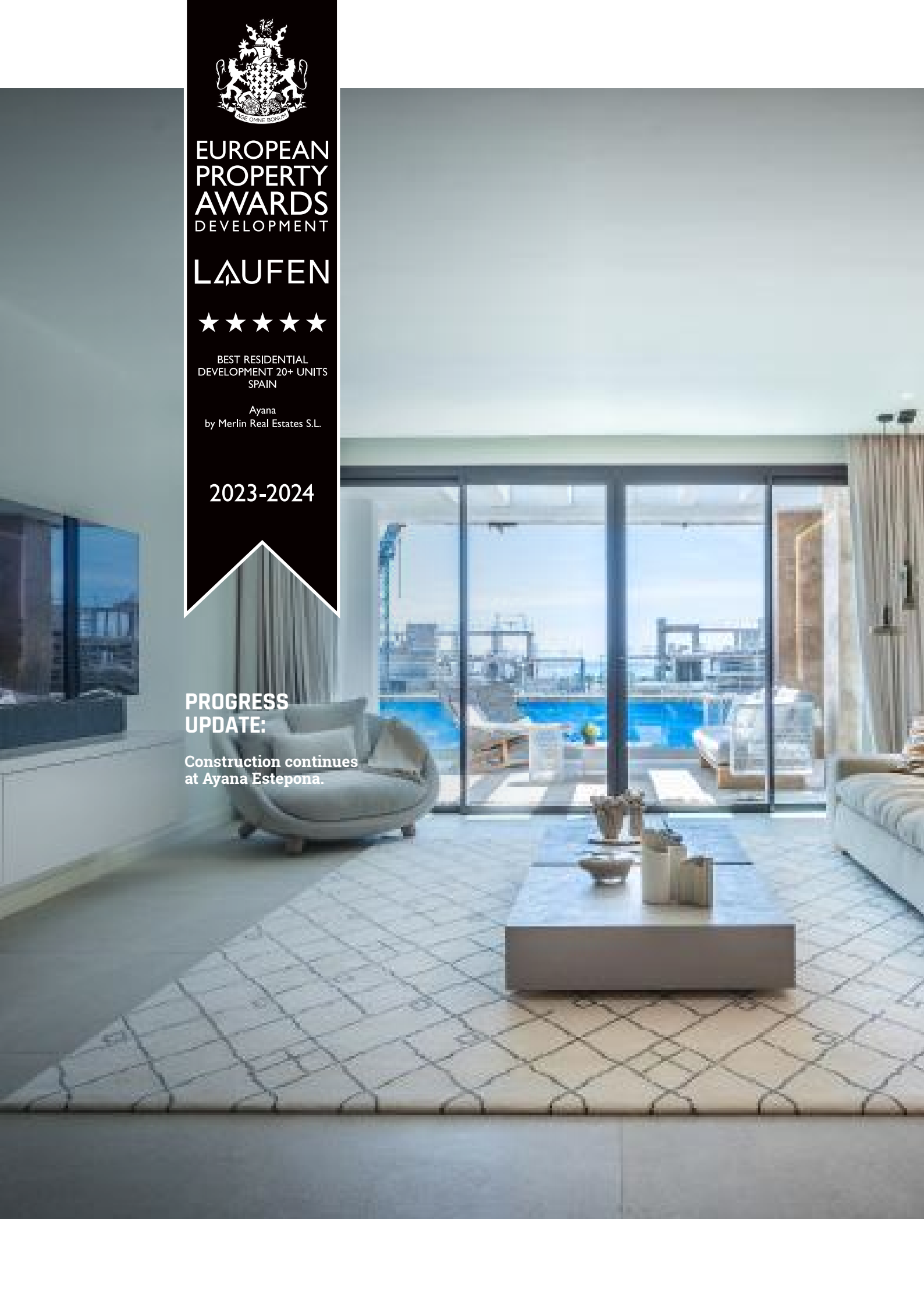
BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024

**PROGRESS
UPDATE:**

Construction continues
at Ayana Estepona.





AssetFolio

excl.



AYANA

ESTEPONA

REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

Ayana brings a unique concept in resort development to the Costa del Sol. Thoughtfully designed to seamlessly blend into the environment, Ayana is designed to accentuate the quintessential lifestyle and casual vibe of Estepona.

SOPHISTICATED ARCHITECTURE

Ayana showcases an exceptional and truly effortless living experience. Featuring sophisticated architecture by Villarroel Torrico, inspiring interiors

from Gunni & Trentino and showcasing Lutron's wireless smart-home automation system as standard, a first for apartment development on the Costa del Sol .

COMMUNITY

Ayana is built around 27,000m2 of tropical, landscaped gardens with three outdoor pools, one heated, a central Clubhouse complete with co-working lounge, café bar, spa, indoor pool and gymnasium - with 24-hr security.

Click Here to find out more about Ayana Estepona.



CONSTRUCTION CONTINUES AT
NAYA RESIDENCES. WATCH THE PROGRESS:

**NEW
SALES OFFICE
NOW OPEN**
AT THE
EL CAMPANARIO GOLF
& COUNTRY HOUSE



AssetFolio | **excl.**

NR

NAYA RESIDENCES

A STYLISH DEVELOPMENT
OF TWO AND THREE
BEDROOM APARTMENTS
& PENTHOUSES

Naya Residences redefines contemporary living in the Golden Triangle. A sublimely stylish development, discretely blending with its surrounding environment, the 88 units of Naya Residences offer the discerning investor the choice of two or three bedroom luxury apartments and outstanding penthouses.

With the towns of Marbella and Estepona within easy reach, the Mediterranean beaches within a short distance and a superb range of leisure and lifestyle facilities close by, yet set in a tranquil residential area, Naya Residences seamlessly encapsulates the very best that this enviable lifestyle has to offer.



NAYA RESIDENCES

Naya Residences is committed to environmental sustainability through a variety of specific initiatives that not only reduce its ecological footprint but also foster a healthier and more sustainable living environment for its residents, targeting an 'A' energy rating for high efficiency in primary non-renewable energy consumption.

RESIDENCES

The construction systems, facades, and windows ensure the energy efficiency of the spaces, together with energy-saving appliances and lighting.

AEROTHERMIA

The development features domestic hot water production by means of aerothermal energy, ensuring efficient and eco-friendly heating solutions for all residents.

PHOTOVOLTAIC PANELS

Installation of photovoltaic panels contribute to the reduction of energy consumption in common areas.

GEOHERMAL ENERGY

The community indoor pool is heated using geothermal energy, maintaining a comfortable temperature year-round.

VEHICLE CHARGING

The development features pre-installed infrastructure for future electric vehicle charging outlets.

GARDENS

Gardens are planted with native vegetation that have low water requirements.

Click Here to find out more about Naya Residences.





DESIGNED FOR
ENERGY EFFICIENCY

Alya Mijas

Alya Mijas offers the opportunity to 'live the 'mediterranean lifestyle' at an affordable price. This beautiful new development of contemporary semi-detached houses has been designed with quality and comfort in mind. Each home provides that all important private outdoor space for entertaining and enjoying the Costa del Sol's magnificent climate.

PERFECT LOCATION

Alya Mijas is superbly located on a hillside overlooking the mediterranean close to Mijas. All facilities are in close proximity, including good access to the highway, beautiful beaches, international schools, fine dining, golf courses and the lively cosmopolitan towns of Mijas, La Cala de Mijas and Calahonda.

THE DEVELOPMENT

The 3 and 4 bedroom homes each have a built area of 120m²-145m², distributed over 2 floors, together with a garden and the option to add a private pool.

The communal areas include a saline chlorination pool, gymnasium, co-working area, and landscaped garden areas.

Click Here to find out more about Alya Mijas.



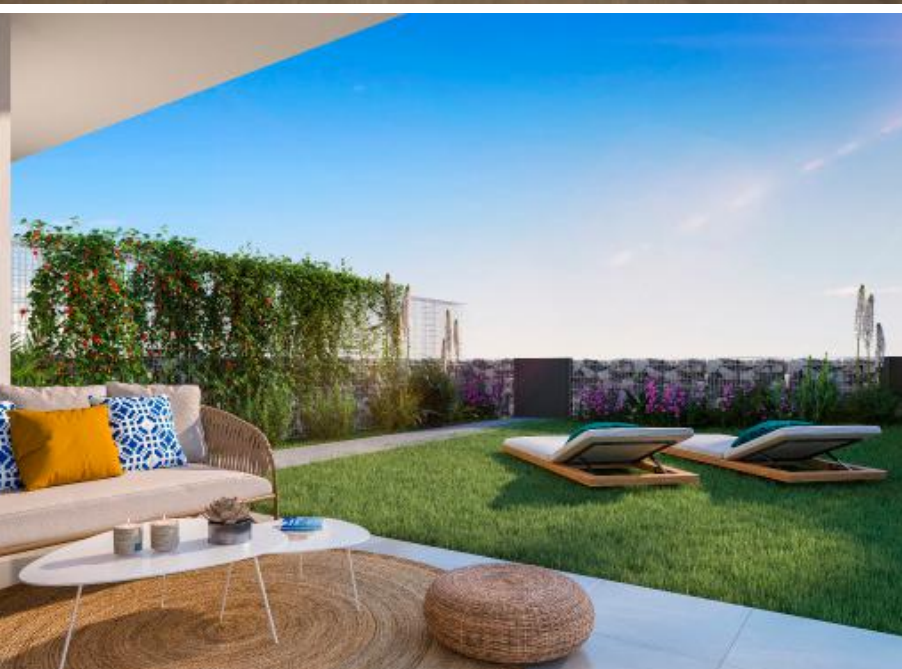


**PROGRESS
UPDATE:**

Watch the latest
construction update
from Alya Mijas.

**PRICES FROM JUST
€421,000**





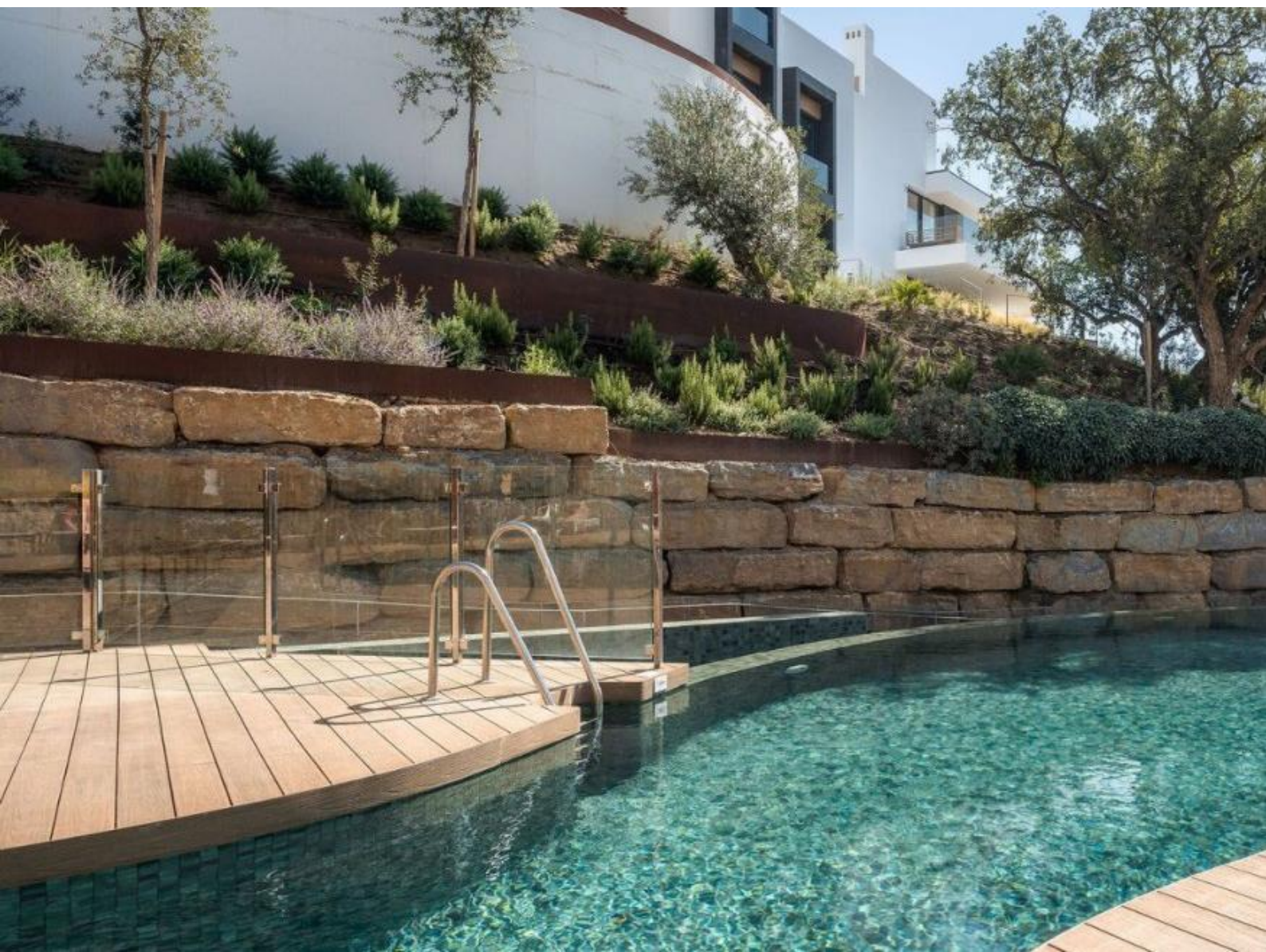
Alya Mijas

Alya Mijas is ideally situated for residents to enjoy all the amenities that the Costa del Sol has to offer, yet with the peace of the immediate surroundings. Riviera del Sol is located midway between the popular resort towns of Fuengirola and Marbella. Fuengirola is just a 10 minute drive away and enjoys a wide range of facilities, great beaches, the Mijas Aqua Park, multi-screen cinemas and the Parque Miramar shopping centre.

The upmarket resort of Marbella and the popular La Cañada shopping centre is a short 15 minute drive away in the opposite direction. The attractive stretch of coastline offers trendy waterfront bars, beach clubs, and an array of water sports. There are numerous golf courses in the vicinity including the Miraflores Golf Club which is situated next to Riviera del Sol. The Calahonda and Cabopino courses are also close by, as is the Mijas Golf Complex.

Click Here to find out more about Alya Mijas.







€950,000

SPECIFICATIONS

3 Bed
 2 Bath
 124 m2 Built
 37 m2 Terraces
 0 m2 Plot



LUXURY NEW BUILT APARTMENT IN CABOPINO

This stunning three-bedroom, two-bathroom apartment, built in 2024, embodies coastal living with its enviable south-facing orientation that delivers breathtaking panoramic sea views. The layout champions a convenient and fluid floor plan. The main living space is an expansive open-plan area that integrates the kitchen, dining, and lounge areas. This space extends to an elegant terrace, where you can soak in mesmerising sea views. The master bedroom, equipped with an en-suite bathroom, serves as a private sanctuary. Additional bedrooms offer ample space and versatility, with one even designed to transition into a home office if needed.

Click Here to find out more about this luxury new built apartment in Cabopino.







€1,995,000

SPECIFICATIONS

3 Bed
 3 Bath
 126 m2 Built
 46 m2 Terraces
 0 m2 Plot



**LUXURY PENTHOUSE
 VIBE APARTMENT IN
 PUERTO BANUS**

Location and views take centre stage in this smart apartment. Lodged on the penultimate floor in the heart of Puerto Banús, it offers penthouse vibes with an expansive terrace, outdoor fireplace, and shower – all framing stunning views of the Mediterranean and Puerto Banús’ marina.

Step out of the elevator, and it’s within walking distance to everything – luxury boutiques, the beach, Puerto Banús’ iconic plaza market, El Corte Inglés, Marina Banús Mall, and all the best restaurants. Plus, it includes private parking for easy trips around the Costa del Sol.

Fully renovated with a clean, minimalist design, the space feels bright all day long thanks to its south-facing orientation. The open-plan kitchen flows into the living area and straight out to the massive terrace.

Click Here to find out more about this luxury penthouse vibe apartment.







€6,895,000

SPECIFICATIONS

5 Bed
 7 Bath
 365 m2 Built
 159 m2 Terraces
 1025 m2 Plot



**PRIME FRONT-
 LINE GOLF VILLA IN
 NUEVA ANDALUCIA
 MARBELLA**

This exquisite, luxurious home is situated in one of Marbella's most prestigious neighborhoods. This property has the serene waves of the Mediterranean Sea to the front and the breathtaking Sierra Blanca mountain range to the rear. Situated among some of the best amenities that Marbella has to offer, including international schools, prominent golf courses, Marbella Club/Puente Romano, and a variety of shopping facilities, the property is part of an elite gated community with round-the-clock security.

Click Here to find out more about this elegant classic villa.







FROM
€497,000

SPECIFICATIONS
 8 units
 3 Bed

STATUS
 Under Construction

BOUTIQUE COLLECTION OF FRONT-LINE GOLF TOWNHOUSES IN ESTEPONA

A collection of eight off-plan townhouses on the front line of Estepona Golf Course. Situated a 10-minute drive from the centre of Estepona and 20 minutes from the famous Puerto Banus, the development is designed to offer tranquility and privacy while providing easy access to a wealth of facilities and amenities.

The complex is made up of eight 3-bedroom townhouses overlooking the fairways of Estepona Golf Course. Each townhouse is built on three floors, comprising on the ground level an entrance hall with a dressing room, a spacious and stylish open-plan living and dining area with an integrated modern kitchen, a bedroom and a bathroom. This level has access to the terraces, garden area and private swimming pool.

Click Here to find out more about this this boutique collection of townhouses.





When it comes to purchasing a property on the stunning Costa del Sol, one of the key decisions to make is whether to opt for a villa or an apartment.

AssetFolio™ | DIRECT

Asset Folio is a dynamic investment company advising sellers and buyers of residential real estate.

With a dedicated team drawn from a wide range of backgrounds and nationalities, we have earned an enviable reputation for our professionalism, experience and expertise in the real estate market, where our investor base is predominantly from the Middle East, Far East and Northern Europe. Offering a uniquely personal service, we use the latest technologies to stay informed and react to developments in the rapidly changing market.

AssetFolio | **excl.**

Asset Folio Excl. provides a full-suite of advisory, marketing and sales services for new-build and off-plan real estate.

With nearly two decades of experience in this sector we are able to offer a complete turn-key solution for property developers, funds and investors.

We help facilitate all aspects for the creation and sales cycle of a new development; from land sourcing right through to after-sales support.



WE ARE HIRING

ON-SITE & OFF-SITE SALES ADVISERS



About the role

We are seeking dedicated Sales Advisers to join our on-site and off-site sales teams and play a pivotal role in promoting and selling our exciting new development projects.

APPLY NOW >>

AssetFolio

| **excl.**

PURCHASING PROCESS

2024



PROPERTY FOCUS

AssetFolio™

When it comes to purchasing property in Spain, it is important to know what to expect so you are not faced with any surprises.

Once you have found the right property, the purchase process begins with a reservation agreement, which takes the property off the market and also “freezes” the purchase price.

Download our comprehensive purchasing process guide.

**CLICK HERE TO
DOWNLOAD**

PROPERTY FOCUS

AssetFolio™

Choosing the right real estate agency is essential when it comes to selling your home. It can mark the difference between your home sitting on the market for months or selling quickly.

Asset Folio is a young and dynamic property investment company that specialises in Real Estate. With a dedicated team drawn from a wide range of backgrounds and nationalities, we have quickly earned an enviable reputation for our professionalism, honesty, experience and expertise in the real estate market - with a primary focus in the luxury sector.

Our extensive portfolio of exclusively managed properties ranges from a quarter of a billion euros to a billion euros at any one time, making Asset Folio a trusted partner when it comes to selling property.

Our reputation and extensive reach amongst a vast network of over 3,000 agents on the Costa del Sol via our agent portal, as well as an active overseas network of affiliates, allows maximum exposure for each property we promote.

That's why we are able to sell between 50 to 100 million euros worth of property each year.

[**CLICK HERE TO
DOWNLOAD**](#)



SELLING YOUR HOME?



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