

FOLIO

AssetFolio

ALL THE FUN OF THE FERIA!

THE WEEK-LONG MARBELLA FERIA
IS AN UNMISSABLE EVENT!

PIPIRRANA POWER

FRESHNESS AND FLAVOURS THAT ARE THE
HALLMARK OF ANDALUSIAN CUISINE

CHIRINGUITO CHIC

SUMMER IN MARBELLA MEANS ONLY ONE THING; TIME TO
FLING ON YOUR FLIP FLOPS AND HEAD TO THE BEACH!

HEAVENLY JEREZ

BEST KNOWN FOR FLAMENCO,
HORSES AND, OF COURSE, SHERRY,
JEREZ IS AN ANDALUSIAN JEWEL

ALSO IN THIS ISSUE: MARBELLA LAKE 6-5, VILLA LOS LLANOS, IFIELD HOUSE, 709 SIERRA BLANCA

SUMMER HAS OFFICIALLY CHECKED IN, AND SO HAS THE JUNE EDITION OF FOLIO — HOTTER THAN A MIDDAY PASEO THROUGH MARBELLA'S OLD TOWN!

THIS MONTH, WE'RE DIVING HEADFIRST INTO THE SPIRIT OF MARBELLA FERIA — RUFFLES AND MORE DANCING THAN YOUR FEET SIGNED UP FOR. DON'T WORRY, WE'VE GOT YOUR RECOVERY PLAN COVERED: A CHILLED PLATE OF PIPIRRANA, THE ANDALUSIAN SALAD THAT PROVES TOMATOES CAN, IN FACT, BE LIFE-CHANGING.

WE'RE ALSO SHINING THE SPOTLIGHT ON CHIRINGUITOS — THOSE SANDY LITTLE BEACH BARS WHERE FLIP-FLOPS ARE OPTIONAL AND FRESH SEAFOOD IS MANDATORY. AND FOR THOSE WITH A THIRST FOR SOMETHING STRONGER, WE SWIRL OUR WAY INTO THE WORLD OF JEREZ, WHERE SHERRY ISN'T JUST A DRINK... IT'S PRACTICALLY A RELIGION.

AS ALWAYS, YOU'LL FIND THE LATEST RESALE GEMS, NEW DEVELOPMENTS, AND MARKET UPDATES — BECAUSE WHILE YOU'RE DAYDREAMING ABOUT GRILLED SARDINES, YOUR FUTURE HOME MIGHT BE WAITING JUST A FEW PAGES AWAY.

Enjoy!

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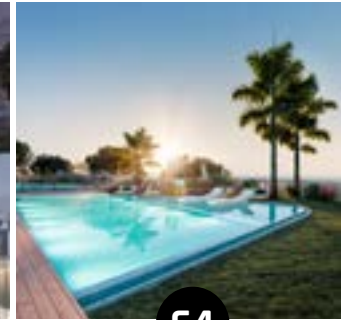
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EXCLUSIVE PROPERTY LISTING

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









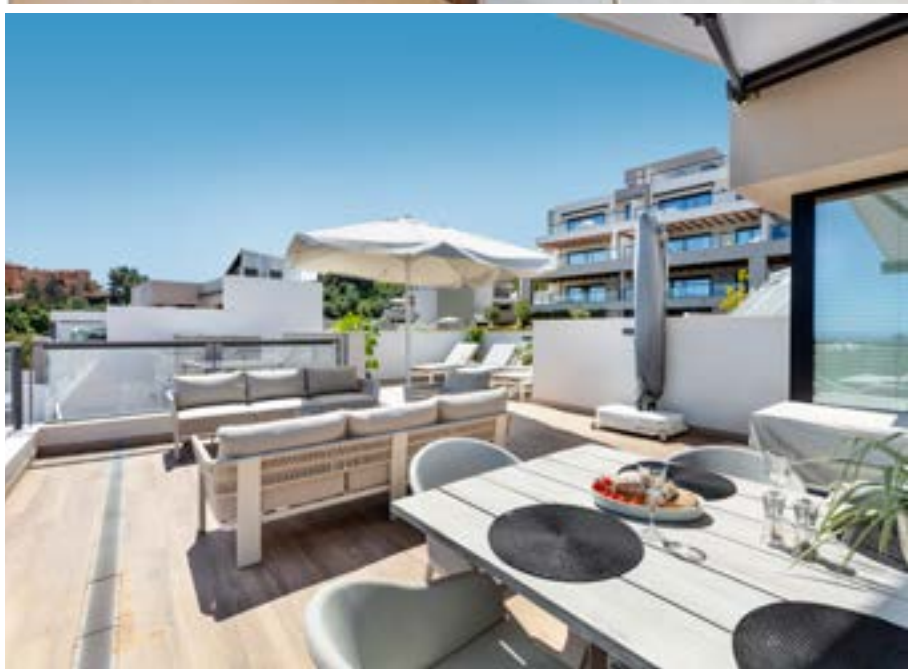


MARBELLA *Lake* 6-5

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.





ALL THE FUN OF THE FERIA!

THE WEEK-LONG MARBELLA FERIA IS AN UNMISSABLE EVENT!



It's the passion, the pulsating joy in believing in life and celebrating the fact that you are alive, healthy and living in one of the most beautiful places on the planet that makes the week-long Marbella feria such an unmissable event!

Marbella Feria, based around San Bernabe, the town's patron saint, a magnificent mix of religious fervour and Andalusian partying many businesses shut up shop as the Costa del sol's glitziest town indulges in its annual week of non-stop entertainment. The Alameda Park and surrounding area are crowded with party goers of all nationalities. Like any self-respecting Spanish event the fair opens and ends with a dazzling firework display that lights up the

> Costa del sol's night sky. There is plenty of noise and sleep is a forgotten word until the seven day and seven-night party is over.

From the reverent to the irreverent, the sacred to the bordering on the profane Marbella's feria contains more elements that can be found in the paellas that are slowly simmering in every impromptu kitchen. In Marbella during Feria week the town sends you an invitation to a party that everyone, young and old cool or square, is invited to attend. There is no dress code. Fling on your best flamenco frock and wow the onlookers with your Carmen style or dress down in jeans and a T shirt because you know it's going

to get messy. Or perhaps you're still wearing the same thing as yesterday because you met somebody and never made it home.

The day begins with the first salvo of rockets of the day (and you'll hear enough rockets and firecrackers during the Feria to give you shell shock) Grab a coffee or a carajillo (coffee and a Brandy) depending on how bad you're feeling and then strolling to the Alameda Park for the first fortifier of the day. It is a great place to plan your route of attack before the serious partying begins. Everyone is singing, smiling and dancing. You sip on something cooling and look around at the rest of your group - because you never go to Feria on your

own - and they're all grinning madly.

Don't worry, they haven't taken E - this is one letter further - F for Feria!

The rest of the day dissolves into a swirling dream of colour, sound and movement. There are transformations everywhere as checkout girls turn into tempting Sevillana princesses and young bloods show off their horse skills as they ride proudly into town. The ghosts of old Marbella come to life. Turn a corner and you could be a scene from two centuries ago as impromptu flamenco dancers twirl and strut in the street. Toddlers in full costume watch in amazement amaze from upstairs balconies holding the hands of their black-clad grandmothers, who've seen it all.





As darkness falls it is time to hit the night Feria fairground. Neon lights blaze down and europop blasts out from the stomach-churning rides, competing from the screens of the teenagers on board. You duck into a casita for liquid refreshment and a

rest for your feet. Everyone is on stage, dancing in perfect timing together. You spot your bank manager executing some nifty steps with his wife and you know that you're awaited transfer won't be there in the morning. But "Hombre" it's feria - an expression of

the love of life that has been eradicated in other parts of Europe. Catch it while you can and then head home smiling to yourself, and then get ready to do it all over again!

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.





PIPIRRANA POWER

FRESHNESS AND FLAVOURS THAT ARE THE HALLMARK OF ANDALUSIAN CUISINE



It may not be as widely known as those perennial favourites Gazpacho or Salmonrejo, but Pipirrana highlights the freshness and flavours that are the hallmarks of Andalusian cuisine. Pipirrana is a vibrant and refreshing salad that traditionally comes from the sun-drenched region of Andalucía. A staple of summer dining, it is perfect for cooling off during hot days.

At a first glance the dish, which is basically a mix of cucumbers, onions, green peppers, and tomatoes, dressed with olive oil and vinegar, might seem nothing specially. Appearances can be deceptive, however, and Pipirrana is very much a case in point. This simplicity allows for numerous variations depending on the province, each with its unique twist on ingredients and preparation methods.

The origins of Pipirrana can be traced back to farm labourers in Andalucía, Murcia, and La Mancha, who would create the salad using the freshest vegetables available. Historically, the dish was simple, often lacking the additions of tuna and olives that we see in modern recipes. These ingredients probably emerged later, when they were added for festive occasions, showcasing the salad's evolution over time.

While Pipirrana can be found on menus in many provinces, Jaén, in the north east of Andalucía, can lay claim to having the best known. Here, it is traditionally made with peeled tomatoes, green peppers, garlic, and a generous amount of olive oil, often served with pieces of bread for dipping. The simplicity of its preparation makes it ideal for outdoor meals, especially during the summer months.

In the Sierra de Cazorla-Segura-Las Villas area, a variant known as "Pipirrana rin-ran" is popular. This version involves mashing the ingredients together, resulting in a thick paste, teeming with flavour, and often seasoned with cumin.

As you might expect, in Cádiz on the Atlantic Coast, Pipirrana is paired with grilled fish that gives the dish a fresh and zesty flavour. Each province has its own variation, reflecting local tastes and available ingredients. For instance, in Cieza (Murcia), the salad is prepared with a generous amount of onion, dried cod, and "ñora," (sundried) peppers, highlighting the region's unique culinary tradition.

Pipirrana is notable not only for its taste but – as in so much

Mediterranean cuisine - for its health benefits. Made primarily from raw vegetables, it is packed with vitamins and nutrients, making it a nourishing choice for hot summer days. The combination of fresh ingredients such as tomatoes, cucumbers, and peppers offer hydration and essential nutrients, while the olive oil provides healthy fats.

It is also versatile; Pipirrana can be served as either a starter or a side dish and it makes a perfect accompaniment to grilled meats, seafood, or even as a stand-alone dish for a light lunch. As always, versatility is the key. If you are feeling particularly adventurous, Pipirrana can include prawns, tuna or even chorizo.

Pipirrana is more than just a salad; it represents the rich culinary heritage of Andalucía. Rooted in tradition yet open to innovation, it captures the essence of summer dining in Spain. With its fresh ingredients and simple preparation, Pipirrana is a delicious way to enjoy the flavours of the region, as generations of Spaniards have over the decades. As the long hot summer approaches, make sure you sample Pipirrana, a tasty and traditional way to celebrate Andalusian culinary culture!

Click Here to read our other blogs.









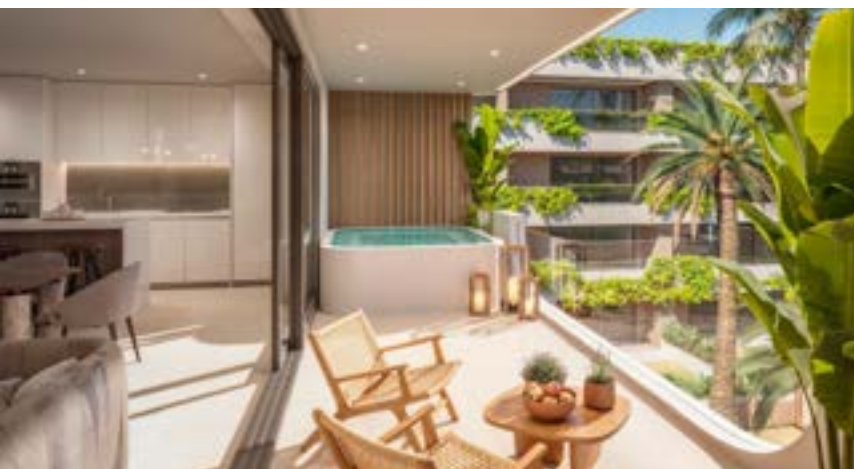
FROM
€320,000

SPECIFICATIONS

69 units
1, 2, 3 & 4 Bed

STATUS

Pre-Launch



MARBELLA WEST BRAND NEW RESIDENTIAL PROJECT WITH RESORT-STYLE AMENITIES

Step into Marbella's most forward-thinking district, where contemporary design meets elevated living. This exclusive development offers 101 refined apartments ranging from 1 to 4 bedrooms, each thoughtfully designed with two private parking spaces and a dedicated storage room to meet modern lifestyle needs.

Residents enjoy an exceptional array of resort-style amenities, including a central pool with an artificial beach, a rooftop infinity pool and solarium with sweeping sea views, a vibrant social club featuring co-working spaces, a fully equipped spa and gym, and 24/7 security with concierge services for total peace of mind.

Click Here to find out more about this new residential project..







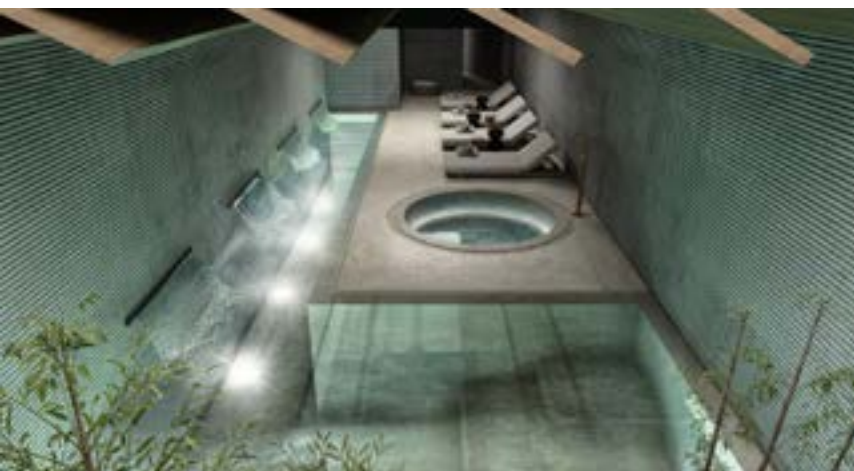
FROM
€585,000

SPECIFICATIONS

36 units
2 & 3 Bed

STATUS

Pre-Launch



CONTEMPORARY APARTMENTS WITH PANORAMIC VIEWS

This exclusive residential complex of 36 contemporary-designed apartments is located in one of Estepona's most sought-after areas. Offering spacious 2- or 3-bedroom homes with large terraces and spectacular panoramic views of the Mediterranean, each apartment is thoughtfully equipped with high-quality finishes, fitted kitchens, air conditioning, and double-glazing. Ground floor units boast private gardens and pools, while penthouses feature rooftop solariums and pools. The development also includes landscaped communal areas with a swimming pool, gym, spa, coworking space, cinema, parking, and storage.

Click Here to find out more about these contemporary apartments.



Summer in Marbella means only one thing; time to fling on your flip flops and head to the beach! Beach culture on the coast has undergone a dramatic change since the hedonistic, hippie and somewhat hazy days of the 60s, 70s and 80s. Traditional beach bars and restaurants – chiringuitos in Spanish – dotted the sands. While many were excellent, serving fresh seafood and delicious salads washed down with a jug or three of sangria, others were more ramshackle. The bathroom facilities might best be described as basic. I will draw a discreet veil over that particular subject.

The authorities decided something had to be done, and many of the traditional chiringuitos upgraded their facilities. At the same time, the beach became somewhere, not to recover from the excesses of the night before, but a place to get the party started early. Traditional venues transformed into big money Beach Clubs, with Balinese beach beds, live DJs and the infamous champagne spray parties. Laid back they were not.



CHIRINGUITO CHIC

TIME TO FLING ON YOUR FLIP FLOPS AND HEAD TO THE BEACH!





Although the traditional chringuito may be hard to find on the coast – head west of Estepona or east towards Cabopino to find those – some venues still have that “chringuito chic”.

THE FUNKY HIDEAWAY

Sonora Beach has carved a niche for itself as an “environmentally funky” establishment, with its quirky charm since its early days as a bohemian, if basic, beach bar. Sundays at Sonora in those days were legendary, with live DJs, well known bands playing sets and an overall atmosphere of cool chaos. Despite moving to a larger venue, Sonora has preserved its laid-back vibe and eclectic style. The beach is often dubbed the “best-kept secret that everyone knows,” a tribute to owner Javi and his team. The combination of sun, sand, and good tunes makes Sonora a perfect spot to unwind and soak up the Marbella sun.

THE BEACHSIDE INSTITUTION

Victor’s Beach has been a staple of Marbella for over 40 years. Located on the walkway from Banus to the Hotel Puente Romano, the clientele

is particularly loyal. At the end of the working week, you’ll find Marbella locals of all ages kicking back, winding down and enjoying a drink as the sun sets. The more energetic can dance to the popular DJ sessions, cooling off with a quick dip in the Mediterranean. A Marbella Beach Life Institution, Victor’s has been frequented by celebrities, aristocrats and rock stars. Set beneath eucalyptus and palm trees, Victor’s Beach offers a laid-back atmosphere, sunbeds, and a menu famous for its Sangria, grilled seafood, and legendary BBQ ribs. Savour it while you can, however. A number of high-profile luxury developments have been constructed nearby, and there have been rumours that Victor’s might soon be brought out and turned into another “Beach Club”.

MISTRAL MAGIC

If you want to enjoy fabulous food while feeling the sand beneath their feet, Mistral Beach is an essential stop. The setting, complete with tables on the beach shaded by palm trees, is relaxed, yet the service and cuisine are top-notch. Mistral is particularly

acclaimed for its spare ribs and Crème Brulé and the food is one of the reasons that it becomes extremely busy during the high season. If you have the tempting prospects of a long lunch at Mistral, a sensible move might be to book a shaded sunbed, so that you can enjoy a siesta after the meal!

MARBELLA STYLE

Trocadero Group has a number of well-known beach restaurants along the coast, from Benalmadena to Sotogrande. Trocadero Arena, just down from the ancient watchtower at Rio Real, is where a certain Cristiano Ronaldo likes to hang out when he is hanging out at one of his two Marbella mansions. Trocadero Playa, located between the Marbella Club Hotel and the Hotel Melia Don Pepe, however, is where the locals hang out. You will find familiar faces from the 80s and 90s – a little older, but certainly no wiser! - holding court in the beautiful wooden beach bar. This beach club offers a unique atmosphere, enhanced by its stunning decor and uninterrupted sea views. Dining at Trocadero Playa is not just about the food; it is about embracing Marbella’s beach life!

Click Here to read our other blogs.



AN EXCLUSIVE LOOK AT TWO NEW SHOW HOMES AT THE LIST

THANKS FOR ATTENDING OUR AGENT OPEN DAY

Last month, we were thrilled to host an exclusive Agent Open Day at The List, our boutique collection of luxury homes in the heart of Río Real, Marbella. The event brought together leading real estate professionals for a first look at two beautifully completed show homes—House No. 2 and House No. 10—each showcasing a distinct vision of contemporary Mediterranean living.

With a relaxed, sun-soaked atmosphere and curated tours of both properties, guests had the opportunity to experience first-hand what makes The List one of Marbella's most compelling residential offerings.

HOUSE NO. 2 - DESIGNED FOR EVERYDAY LUXURY

House No. 2 is a true standout within the development. This four-bedroom residence, crafted by JAFlores, seamlessly blends modern design with warmth and comfort. Open-plan interiors are bathed in natural light, with calming tones and subtle textures that create a sense of effortless sophistication.

All bedrooms are en suite, and the principal suite features a walk-in wardrobe, spa-style bathroom, and

private terrace. Outdoors, a landscaped garden, private pool, and shaded dining area complete the picture—perfect for clients seeking a year-round Mediterranean lifestyle.

HOUSE NO. 10 - BOLD, REFINED, AND MADE FOR MARBELLA LIVING

Just a few steps away, House No. 10 takes a bolder, more refined approach. Designed by Lord Designs, this four-bedroom, five-bathroom residence is a statement of contemporary coastal elegance.

With interiors inspired by the Andalusian landscape, the home features natural textures, clean lines, and a soothing palette throughout. The principal suite includes a dressing area, spacious bathroom, and terrace access, while the main living space opens directly to a private garden, pool, and al fresco dining area—ideal for entertaining or relaxing under the sun.

THANK YOU TO OUR AGENT PARTNERS

We'd like to extend a heartfelt thank you to all the agents who joined us. Your continued support and enthusiasm are key to what we do at Asset Folio Excl.

If you weren't able to attend and would like a private viewing of either home—or the full vision behind The List—please don't hesitate to reach out **here**.

Or you can take a tour of the properties on the following pages.



A modern, multi-story house with a large balcony and glass doors. The house features a white exterior with dark brown accents. The balcony has a glass railing and a dark brown slatted roof. The glass doors are open, revealing a bright interior. The house is surrounded by a green lawn and a fence. The sky is blue with some clouds.

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.





HEAVENLY JEREZ



Best known for flamenco, horses and, of course, sherry, Jerez is an Andalusian jewel.

Andalusia in a nutshell is the phrase that best describes Jerez de la Frontera. The third-largest city in the province, surrounded by beautiful countryside, bordered mountains and yet close to the Atlantic coast, Jerez de la Frontera embodies the rich cultural heritage of Andalusia, in particular for its exquisite wines, magnificent horses, and vibrant flamenco tradition.

An important strategic location between Cadiz and Seville, Jerez has been a melting



Photography:
Annie and Andrew

pot of cultures throughout history, with influences from the Phoenicians, Romans, and Visigoths shaping its unique identity. Jerez flourished during – al andalus - the 700 years of Moorish rule, particularly under the Almoravid and Almohad dynasties, which saw significant development and the construction of stunning mosques and palaces.

In the 12th century, Christian forces made several attempts to capture Jerez, culminating in its conquest by Alfonso X in 1264. This marked the beginning of Jerez's transformation into a vital

economic hub, especially in the 15th century, when its agricultural exports, particularly wine, began to flourish. The city experienced a boom in the 18th century, driven by the burgeoning wine industry, which remains a cornerstone of Jerez's economy today.

That rich history is most evident in Jerez's architecture. Impressive buildings, such as the Alcázar, the Cathedral, and the Cartuja Monastery offer a glimpse into the past, showcasing the city's evolution through various architectural styles and cultural influences. This unique combination of historical monuments and modern





infrastructure - Jerez is well served by road, rail and air links – means that the city is a popular tourist destination.

Jerez is widely regarded as the birthplace of flamenco – Spain’s most passionate and expressive art form. The city has produced legendary flamenco artists such as Antonio Chacón, Manuel Torre, and José Mercé, who have brought the rhythm and soul of flamenco to audiences worldwide. Visitors can immerse themselves in this vibrant culture by attending performances at local tablaos and flamenco peñas, but a walk around the streets of Jerez particularly in the historic neighborhoods of San Miguel and Santiago, provides more than enough proof that flamenco is woven into the fabric of daily life.

Then there is the wine! Wine is deeply ingrained in Jerez’s history and culture. Sherry, the city’s most famous export, attracts thousands annually with numerous bodegas inviting visitors to explore the intricate process of sherry production. Guests can experience tastings, vineyard tours, and culinary pairings that showcase the region’s gastronomic delights.!

The unique “soleras and criaderas” system of aging sherry sets this city apart in the wine world, while wineries also produce an array of red, white, and rosé wines

under the Tierra de Cádiz designation. Visitors are encouraged to engage with the local wine culture, whether through vineyard labor participation or enjoying a glass of sherry in a traditional tabanco. Although, after a day at the bodega, they are wise to book a taxi for the journey back to their hotel

Jerez is also renowned for its connection to the prestigious Carthusian horse breed, a lineage that dates back to the 15th century. The city is home to some of Spain’s most prominent breeders and stud farms, offering visitors a chance to explore the world of equestrianism. The Royal Andalusian School of Equestrian Art showcases the beauty of these magnificent horses through performances and exhibitions that highlight their grace and agility. The Yeguada de La Cartuja, known as the most important stud farm for Carthusian horses, provides an immersive experience into the equestrian heritage of Jerez.

Fans of another form of horsepower can be found at the nearby Circuito de Jerez that every year hosts the fino-fuelled fiesta that is the Spanish Moto GP. Legends such as Rossi, Schumacher and Senna have all raced at the circuit, and there is a fascinating motor racing museum that showcases its history.

Whether you are a wine enthusiast, a horse lover, or a culture aficionado, Jerez promises a memorable experience filled with warmth, charm, and an authentic taste of Andalusian life. In short, Jerez is just heavenly!

Click Here to read our other blogs.







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.

€1,195,000

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.





**FROM****€899,000****SPECIFICATIONS**28 units
2 & 3 Bed**STATUS**

Pre-Launch



LUXURY HOMES IN REAL DE LA QUINTA WITH STUNNING HILLSIDE AND SEA VIEWS

With just 28 exclusive apartments and penthouses spread across four buildings, this exceptional development occupies a prime hillside location near the future site of the Hotel Angsana Real de La Quinta and Branded Residences by the Banyan Tree Group.

Situated within a secure gated community in the prestigious Real de La Quinta Residential Country Club Resort®, the development features a modern and elegant design that blends harmoniously with the surrounding natural landscape.

Click Here to find out more about these luxury homes..



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

AssetFolio™

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.

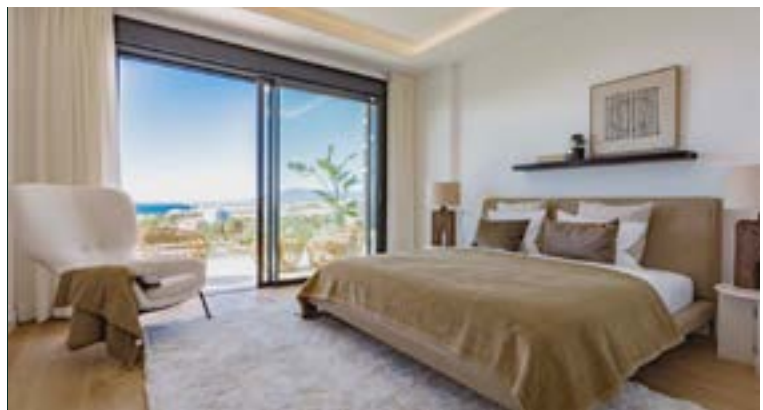
With integrated smart home technology and sustainable features, The List combines elegance, comfort, and innovation, creating a luxurious living experience where every detail has been thoughtfully considered.

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.



EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024



PRICES FROM
€675,000

AssetFolio | **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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