

# FOLIO

AssetFolio™

## POLO PERFECTION

SUMMER IS THE PERFECT TIME TO ENJOY  
THE SPORT OF KINGS ON THE COAST

## VITAMIN SEA!

RECENT RESEARCH PROVES  
THAT LIVING ON THE COAST HAS  
CONSIDERABLE HEALTH BENEFITS.

## SEA HORSES

THESE TRADITIONAL HORSE RACES ON  
THE CADIZ COASTLINE, ARE ARE MUST!

## GETTING ON THE LIST

THE WORK OF A LISTING AGENT IS OFTEN  
OVERLOOKED BUT IT'S A VITAL ROLE  
WHEN IT COMES TO SELLING A PROPERTY

THINGS ARE HEATING UP ON THE COSTA DEL SOL, AND SO IS THE LATEST EDITION OF FOLIO MAGAZINE — YOUR ULTIMATE SUMMER SIDEKICK!

THIS MONTH, WE'RE OFF TO SOTOGRANDE, WHERE POLO PONIES THUNDER ACROSS MANICURED FIELDS AND SUMMER STYLE IS A SPORT IN ITSELF. THEN WE GALLOP NORTH (FIGURATIVELY) TO SANLÚCAR DE BARRAMEDA, WHERE HORSES RACE ALONG THE BEACH IN ONE OF SPAIN'S MOST SPECTACULAR SEASIDE TRADITIONS.

FEELING GOOD JUST BEING HERE? YOU'RE NOT IMAGINING IT — WE EXPLORE THE HEALTH BENEFITS OF COASTAL LIVING, FROM VITAMIN D TO DAILY SEA BREEZES. AND IF YOU'RE THINKING OF SELLING, DON'T MISS OUR FEATURE ON WHY HAVING A LISTING AGENT MATTERS — IT COULD MAKE ALL THE DIFFERENCE.

AS ALWAYS, WE'VE HANDPICKED THE BEST RESALE HOMES, THE MOST EXCITING NEW DEVELOPMENTS, AND A FEW HIDDEN GEMS YOU'LL WANT TO SNAP UP BEFORE SUMMER'S OUT.

SO SIT BACK, SOAK IT ALL IN, AND ENJOY AUGUST — FOLIO STYLE.

*Enjoy!*

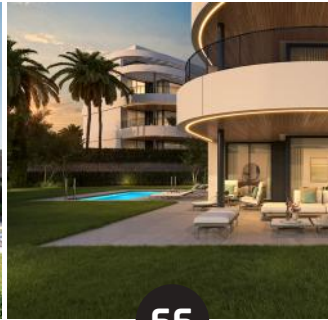
# CONTENTS



62

## THE LIST

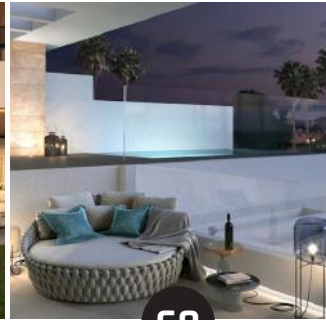
Homes at this premier collection of luxury semi-detached houses are ready to move in!



66

## NAYA RESIDENCES

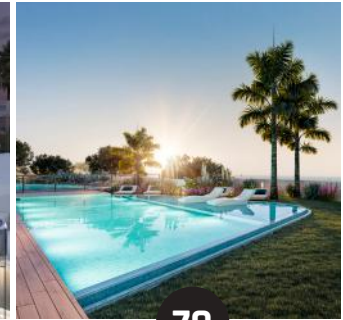
Find out more about this this stylish development.



68

## AYANA ESTEPONA

Ayana brings a unique concept in resort development in Estepona.



70

## ALYA MIJAS

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

## Articles & Property Focus

18

### POLO PERFECTION

Summer is the perfect time to enjoy the sport of kings on the coast

28

### VITAMIN SEA!

Recent research proves that living on the coast has considerable health benefits.

36

### SEA HORSES

These traditional horse races on the Spanish coast, are a must!

52

### GETTING ON THE LIST

The work of a listing agent is often overlooked but it's a vital role when it comes to selling a property.



Folio magazine brings you all the latest from Asset Folio

6

### LOS NARANJOS MANZANA

Immaculate modern townhouse close to Puerto Banús.

12

### MARBELLA LAKE 6-5

Luxury living in the heart of Nueva Andalucía La Carquilla.

44

### THE LIST NO.2

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

48

### THE LIST NO.10

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

## FOLIO MAGAZINE EDITION 35

August 2025

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PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

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ALSO IN THIS ISSUE: LOS NARANJOS MANZANA, MARBELLA LAKE 5-5, IFIELD HOUSE, THE LIST 2 & THE LIST 10

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## EXCLUSIVE PROPERTY LISTING

*Los Naranjos*  
MANZANA

**T**his immaculate modern townhouse offers the ultimate in convenience, just a short stroll from Puerto Banús. You'll find yourself within easy walking distance of shops, restaurants, cafes, and sports facilities, with a bus stop to Marbella right around the corner. Enjoy a pleasant, flat 15-minute walk under palm trees directly to the vibrant heart of Puerto Banús.

The ground floor features a spacious open-plan layout with a large lounge, dining area, and a sleek modern kitchen, plus a guest bathroom.

Upstairs, the first floor hosts three comfortable bedrooms. The master suite boasts an en-suite bathroom and a private terrace with stunning views of La Concha mountain. Two additional guest bedrooms share a well-appointed bathroom.



€535,000

**SPECIFICATIONS**

3 Bed  
3 Bath  
138 m<sup>2</sup> Built  
54 m<sup>2</sup> Terraces  
0 m<sup>2</sup> Plot









## Los Naranjos MANZANA

Completing this fantastic home is a private parking space for one to two vehicles and a private garden with direct access to the communal pool.

An ideal choice for those seeking both privacy and accessibility, this property offers excellent potential for both holidaymakers and long-term residents.

**Click Here** to find out more about Los Naranjos Manzana.





**EXCLUSIVE PROPERTY LISTING**
**MARBELLA** *Lake*  
6-5

**L**uxury 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 m<sup>2</sup> Built  
96 m<sup>2</sup> Terraces  
0 m<sup>2</sup> 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.





# POLO PERFECTION

SUMMER IS THE PERFECT TIME TO ENJOY THE  
SPORT OF KINGS ON THE COAST



Often referred to as “the sport of kings,” polo is an ancient horseback field sport that combines strategy, agility, and horsemanship. With its roots tracing back to Persia in the sixth century BC, polo has evolved into a global phenomenon, played professionally in 16 countries, including Spain, the United States, Argentina, and England.



> One of the best known destinations for polo aficionados worldwide is Sotogrande, home to four prestigious polo clubs and renowned international tournaments.

Polo's origins can be traced to ancient Persia, where it served not only as a game but also as a military training tool for cavalry units. As the sport spread throughout Asia, particularly to India, Tibet, and beyond, it became ingrained in royal culture. In the 19th century, British officers in colonial India, notably Lieutenant Joseph Ford Sherer and Captain Robert Stewart, brought polo back to England, subsequently introducing it to the rest of the world.

In Spain, polo was first

introduced in 1870 by Pedro Nolasco Gonzalez de Soto, who founded the Real Club de Polo de Xerez in Jerez. The sport flourished under King Alfonso XIII, leading to the establishment of various clubs across the country. However, its popularity waned until the 1960s, when Sotogrande emerged as a new epicenter for polo.

Sotogrande's transformation into a polo destination began in 1964, thanks to visionary Filipino industrialist Colonel Joseph McMicking. With the help of his nephew, Enrique Zóbel, the first polo field, "La Playa," was established in 1967, marking the onset of prestigious tournaments that would draw in elite players and spectators alike.

For a more "hands on"

approach the Museo Interactivo de la Musica Malaga has a selection of instruments to try out and various other interactive displays which are great for kids of all ages. You can even let off a little steam with the percussion instruments!

The Ayala Polo Club, founded by McMicking, has since evolved into a premier venue, boasting world-class facilities and hosting exhilarating competitions that attract polo enthusiasts from around the globe.

The upcoming 2025 polo season promises to be one of the most exciting yet, featuring ten competitions tailored to varying skill levels. Kicking off with the Copa Bienvenida KE Sotogrande, the season will highlight prestigious tournaments like the Torneo Internacional de Polo in late August, ensuring high-goal





action on the lush lawns of the Santa María Polo Club.

Attending a polo match is more than just watching a sport. The dress code leans towards casual elegance, with men donning polo shirts and chinos, while women can showcase chic summer dresses paired with stylish wedges. After the matches, spectators can indulge in Argentinian steaks at Cancha II, a rustic restaurant offering stunning views of the evening games. Although you might find yourself rubbing shoulders with the rich and famous – both Prince William and Prince Harry have

played at Sotogrande – the atmosphere is low key. Even better, many of the events are free to watch!

Under the guidance of Iñigo Zóbel, the Ayala Polo Club has continually raised the bar in terms of facilities and services. With three professional polo fields, training arenas, and private stables, the club not only hosts high-level tournaments but also offers polo classes, nurturing the sport's growth in the region.

As polo in Sotogrande continues to thrive, it remains rooted in its rich history while embracing

the future. With a commitment to quality, community, and the spirit of polo, the club stands as a premier destination for players and fans alike. Whether you're a seasoned polo aficionado or a newcomer to the sport, it's a unique experience.

The allure of polo is not just in the game itself; it's in the atmosphere, the traditions, and the community it fosters. As the sport continues to grow in Sotogrande, everyone is invited to witness the elegance, skills and thrills that make polo the sport of kings.

**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 m<sup>2</sup> Built  
150 m<sup>2</sup> Terraces  
3000 m<sup>2</sup> 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.





# VITAMIN SEA!

THE LATEST RESEARCH PROVES THAT LIVING ON THE COAST HAS CONSIDERABLE HEALTH BENEFITS.



When you gaze across the shimmering Mediterranean at the end of yet another perfect day, toasting the sunset with a cocktail or two, it's easy to reflect that living by the sea is the best decision that you have ever made. And that feel good factor isn't solely down to the sundowner that you are enjoying.

The latest research proves that living on the coast has considerable health benefits.

This should not come as a huge surprise. Since the 18th century, doctors have prescribed time by the sea for various ailments, from tuberculosis to leprosy. Patients would immerse themselves in the mineral-rich sea waters, while the rhythmic sounds of crashing waves helped them enjoy restorative sleep. While many of these early therapeutic claims have been discredited, modern science continues to prove that time spent in nature significantly enhances overall well-being.

In 1984, a landmark study revealed that post-operative patients who had views of nature from their hospital rooms experienced shorter stays and more positive outcomes than those whose views were limited to brick walls. This resulted in scientists focusing on understanding why humans are innately drawn to the outdoors. Initially concentrated on green spaces, recent research has begun to explore the profound effects of “blue spaces”—coastal areas and bodies of water.

One of the pioneers in this burgeoning field is Mat White, an environmental psychologist and passionate surfer. A 2010 study led by White revealed that people found images of natural environments with water elements as more attractive and restorative. This influential research catalysed the blue space movement, prompting investigations into what happens to our bodies and brains when we spend time at the beach.

As you step onto the sand, a phenomenon known as “attention restoration” is triggered. Environmental psychologists describe this state as a moment when your mind starts to relax, allowing you to engage with your surroundings in a more gentle, less demanding way.

White’s research, which analysed responses from over 4,000 individuals in England, found coastal environments evoked feelings of restoration more effectively than woodlands or mountains.

Catherine Kelly, author of “Blue Spaces: How and Why Water Can Make You Feel Better” suggests that the combination of sea views and the sound of waves, effortlessly focuses our attention to the horizon. This experience of being in the presence of something vast helps us gain perspective on our problems and feel connected to something greater than ourselves. Awe has been shown to lower stress levels, foster a sense of purpose, and encourage selfless behaviour.

According to the Attention Restoration Theory, the most restorative landscapes are those that are “softly fascinating.” They capture our attention without overwhelming us, allowing our minds to unwind. Waves epitomise this balance, continuously drawing our gaze and grounding us in the moment.

As well as the mind, the body also benefits from living by the sea. Coastal environments naturally encourage physical activity—whether it’s a long walk along the shore, a refreshing swim, or a spot of kite-surfing. Though green spaces may facilitate more intense exercise,





research indicates that individuals engage in longer periods of physical activity in blue spaces. A 2020 study found that time spent by the water is perceived as more expansive, leading to extended workouts and all the accompanying health benefits. This interplay between physical activity and stress relief from coastal environments may significantly enhance sleep quality. A comprehensive 2024 analysis encompassing nearly 19,000 adults across 18 countries found that frequent visits to both blue and green spaces correlate with a lower likelihood of insufficient sleep—defined as less than

six hours a night. And although there is no direct link between a landscape's effects and pain reduction, evidence suggests that spending time by the water can diminish feelings of pain and elevate overall well-being.

So next time you find yourself on the beach watching the sunset, you can reflect on the fact that spending time by the sea is not just a indulgent pastime; it is an essential component of a balanced and healthy life. And you can raise a glass to that!

**Click Here** to read our other blogs.





€3,995,000

**SPECIFICATIONS**

4 Bed  
3 Bath  
186 m2 Built  
87 m2 Terraces  
0 m2 Plot



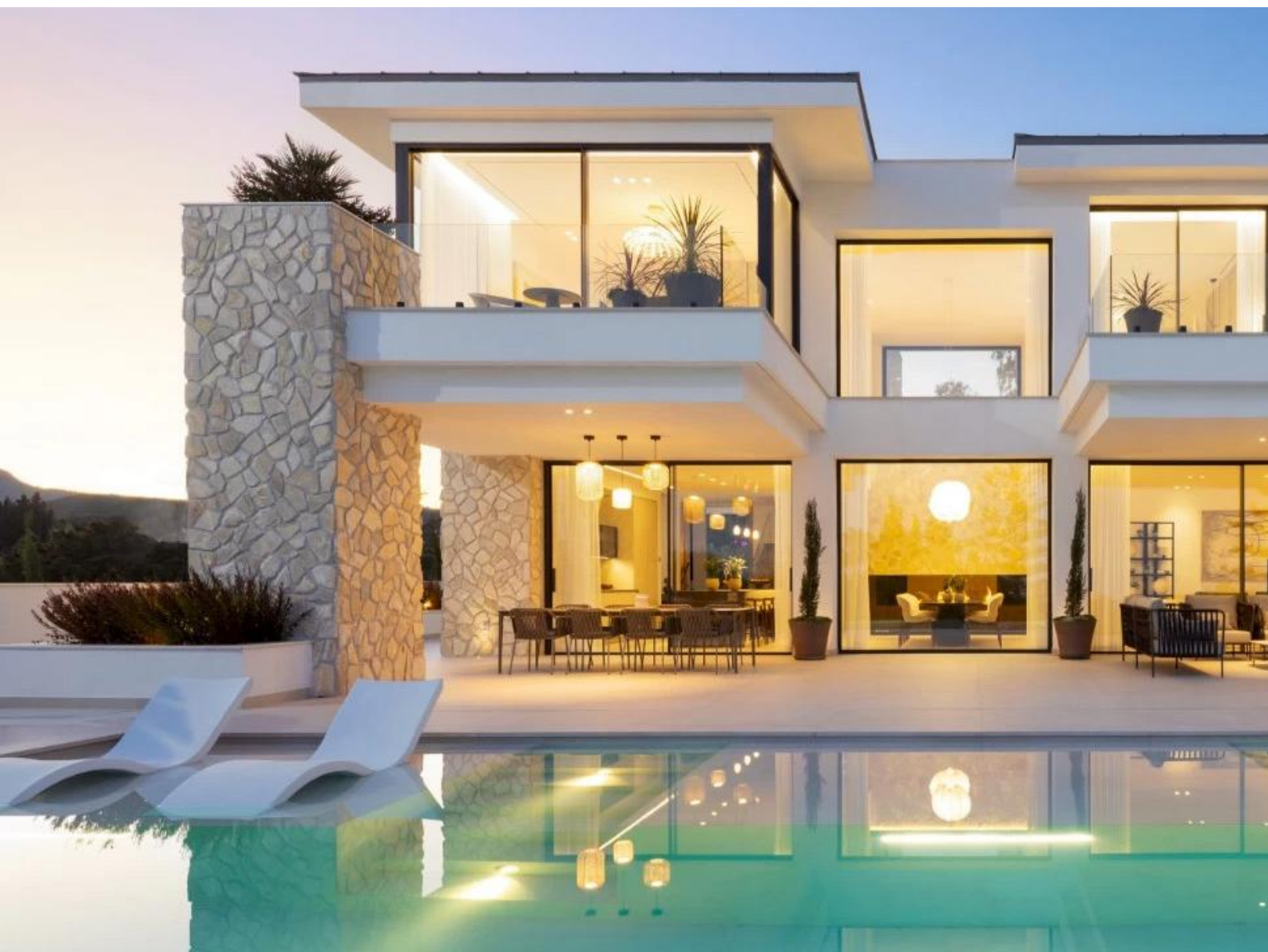
## PRESTIGIOUS BEACHFRONT APARTMENT IN NEW GOLDEN MILE

This fully renovated, southwest-facing beachfront apartment in the prestigious Los Granados del Mar offers a rare blend of refined elegance, cutting-edge design, and lifestyle-enhancing features. Situated on the New Golden Mile between Marbella and Estepona, the residence enjoys panoramic Mediterranean Sea views from an expansive 87 m<sup>2</sup> terrace, complete with a private swimming pool and tranquil private garden—ideal for al fresco dining, entertaining, or simply unwinding in total privacy.

With 186 m<sup>2</sup> of beautifully designed interior space, the four-bedroom, three-bathroom home has been meticulously upgraded to the highest standards.

**Click Here** to find out more about this prestigious apartment.



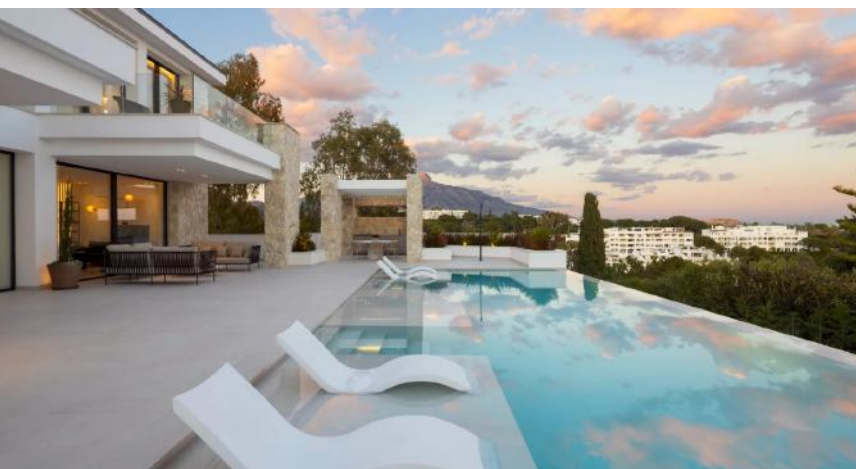




€5,750,000

**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 contemporary luxury villa. 

Photography:  
Guillén Pérez, manuelgarciaes

If the only beach based equine extravaganza that you can think of are the donkeys on the sands at Blackpool then the traditional horse races in Sanlúcar de Barrameda, on the Cadiz coastline, are a must!

But this is no bucket and spade improvised event. The race days feature spectator stands, bookmakers, paddocks, and a winners' enclosure. Over the years, the event has evolved into an international competition, attracting horses and riders from various European countries, along with many famous names among the spectators.



# SEA HORSES

THESE TRADITIONAL HORSE RACES ON THE CADIZ COASTLINE, ARE ARE MUST!





> The races typically take place in the early evening. The long sandy beach is packed, with spectators gathering to cheer for their favourite horses. The event has become an important cultural event, where rich and not wealthy can experience the thrill of the races and the shared Andalusian love of horses.

The precise origins of the horse racing tradition in Sanlúcar are somewhat hazy. One popular story suggests that fish buyers raced horses along the beach while waiting for trawlers to deliver their catch. Another tale claims that informal donkey races eventually led to the more formalised horse races we see today. Regardless of how it began, a horse racing society was officially established in 1845, cementing the event's place in the city's cultural fabric.

Despite facing challenges, including a near collapse in 1980 due to mismanagement, the races have been revitalised thanks to the efforts of passionate organisers like Miguel Sanchez Delage, who has directed the event for the past 17 years. Today, he proudly states that the races are "A thousand times better" than in years past, showcasing the determination to preserve this beloved tradition.

The horse racing event in Sanlúcar comprises two three-day cycles, each day filled with exciting competitions under the stunning backdrop of the sun setting over the Mediterranean. The races are free to watch, although if you want to spend some money, you can have a flutter at the official betting stands. Children add a unique touch by organising their own colourful betting stands along the beach,

contributing to the festive atmosphere.

Coinciding with the races are local festivities honouring the town's patron saint, featuring vibrant parades of flower-decorated carts in the streets. This blend of equestrian excitement and cultural celebration creates an unforgettable experience for both locals and visitors. As always in Andalusia, there is plenty to eat and drink!

Sanlúcar de Barrameda's horse races are more than just a sporting event; they are a celebration of history, community, and culture. Since 1845, this unique tradition has brought people together, showcasing the beauty of equestrian sport against the stunning backdrop of the Andalusian coast. Whether you're a horse racing enthusiast or simply looking to experience a unique cultural event, the horse races in Sanlúcar promise an exhilarating and unforgettable experience!

**Click Here** to read our other blogs.







**FROM**  
**€229,000**

**SPECIFICATIONS**

36 units  
1, 2 & 3 Bed

**STATUS**

Pre-Launch

## MALAGA CENTRE BRAND NEW RESIDENTIAL DEVELOPMENT

Experience modern living in the heart of Málaga with this exclusive new residential development, ideally located in the city's historic center. Combining contemporary architecture, high-quality finishes, and a prime location, the project offers the perfect setting for urban life. The development consists of three elegant buildings, two of which feature rooftop pools, solariums, and panoramic views over the city. Residents will also have access to private underground parking and storage rooms.

The bright and functional apartments are available with 1, 2, or 3 bedrooms and feature open-plan kitchens, large windows, and private terraces or balconies—designed for comfort, style, and natural light.

**Click Here** to find out more about this residential development.







FROM  
€590,000

**SPECIFICATIONS**

28 units  
3 Bed

**STATUS**

Pre-Launch



## EXCLUSIVE COLLECTION OF 28 RESIDENCES IN BENALMÁDENA, COSTA DEL SOL

This exclusive collection of 28 residences is located in Benalmádena on the Costa del Sol, Málaga, where sea and nature come together in perfect harmony. Just 20 minutes from the vibrant city of Málaga, residents can enjoy a rich cultural scene, including renowned museums, shopping, and excellent transport connections such as the international airport and high-speed AVE train to Madrid.

The development is ideally situated just steps from Torremuelle Beach, near Torrequebrada Golf Course and Puerto Marina, with direct beach access through a landscaped public park. Surrounded by greenery at the foot of the Mijas mountains, it offers a peaceful setting close to a wide range of services.

**Click Here** to find out more about these residences.





# 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 m<sup>2</sup> Built  
146 m<sup>2</sup> Terraces  
0 m<sup>2</sup> Plot





# THE LIST

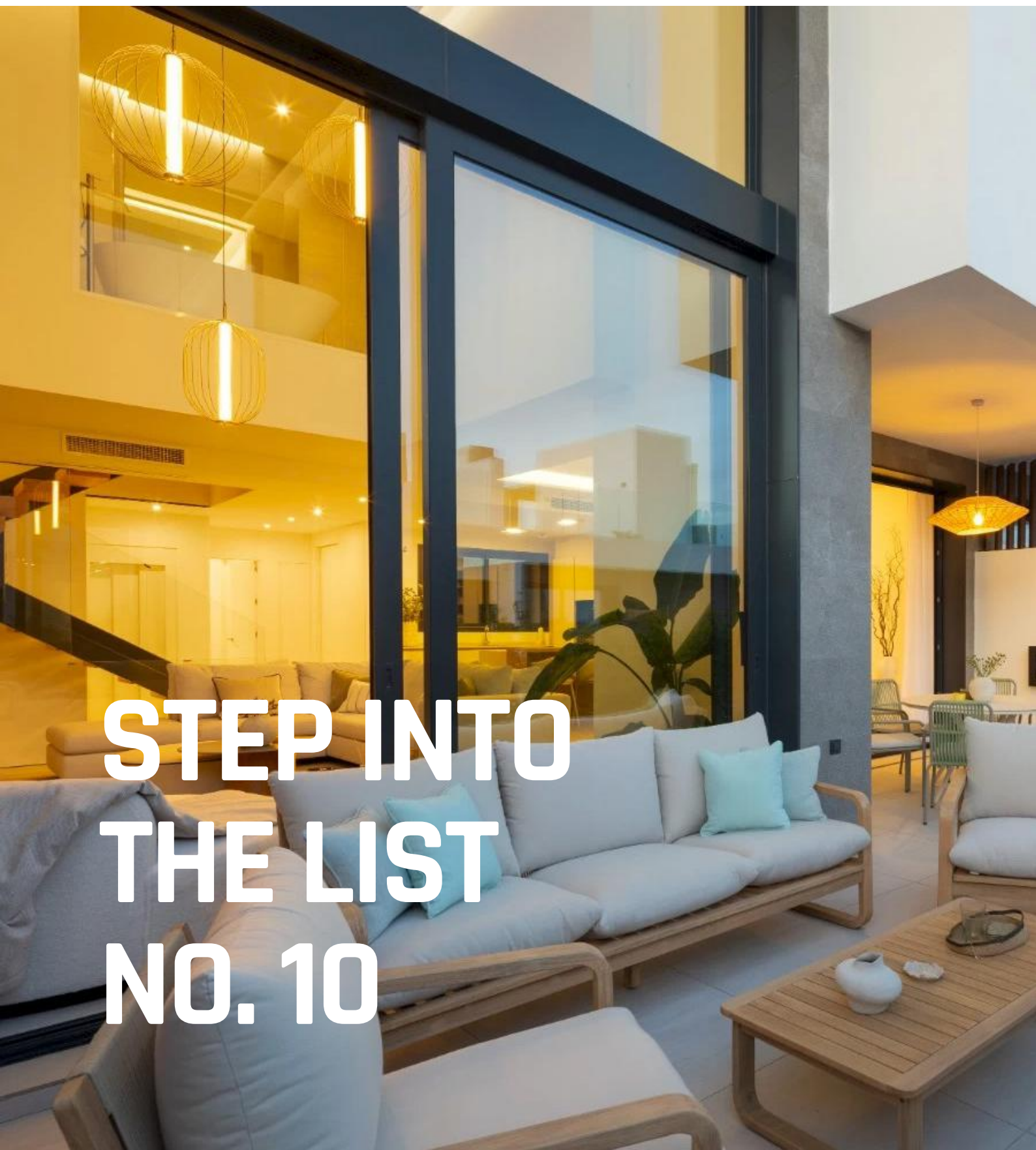
NUMBER 02

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.





# GETTING ON THE LIST!



Although the hard work of a Listing Agent is often overlooked, it is a vital role when it comes to selling a property.

The combination of extensive local knowledge, an exhaustive understanding of all the paperwork and permissions needed, as well as the creative flair, contacts and organisational capabilities to effectively market a property over various platforms make it one of the most demanding yet rewarding, roles within Real Estate.

As a well-established real estate company with over 15 years of experience in delivering high-quality, personalised service to both buyers and vendors across the



Marbella area, Asset Folio recognises the value of a dedicated and knowledgeable Listing Agent. It is not a job for the faint of heart, requiring a deep understanding of the local property market, strong leadership skills, and the ability to manage multiple projects simultaneously. The Listing Agent also has to have excellent communication and 'people skills' being the main point of contact for property owners, ensuring a smooth listing journey and a premium experience throughout.

One of the most significant advantages

of working with a listing agent is their specialised training and knowledge. While homeowners may have a basic understanding of the selling process, listing agents are equipped with the expertise necessary to navigate the complexities involved. From obtaining appraisals and inspections to managing paperwork, a listing agent understands the ins and outs of the process, ensuring that everything is handled efficiently and correctly.

Marbella's Real Estate market is a dynamic landscape, with constant changes that are influenced by international events. Listing





agents are dedicated to studying market trends, price fluctuations, and ensuring compliance with legal and local regulations. This extensive knowledge allows them to position your property effectively in the market, helping to highlight its best features and attract potential buyers.

Listing agents are able to draw on state-of-the-art tools that homeowners typically lack. They have access to advanced marketing tools, social media platforms, and contacts within the real estate industry that can significantly enhance the visibility of your property. At Asset Folio this means that the Listing Agent coordinated with the Sales and Marketing teams to craft compelling listing strategies and creative campaigns that attract qualified buyers. Not only does the Listing Agent ensure the timely production of marketing materials, quality photoshoots, and listing uploads across all platforms, but they also attend listing appointments and conduct accurate, market-aligned property valuations. As mentioned before, this is definitely not a job for the faint hearted!

Another essential role of a listing agent is serving as a buffer between you and potential buyers. This gatekeeping function ensures that only serious, qualified buyers are allowed to view your property. Furthermore, listing agents are skilled negotiators who can advocate for your best interests. They help you understand where you might need to compromise and where to stand firm, allowing you to negotiate from a position of strength.

As one of the premier real estate agencies in Marbella, Asset Folio's experience in advising clients on how to sell their properties in this region is unmatched. We possess an in-depth understanding of Marbella's property market, and our local area knowledge is extensive. This knowledge, an understanding of the market, access to professional tools, and ability to negotiate effectively can make a significant difference in the sales process. For those who want to avoid the stress and complications of listing their property alone, a listing agent not only brings peace of mind but also the potential for a more profitable sale. Asset Folio offers a discreet and highly effective property marketing service focused on connecting you with the right buyer. This local knowledge and attention to detail has resulted in the company successfully marketing and selling thousands of properties, and our Listing Agents are a vital and valued part of that success.

**Click Here** to read our other blogs.





**EXCLUSIVE PROPERTY LISTING**
**IFIELD HOUSE**

**S**ituated 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 m<sup>2</sup> Built  
98 m<sup>2</sup> Terraces  
880 m<sup>2</sup> 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 50m<sup>2</sup> 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 LIST

SINGULAR HOMES



## WELCOME TO THE LIST

4 AND 5 BEDROOM SEMI-DETACHED HOUSES

**FROM € 1,675,000**

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.



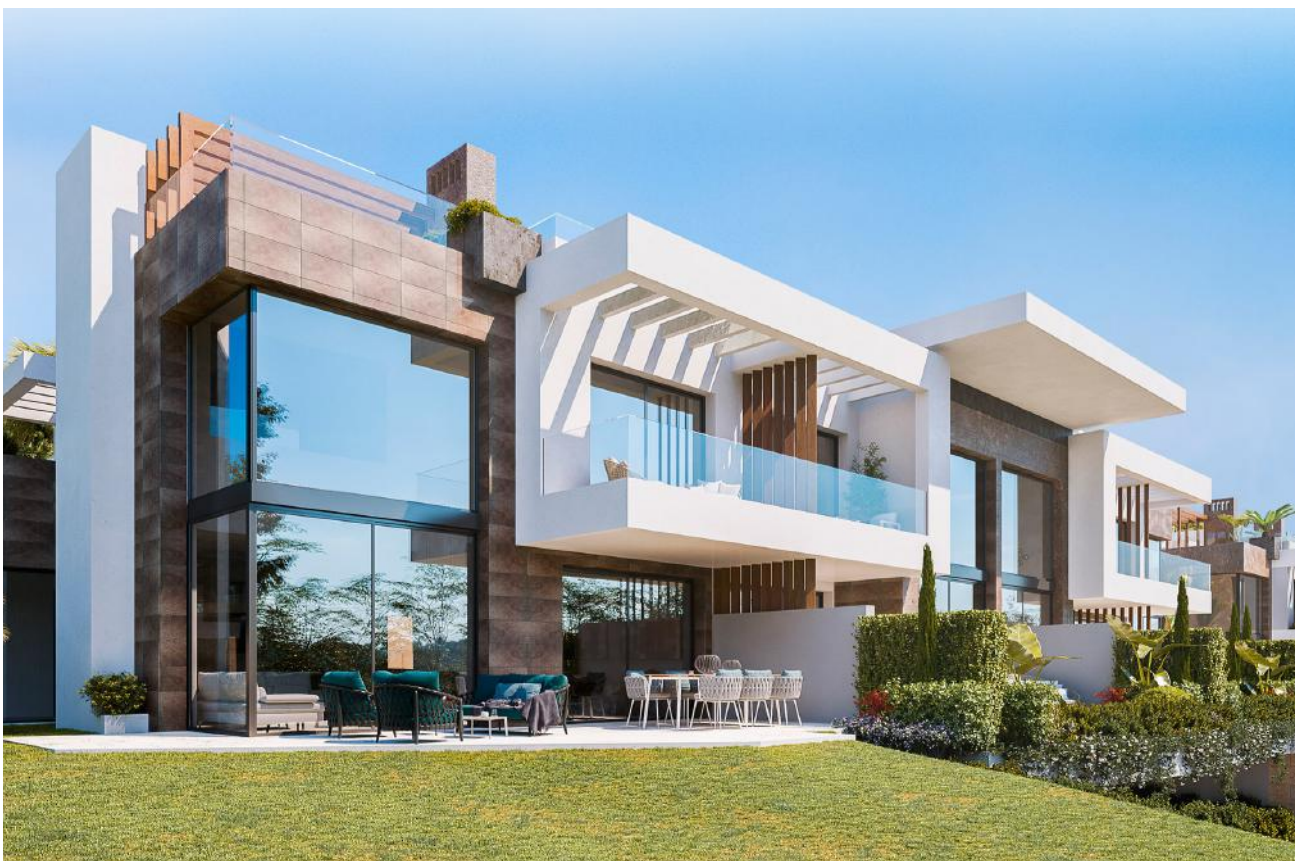
With integrated smart home technology and sustainable features, The List combines elegance, comfort, and innovation, creating a luxurious living experience where every detail has been thoughtfully considered.

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  
**€625,000**



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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  
€725,000

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**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.

# Alya Mijas

**A**lya 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 120m<sup>2</sup>-145m<sup>2</sup>, 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  
€443,000

FOLIO MAGAZINE • AUGUST 2025

71

# PURCHASING PROCESS

2025



#### 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**

AssetFolio™

# SELLING YOUR HOME?







**EXCLUSIVE PROPERTY LISTING**


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**S I E R R A B L A N C A**

**M**agnificent 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!











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.



Savour every moment,  
let us take care of the rest...



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.

A modern office interior with a long wooden table, white chairs, and large pendant lights. The background shows a glass-walled office area with desks and computers.

# FOLIO

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