

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

July 2025 · Edition 34

FOLIO

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EMBRACE OUTDOOR ELEGANCE

STYLISH TRENDS
FOR SUMMER 2025

CAPTIVATING CASARES

ONE OF THE MOST EMBLEMATIC AND
PHOTOGENIC WHITE VILLAGES IN ANDALUSIA

THE COSTA DEL SOL

AT THE FOREFRONT OF A
CHANGING LANDSCAPE

THE LAKE ESCAPE!

FOR WHEN YOU WANT TO
ENJOY THE WATER BUT CAN'T
FACE THE SUMMER CROWDS

ALSO IN THIS ISSUE: MARBELLA LAKE 6-5, VILLA LOS LLANOS, IFIELD HOUSE, THE LIST 2 & THE LIST 10

THE SUN'S BLAZING, THE SANGRIA'S CHILLED, AND THE JULY EDITION OF FOLIO MAGAZINE HAS ARRIVED — BRIGHTER THAN A COSTA DEL SOL SUNSET AND TWICE AS IRRESISTIBLE!

THIS MONTH, WE'RE BRINGING YOU INSPIRATION FOR TURNING YOUR OUTDOOR SPACES INTO THE ULTIMATE SUMMER OASIS. FROM BREEZY TERRACES TO SUN-DAPPLED PATIOS, WE'VE GOT IDEAS TO MAKE YOUR HOME AS INVITING AS A BEACHSIDE CHIRINGUITO.

WE'RE OFF TO CASARES, WHERE WHITEWASHED WALLS MEET BREATHTAKING VIEWS — TRUST US, YOUR CAMERA ROLL WON'T KNOW WHAT HIT IT. AND BECAUSE NOT ALL SUMMER DAYS NEED TO END AT THE BEACH, WE'LL TAKE YOU INLAND TO EXPLORE MÁLAGA'S LAKES — TRANQUIL, TURQUOISE, AND THE PERFECT SPOT TO COOL OFF.

ON THE PROPERTY FRONT, DISCOVER WHY THE COSTA DEL SOL IS LEADING THE CHARGE IN A SHIFTING REAL ESTATE LANDSCAPE — AND OF COURSE, WE'VE PACKED IN THE VERY BEST RESALE LISTINGS AND LATEST NEW DEVELOPMENTS, READY AND WAITING TO MAKE YOUR SUMMER PROPERTY DREAMS A REALITY.

SO, POUR YOURSELF SOMETHING COOL, FIND A SHADY SPOT, AND DIVE INTO JULY, FOLIO STYLE.

Enjoy!

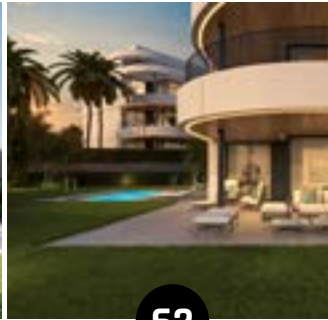
CONTENTS



58

THE LIST

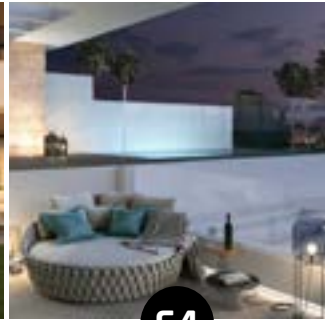
Homes at this premier collection of luxury semi-detached houses are ready to move in!



62

NAYA RESIDENCES

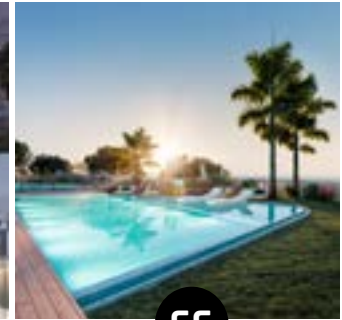
Find out more about this this stylish development.



64

AYANA ESTEPONA

Ayana brings a unique concept in resort development in Estepona.



66

ALYA MIJAS

The opportunity to live the mediterranean lifestyle at an affordable price.

Articles & Property Focus

12

EMBRACE OUTDOOR ELEGANCE

Stylish trends for summer 2025

22

CAPTIVATING CASARES

One of the most emblematic and photogenic white villages in Andalusia

30

THE COSTA DEL SOL

At the forefront of a changing landscape

46

THE LAKE ESCAPE!

For when you want to enjoy the water but can't face the summer crowds



Folio magazine brings you all the latest from Asset Folio

6

MARBELLA LAKE 6-5

Luxury living in the heart of Nueva Andalucia La Carquilla.

16

VILLA LOS LLANOS

Beautifully presented mediterranean-style villa.

38

THE LIST NO.2

This home strikes the perfect balance between contemporary design and everyday comfort.

42

THE LIST NO.10

A bold expression of contemporary Mediterranean living in the heart of Río Real.

FOLIO MAGAZINE EDITION 34

July 2025

Designed by Pixelperfect SL Articles by: Giles Brown

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EXCLUSIVE PROPERTY LISTING

MARBELLA *Lake*
6-5

Luxury Living in the Heart of Nueva Andalucía La Cerquilla. Discover this exceptional 3-bedroom, 2-bathroom apartment, perfectly located in vibrant Nueva Andalucía in La Cerquilla - Designed to showcase stunning views, it features an expansive rooftop terrace with sweeping panoramas of serene lakes, majestic mountains, and incredible views of the Mediterranean Sea. Step inside to a bright, open-plan living and dining area, complemented by a sleek, fully-equipped modern kitchen—ideal for everyday living and stylish entertaining. The spacious master suite boasts a private ensuite, while two additional bedrooms share a contemporary family bathroom. Each room is filled with natural light and thoughtfully designed for comfort and practicality.

€1,035,000

SPECIFICATIONS

3 Bed
2 Bath
121 m² Built
96 m² Terraces
0 m² Plot









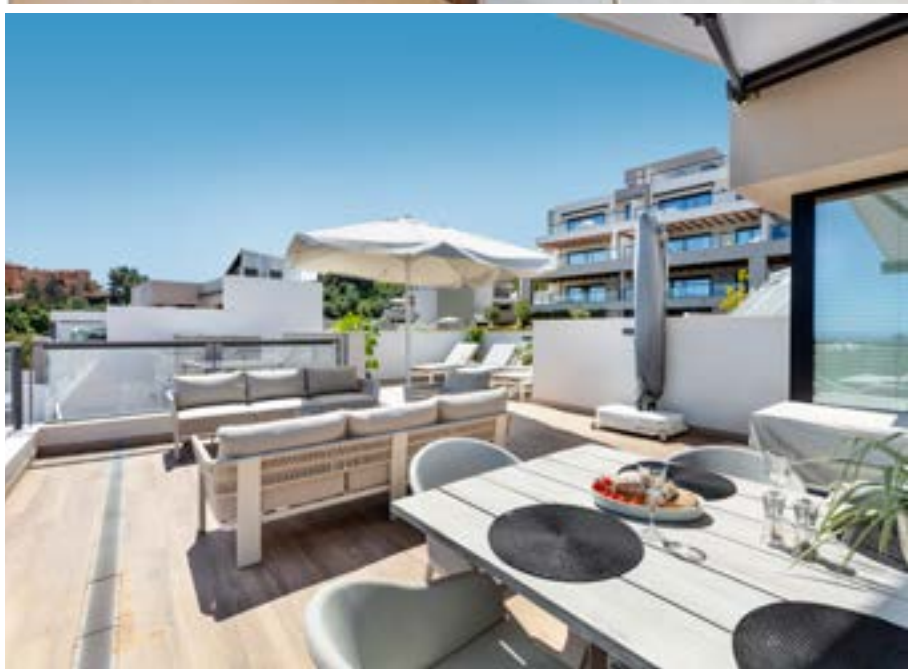


MARBELLA *Lake* 6-5

The crowning jewel is the private rooftop terrace, complete with a BBQ, ample dining and lounge areas—perfect for relaxing or hosting guests against a breathtaking backdrop.

Additional features include underground parking space, a large storage room, and the benefit of being fully furnished for a seamless move-in. Set in a prime location, this property offers tranquility with easy access to world-class golf courses, local amenities, and the glamour of Puerto Banús. Whether for a permanent residence or a luxurious holiday escape, this rare gem is a must-see!

Click Here to find out more about Marbella Lake 6-5.



A high-quality photograph of an outdoor lounge area. In the foreground, a modern sectional sofa with light grey cushions and a teal patterned ottoman sits on a wooden deck. A large, white, cantilever patio umbrella provides shade. In the background, a serene landscape features a lake, lush green trees, and distant mountains under a blue sky with soft clouds. A low concrete table with a planter box is also visible.

EMBRACE OUTDOOR ELEGANCE

STYLISH TRENDS FOR SUMMER 2025



With the arrival of high summer on the coast, the focus on outdoor living, dining and entertaining allows you to transform your terraces, gardens, and balconies into a stylish extensions your home. This season, outdoor spaces are not just places to relax—they are canvases for creativity, comfort, and connection with nature.



NATURAL INSPIRATIONS

For summer 2025, earthy colours are all the rage, bringing a sense of calm and tranquillity to outdoor spaces. Shades of brown, green, beige, and terracotta dominate the scene, creating a harmonious blend with the surrounding landscape. These tones evoke a serene atmosphere that allows your outdoor furniture to seamlessly integrate into nature. Add your own signature by incorporating bold and bright splashes of colour that contrast with the earthy hues, creating visual interest and a lively ambiance.

DURABILITY AND FUNCTIONALITY

When investing in outdoor furniture, durability is crucial. With the elements

constantly at play, choosing materials that can withstand heat and strong sunlight are essential. Teak, aluminium, and synthetic wicker are top choices this season. Teak is revered for its natural oils, making it resistant to moisture and pests, while aluminium offers lightweight strength and rust resistance. Synthetic wicker combines timeless aesthetics with modern durability, ensuring your furniture retains its charm year after year.

INNOVATIVE SHADE SOLUTIONS

As the summer temperatures soar, creating shaded areas becomes vital for enjoying outdoor spaces in comfort. Modern parasol and awning designs have evolved

significantly, offering both style and functionality. Today's parasols come in various shapes and sizes, with tilting and rotating mechanisms that allow for maximum sun coverage throughout the day. Retractable and stationary awnings also provide extensive shade and can be creatively integrated into your home's architecture, ensuring a smooth transition between indoor and outdoor spaces.

LOVING THE LOUNGE

Sun loungers are a quintessential part of summer relaxation. This season's designs prioritise both comfort and aesthetics, featuring ergonomic shapes, adjustable settings, and plush cushioning to cater to diverse comfort needs. Lightweight frames with wheels facilitate easy repositioning, ensuring that your loungers are as practical as they are stylish. Whether you're





soaking up the sun or enjoying a good book, these loungers enhance the outdoor experience.

ALFRESCO DINING DONE RIGHT

Alfresco dining is one of the most quintessential summer activities. This year, tables and chairs made from durable materials, such as teak and aluminium, ensure longevity and easy maintenance. With

a plethora of designs available, you can find the perfect fit for your outdoor aesthetic, whether it leans towards modern minimalism or rustic charm. Functional features like extendable tables and stackable chairs add versatility and convenience, making your outdoor dining experience enjoyable and effortless.

This summer, embrace the beauty of outdoor living by

crafting stylish and comfortable spaces that reflect your unique personality. With a thoughtful blend of earthy tones, durable materials, innovative shade solutions, and inviting furniture, you can create an alfresco oasis that encourages relaxation and enjoyment. So, step outside, soak up the sun, and savour the joys of summer in your beautifully designed outdoor retreat!

Click Here to read our other blogs.





EXCLUSIVE PROPERTY LISTING

VILLA
LOS LLANOS

Just 2km from Estepona's vibrant centre and a quick 4-minute drive to the beach, this beautifully presented Mediterranean-style villa offers the perfect blend of peace, privacy, and convenience.

Set on a generous plot with manicured gardens and mature trees, the home features a heated pool, jacuzzi, hammam steam bath, and a charming guesthouse—ideal for year-round relaxation.

€1,195,000

SPECIFICATIONS

4 Bed
4 Bath
251 m² Built
150 m² Terraces
3000 m² Plot











VILLA LOS LLANOS

Inside, enjoy a bright living room with vaulted ceilings, a modern kitchen, a games room, and multiple bedrooms, including a serene master suite with garden views and balcony access.

Whether you're looking for a peaceful retreat or a stylish family home near the coast, this villa delivers Costa del Sol living at its finest.

Click Here to find out more about Villa Los Llanos.





CAPTIVATING CASARES

ONE OF THE MOST EMBLEMATIC AND PHOTOGENIC WHITE VILLAGES IN ANDALUSIA



With its church and ruined castle enjoying commanding views across to the Straits of Gibraltar and Africa, Casares is one of the most emblematic and photogenic white villages in Andalusia. Casares, however, is so much more than a “postcard pretty” destination. Its rich history and cultural significance are an integral part of the founding of the autonomous region of Andalusia itself.

Less than half an hour’s drive from Estepona – a route that climbs through cork trees and past several excellent roadside ventas and restaurants – Casares is very much living proof that first impressions make a difference! As you round the final bend, the village is spread beneath you, overlooked by castle ruins and a church, and with Gibraltar, the Mediterranean and Morocco seeming in touching distance.

You do not have to be a military genius to realise that Casares is an important strategic point, and the history backs this up. Originally settled by the Romans, the village was close to important trade routes. As the centuries progressed, the town came under the influence of various cultures, including the Visigoths and Moors, each leaving their mark on the local architecture and culture.

The medieval era saw the construction of a formidable fortress overlooking the village, which played a crucial role in the region's defence during the conflicts between the Muslim kingdoms and the Christian Reconquista. Casares became a vital stronghold and even saw a meeting between the Nasrid King Muhammad V (who constructed the world famous "Patio of the Lions" at the Alhambra) and his ally Peter I of Castile.

One of Casares' defining features is its stunning whitewashed buildings, adorned with flower pots that line the narrow, winding streets. The village is a quintessential example of Andalusian architecture, where traditional elements blend seamlessly with the natural landscape. There are hidden plazas, traditional cafes, and artisan shops but be warned, some of the street

can be quite steep! The Church of La Encarnación, with its baroque-style altar, stands as a focal point.

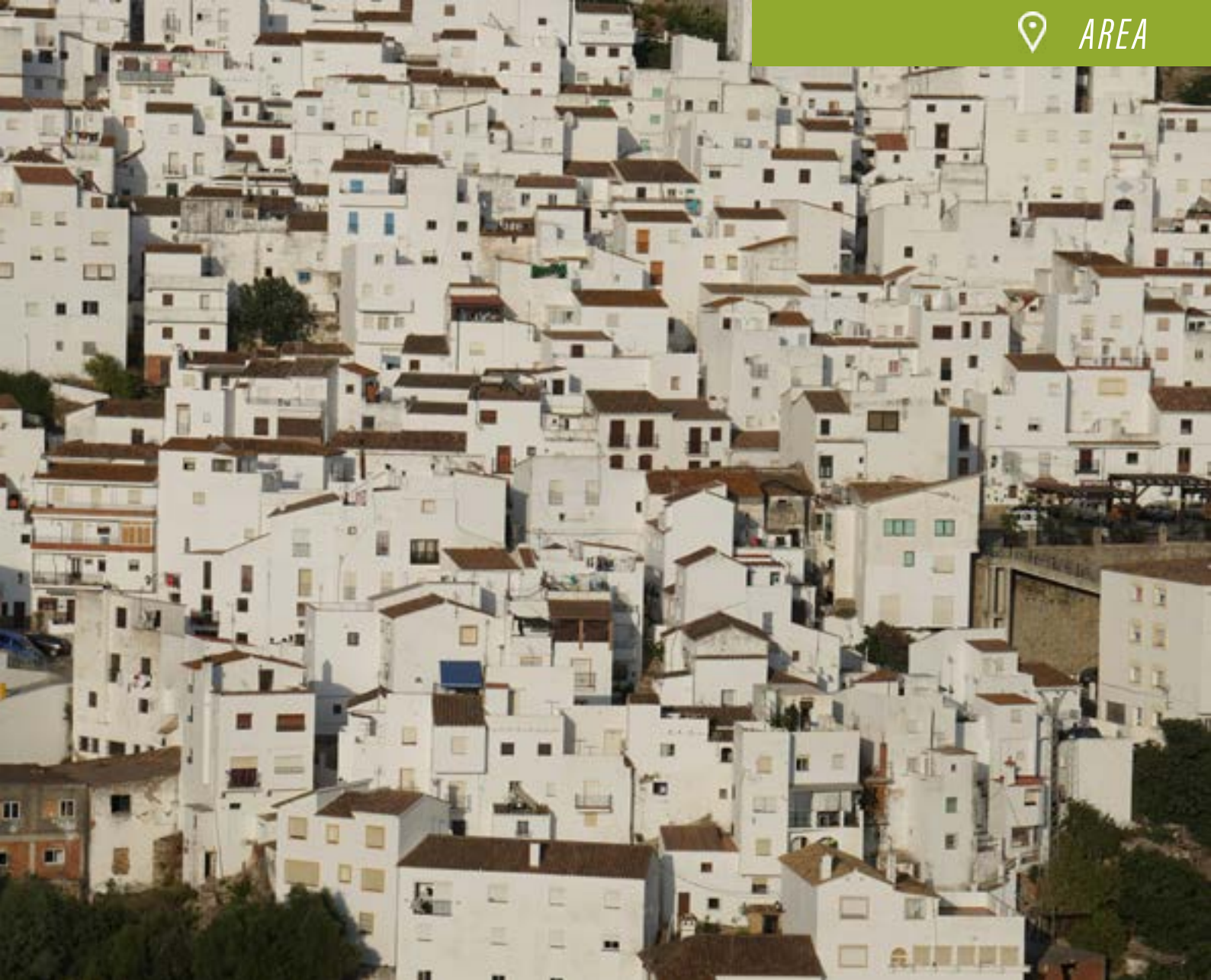
Casares is not only rich in history but also with natural beauty. The surrounding landscape has imposing cliffs, rolling hills, and fertile valleys. The nearby Sierra Bermeja is a popular spot for hiking and birdwatching, as it serves as a refuge for migratory birds as well as the numerous vultures, falcons, eagles and owls that make the area their habitat. The vultures are particularly impressive as they soar overhead – if a little disconcerting!

Casares is also known for its vibrant cultural scene. The village celebrates various festivals throughout the year, the most notable being the Feria de Casares, held in September, which features music, dance, and local gastronomy, bringing together residents and visitors alike.

The most important cultural influence, however, is Blas Infante. Born in Casares in 1885, Infante is widely regarded as the father of modern Andalusia. His life was marked by a deep commitment to the dignity of his homeland, its history, and its people. Infante was not only a lawyer, politician, and writer, but also a passionate advocate for Andalusian autonomy.

The legacy of Blas Infante, the father of





Andalusia, further highlights Casares' cultural importance. His childhood home has been transformed into a museum, showcasing his life and contributions to the Andalusian identity. This cultural heritage attracts many visitors who wish to learn more about the history and ideals that shaped modern Andalusia. Infante wrote the lyrics to the Andalusian anthem, set to music by the renowned composer Castillo, which took inspiration from the traditional songs sung by local peasants during harvest time. As well as this, he designed the flag of Andalusia, featuring three horizontal stripes of green and white, as well as creating a coat of arms featuring Hercules, that reflected his vision of an Andalusia that stands proudly for itself, Spain, and

humanity as a whole. Tragically, Infante was abducted and shot – presumably by Franco loyalists – during the early years of the Civil War. His childhood house now stands as a small museum to the “Father of Andalusia”.

Casares is a “pueblo blanco”, that encapsulates the essence of Andalusia, with its rich history, stunning architecture, and breathtaking natural landscapes. Whether you are exploring its charming streets, enjoying the local cuisine, or hiking in the surrounding mountains, Casares offers a unique and enriching experience. For those looking to immerse themselves in the culture and beauty of southern Spain, it is a must-visit destination.

Click Here to read our other blogs.





€1,995,000

SPECIFICATIONS

4 Bed
4 Bath
540 m2 Built
80 m2 Terraces
775 m2 Plot



LUXURY BRAND NEW VILLA IN EL CAMPANARIO, ESTEPONA EAST

This luxurious new villa, located in the prestigious El Campanario Golf area between Marbella and Estepona, offers a rare chance to invest in one of the Costa del Sol's most sought-after locations. Just 1 km from the beach and 10 minutes from Puerto Banús, the property enjoys a tranquil setting surrounded by upscale homes and lush greenery. Residents have access to a 9-hole golf course, wellness center with spa and gym, a Mediterranean restaurant, outdoor pool, coworking space, tennis and padel courts, and more.

Designed by a renowned local architect, the villa features modern architecture, high ceilings, large windows, and premium finishes.

Click Here to find out more about this brand new villa.







€6,995,000

SPECIFICATIONS

6 Bed
7 Bath
631 m2 Built
190 m2 Terraces
1398 m2 Plot



CONTEMPORARY LUXURY VILLA IN LOMAS DE LA QUINTA

Step into a world of modern elegance with this exceptional contemporary villa, located in the prestigious gated community of Lomas de La Quinta. Designed by acclaimed architect Carlos Lamas and featuring interiors by La Albaida, this south-facing residence boasts sweeping panoramic views of the Mediterranean and an unparalleled standard of design.

Spread across three thoughtfully designed levels connected by a private elevator, the home welcomes you on the upper floor with a grand entrance hall crowned by a dramatic double-height ceiling. This level hosts four generously sized bedrooms, each exuding sophisticated style and comfort.

Click Here to find out more about this contemporary luxury villa.



That is one of the main take outs from the 2025 edition of SIMA, the international conference held in Madrid in May, that brought together international experts in the field of residential property,

In a market increasingly fuelled by international capital, luxury housing continues to be a driving force. Data from The Simple Rent indicates a 28% annual rise in high-end property sales, with domestic hot spots ranging from Madrid's Salamanca and La Moraleja districts while, closer to come, Marbella and Sotogrande are regarded as the most desirable locations.



THE COSTA DEL SOL

AT THE FOREFRONT OF A CHANGING LANDSCAPE



The Costa del Sol is undergoing a significant transformation that positions it at the forefront of the Spanish property market. This region has evolved into one of the most dynamic and attractive areas for both investment and residential property, especially among international buyers.

This trend is backed by the data. Málaga and its surrounding areas have emerged as some of the most exclusive real estate markets in Spain. Recent statistics reveal that a staggering 84.5% of mortgages granted to foreign buyers in Spain are for second homes, with more than a third of these properties located in Andalusia.

Several other factors are contributing to this new chapter in the region's real estate landscape. The rise of remote working, increased international mobility, and the growing presence of digital nomads – the current buzzword in Spain – have all played a significant role. Málaga, which boasts a state-of-the-art technological infrastructure and convenient air links to over 140 destinations across 40 countries, has become an attractive hub for professionals seeking a high quality of life without sacrificing global work opportunities.

While Madrid and Barcelona are still the main focus, other Spanish



cities like Valencia and Málaga are rising stars on the investment radar. Experts at SIMA highlighted the role of economic growth, international appeal, and “micro-market” understanding in driving newcomers into the limelight.

Importantly, much of this inbound investment is happening via joint ventures, co-investment structures, and participation in listed developers. In this way, foreign capital not only flows into Spanish real estate but helps shape its evolution—supporting regeneration projects, affordable housing delivery, and innovative rental schemes.

This evolution is also reflected in the changing demographics of international buyers. The average age of these buyers is trending younger, with a noticeable shift from traditional retirees to families and professionals aged between 35 and 55. Executives and entrepreneurs, particularly from the UK, the Netherlands, and the US, are increasingly drawn to the region. From a nationwide perspective, Spain is hugely popular with Latin Americans, accounting

for 41% of foreign purchases in this segment—especially buyers from Mexico, Colombia, and Venezuela—while 26% come from Western Europe. Their motivations are clear: lifestyle, access to EU residency, and a stable legal environment.

Prices continue to set new records as well. At SIMA, Sonia Campuzano, CEO of The Simple Rent, commented “Every week a property sets a new price record and sells almost immediately. In prime locations, buyers sometimes wait months just to buy one specific home.”

Other attendees confirmed that this segment is behaving as a “safe haven” for wealth protection—resisting broader economic slowdowns and interest rate shocks thanks to high liquidity and growing appetite from international ultra-high-net-worth buyers.

The message is clear. Spain, and in particular the Costa del Sol is more than just a sunny place to buy a home. It is a vibrant and rapidly evolving market that is shaping the future of the Spanish property landscape. With a combination of a superb climate, strategic location, and a diverse, dynamic buyer profile, the region is poised to remain a major focal point of interest for investors and residents alike.

Click Here to read our other blogs.







€8,295,000

SPECIFICATIONS

6 Bed
7 Bath
630 m2 Built
204 m2 Terraces
950 m2 Plot



ARCHITECTURAL ELEGANCE WITH PANORAMIC VIEWS IN LA QUINTA

This remarkable villa, designed by renowned architect Diego Tobal, is set in a prime location within the exclusive La Quinta area. With breathtaking panoramic views reaching as far as the African coastline and Gibraltar on clear days, this six-bedroom residence offers an elevated lifestyle enhanced by Marbella's 320 days of sunshine.

Inside, the home showcases modern luxury at its finest—elegant yet inviting, with a refined design that balances style and comfort. The cutting-edge kitchen, fitted with high-end appliances, seamlessly blends form and function, ideal for both gourmet cooking and daily use. On the lower level, a fully equipped apartment for a housekeeper or au pair ensures added privacy and convenience for guests or staff.

Click Here to find out more about this remarkable villa.







€6,995,000

SPECIFICATIONS

5 Bed
5 Bath
722 m2 Built
119 m2 Terraces
3081 m2 Plot



TIMELESS ELEGANT VILLA IN LA CERQUILLA NUEVA ANDALUCIA

This exquisite south-facing bungalow is located in the prestigious La Cerquilla area of Nueva Andalucía, offering partial golf views and year-round sun. Set on a flat 3,062 m² plot with 603 m² of built space, the single-level home provides seamless indoor-outdoor living and direct garden access from all bedrooms.

Meticulously renovated in 2013 and updated in 2024 by Matterhorn Estates, the property blends timeless architecture with modern luxury. The lush gardens, designed by Fantastic Garden, feature rare and mature species including ficus trees, jacarandas, palms, and tropical hibiscus—creating a private botanical oasis.

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





STEP INTO THE LIST NO. 2



THE LIST

NUMBER 02

House No.2 is a standout residence in THE LIST. This home strikes the perfect balance between contemporary design and everyday comfort, offering luxury living just moments from Marbella's golden beaches and world-class golf courses.

Step inside to discover seamless open-plan interiors, filled with natural light and finished to the highest standards.

€1,960,000

SPECIFICATIONS

4 Bed
5 Bath
217 m2 Built
146 m2 Terraces
0 m2 Plot



THE LIST

NUMBER 02

Designed by AFlores, the space blends modern sophistication with Mediterranean warmth through subtle textures, calming tones, and carefully curated details. All four bedrooms are en suite, with the principal suite featuring a walk-in wardrobe, private terrace, and spa-like bathroom.

The main living area flows effortlessly onto generous outdoor spaces, including a landscaped garden, private pool, and shaded dining area—ideal for clients seeking a Mediterranean lifestyle with year-round appeal.

Click Here to find out more about this semidetached home.







THE LIST

NUMBER 10

House No. 10 is a bold expression of contemporary Mediterranean living in the heart of Río Real. With four bedrooms and five bathrooms, this refined residence is designed for clients who value both style and comfort.

With interior design by Lord Designs, the home features clean lines, natural textures, and a palette inspired by the Andalusian landscape—creating a calm, elegant flow throughout.

€2,080,000

SPECIFICATIONS

4 Bed
5 Bath
217 m2 Built
146 m2 Terraces
0 m2 Plot



THE LIST

NUMBER 10

All four bedrooms are en suite, with the principal suite offering a luxurious private retreat, complete with dressing area, expansive bathroom, and terrace access.

Perfect for entertaining, the open-plan kitchen and living area lead seamlessly to a landscaped garden, private pool, and al fresco dining space—showcasing the very best of Costa del Sol living.

Click Here to find out more about this semidetached home.





THE LAKE ESCAPE!



Want to enjoy the water but can't face the summer crowds on the beach?

Why not visit one of the lakes, rivers or waterfalls that are less than an hour from Marbella? The best known lake is El Chorro, about 40 minutes from Marbella. This stunning inland destination is a favourite among locals and tourists alike. Officially inaugurated in 1921, El Chorro celebrated its centenary year by earning the prestigious Blue Flag award, making it the first inland beach in Andalusia to achieve this honour.

Located next to the famous Caminito



del Rey, El Chorro enjoys crystal-clear waters surrounded by dramatic cliffs and shaded beach areas. As well as swimming, options include renting pedal boats, canoes, or SUPs, and El Chorro is especially family friendly, with floating castles and adventure parks. The area also offers a wide range of restaurants and accommodations, providing comfort and convenience for an unforgettable getaway.

With the Ronda road finally open, another great place to visit is the Cueva del Gato, a popular cave accessible from the road

connecting Ronda to Benaoján,. This stunning cave is set against a backdrop of breathtaking scenery and offers adventurous opportunities for canyoning. The pool large natural pool at the cave entrance is spectacular, bit be warned! It is extremely cold! A far more civilised option is to check into the wonderful Hotel Cueva del Gato, where the friendly welcome and fabulous understated room make you feel as if you are staying at a friend's country house. And their pool is considerably warmer!

If you want your inland experience to be a little more challenging, canyoning





➤ enthusiasts will find ample opportunities in the Marbella area, particularly along the Guadalmina River, Ronda, and Sierra de las Nieves. This exhilarating outdoor activity allows participants to swim through narrow, cave-like canyons, explore natural pools, and enjoy exciting rock slides. For those seeking a bit more action, abseiling can also be arranged, ensuring an unforgettable adventure amid the stunning landscapes. Seb and his experienced, professional crew at Team4U have an excellent reputation as one of the best in the business.

The up and coming area of Istán is also in the region and is home to some picturesque swimming spots, such as the Canalón, renowned for its natural beauty and tranquil atmosphere. Part of the Río Verde, this idyllic setting invites visitors to cool off with a refreshing swim. It is a bit of a trek but well worth it.

The most obvious body of water is, of course, the La Concepción Reservoir. Located on the Río Verde in Istán, and erroneously called The Istán Lake, it serves as a crucial water supply for approximately 450,000 inhabitants of

the Costa del Sol. Built in 1971 and operational since 1973, this reservoir is not only vital for the community but also offers beautiful vistas for visitors to explore. The regulations regarding whether you can swim, kayak or generally splash around seem to change each season, so you may want to ask before you leap into the lake!

Finally, if you want a "Bounty Bar" moment – which nobody under the age of 50 will understand – head to Barranco Blanco. Named after its striking white limestone rock in stunning contrast to the surrounding greenery, this hidden paradise close to Coin province provides deep pools filled with cold, crystal-clear waters, inviting swimmers to relax and appreciate the serene environment.

Home to diverse wildlife, including otters and various fish species, the Alaminos River flows through this area, ensuring a constant supply of clean water. Designated as a Site of Community Importance (SCI), Barranco Blanco represents a natural treasure nestled between Alhaurín El Grande and Coin, encouraging visitors to respect and enjoy its delicate ecosystems.

So forget the overpriced beach bed! Head inland and enjoy "The Lake Escape"!

Click Here to read our other blogs.





PRICE REDUCTION



EXCLUSIVE 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, and owned 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.

NOW
€995,000

SPECIFICATIONS

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









IFIELD HOUSE

Located 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.







€5,750,000

SPECIFICATIONS

5 Bed
5 Bath
605 m2 Built
307 m2 Terraces
1210 m2 Plot



BRAND NEW MODERN LUXURY VILLA IN LA QUINTA GATED COMMUNITY

This recently completed luxury villa is built with high specifications and situated in an exclusive gated enclave of just three residences in the prestigious La Quinta area. Designed across three levels, this five-bedroom villa combines contemporary elegance with seamless indoor-outdoor living, offering panoramic views of the Mediterranean Sea and La Concha mountain. With a total built area of 913 sqm—including 307 sqm of terraces—the property features a spacious master suite with a walk-in dressing area and spa-style bathroom, four additional guest bedrooms, and multiple well-appointed bathrooms.

The heart of the home is a 120 sqm open-plan kitchen, dining, and living area that opens directly onto a south-facing terrace and saltwater pool deck, creating the perfect flow between interior comfort and outdoor relaxation.

Click Here to find out more about this modern luxury villa.



THE LIST

SINGULAR HOMES



WELCOME TO THE LIST

4 AND 5 BEDROOM SEMI-DETACHED HOUSES

FROM € 1,690,000

The List - Río Real is Marbella's premier collection of 27 luxurious 4 and 5 bedroom semi-detached houses, meticulously crafted for those who appreciate the finer things in life. Each home showcases contemporary architecture and sophisticated design, with spacious open-plan living areas that seamlessly blend indoor and outdoor spaces.

Nestled in the prestigious neighbourhood of Río Real,

these exceptional properties offer breathtaking views and easy access to the region's finest amenities, including pristine beaches, gourmet dining, and vibrant nightlife.

Indulge in the ultimate lifestyle of comfort and elegance, where each semi-detached house is a sanctuary designed for relaxation and entertainment.



The List features 27, 4 and 5 bedroom semi-detached houses, with extraordinary designs arising from the prestigious architect Ismael Mérida. His philosophy of making dreams come true, combined with interior design concepts like "Feng Shui," has made stunning projects such as The List Río Real and Sierra Blanca possible in Marbella.

The List is ideally situated in one of the most sought-after areas of the Costa del Sol, offering residents unparalleled access to the region's finest attractions. Nestled in a tranquil

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excl.

Exclusive Agent



Architect

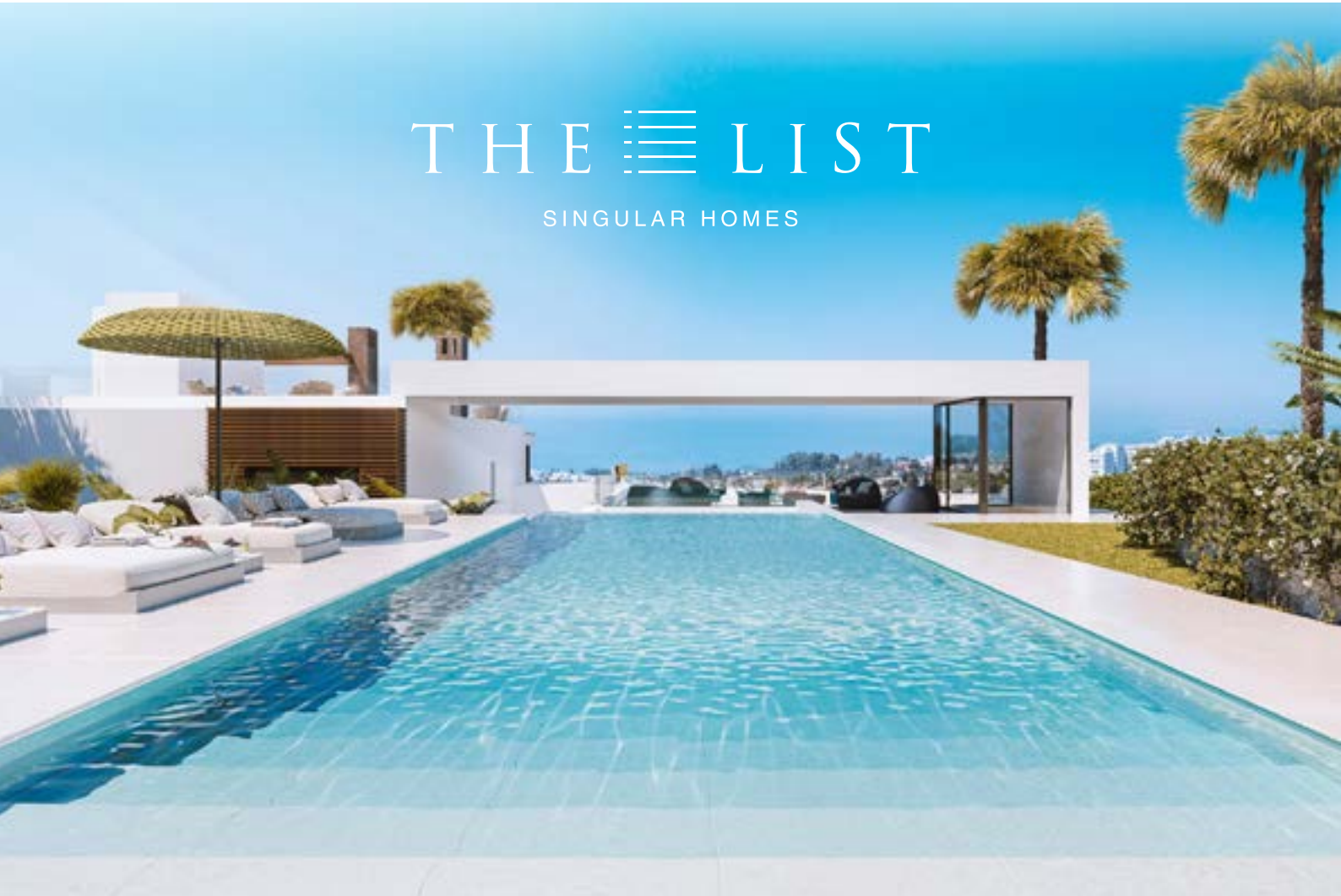


Developer



THE LIST

SINGULAR HOMES



yet vibrant neighbourhood, this prime location is just minutes away from pristine beaches, renowned golf courses, and exclusive dining options. The area boasts excellent connectivity, ensuring that Gibraltar and Málaga international airports are within easy reach.

In addition to its natural beauty and cultural offerings, The List is close to top-rated schools, healthcare facilities, and recreational amenities, providing a perfect blend of convenience and lifestyle.

Each home features spacious open-plan living areas, perfect for entertaining family and friends, with interiors designed to a high level of finish that prioritise comfort. Enjoy state-of-the-art kitchens equipped with high-end appliances, stylish cabinetry, and ample counter space, making meal preparation a delight.

Located within a beautifully designed development, The List offers a range of exclusive facilities that enhance residents' quality of life.

The homes are distributed across a basement, ground floor, first floor, and solarium with a swimming pool, providing plenty of space for relaxation and recreation. Luxurious bedrooms come with en-suite bathrooms and built-in wardrobes, ensuring privacy and convenience. Due to the spacious rooms and large windows, light and nature are integral to every space, creating a seamless fusion of indoor and outdoor living. To enhance convenience, each property includes an underground garage, minimising vehicle traffic within the development and promoting a serene environment.

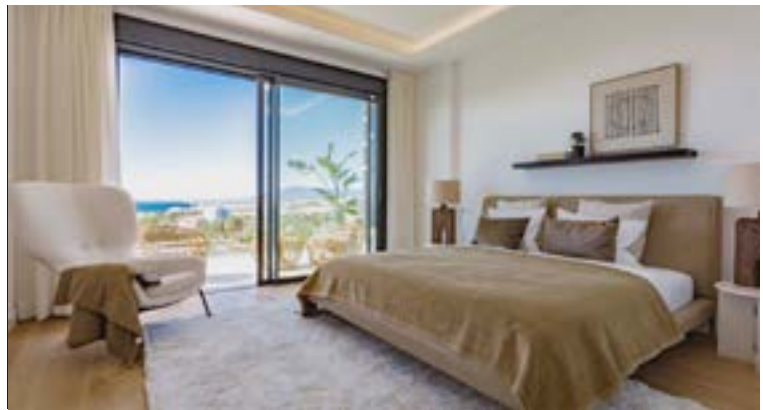
With integrated smart home technology and sustainable features, The List combines elegance, comfort, and innovation, creating a luxurious living experience where every detail has been thoughtfully considered.

The communal space features a large outdoor swimming pool with a luxurious sun deck, ideal for unwinding under the sun or enjoying a refreshing swim. Surrounded by lush greenery, this serene retreat is just steps from your front door.

Residents enjoy a fully equipped gym, complete with a sauna, Turkish bath, and massage room, offering comprehensive wellness options for relaxation and rejuvenation.

The List offers you the new and exclusive service “My Concierge Marbella”, with which you will have all the benefits of having a personal assistant with no need to hire one.

Click here to find out more about The List.





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excl.

PRICES FROM
€640,000

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.

Click Here to find out more about Naya Residences.





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AWARDS
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LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024



PRICES FROM
€675,000

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excl.



AYANA

E S T E P O N A

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.

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.





FOLIO MAGAZINE · MAY 2025

PRICES FROM
€458,000



PURCHASING PROCESS

2025



PROPERTY FOCUS

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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.

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DOWNLOAD**

AssetFolio

SELLING YOUR HOME?









EXCLUSIVE PROPERTY LISTING

709
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 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 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.

Click Here to find out more about 709 Sierra Blanca.





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At Vida Property Management, we deliver tailored services that ensure peace of mind, exceptional care, and top property standards for homeowners and their guests.

Our services include:



Property Management

We deliver integrated property services with personal care, maintaining the highest standards to ensure trust, efficiency, and peace of mind for homeowners.



Rental Management

We provide full rental management for short- and long-term stays, maximising returns while delivering professional care and service for owners and guests.



Concierge

With over 100 years of combined experience on the coast and a trusted network of partners, our team is ready 24/7 to support you with expert knowledge and care every step of the way.

Click Here to find out more about Vida Property Management.

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A modern office interior featuring a long wooden table with white chairs, two large woven pendant lights, and a person working at a desk in the background.

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