

# FOLIO

AssetFolio™

## A DAY IN THE LIFE

LANNETTE LAITE  
PROPERTY MANAGER AT VIDA

## THE BEST PLACE IN THE WORLD TO LIVE

THE BEST PLACE TO INVEST

## NUEVA ANDALUCÍA

THE WINNING COMBINATION

## THE BEST BEACHES TO ENJOY BEFORE SUMMER ARRIVES

THE COSTA DEL SOL OFFERS A  
BEACH FOR EVERY MOOD

**MAY'S EDITION OF FOLIO MAGAZINE ARRIVES JUST AS THE COSTA DEL SOL BEGINS TO SLIP INTO ITS BEST RHYTHM – LONGER DAYS, WARMER EVENINGS, QUIETER BEACHES, AND A COASTLINE PREPARING FOR ANOTHER UNFORGETTABLE SUMMER.**

**THIS MONTH, WE SPEND A DAY WITH LYNETTE FROM VIDA FOR A BEHIND-THE-SCENES LOOK AT THE FAST-MOVING WORLD OF LUXURY PROPERTY MANAGEMENT, WHILE ALSO EXPLORING WHY SPAIN HAS ONCE AGAIN BEEN DESCRIBED BY PEDRO SÁNCHEZ AS ONE OF THE BEST PLACES IN THE WORLD TO LIVE AND INVEST.**

**WE ALSO HEAD TO NUEVA ANDALUCÍA, ONE OF THE COAST'S MOST SOUGHT-AFTER ADDRESSES, AND ROUND UP SOME OF THE BEST BEACHES TO ENJOY BEFORE THE PEAK SUMMER CROWDS ARRIVE. PLUS, BUYERS AT AYANA ESTEPONA CAN TAKE ADVANTAGE OF AN EXCLUSIVE OFFER FROM ZOCO HOME AND LORD DESIGNS INTERIORS.**

**AS ALWAYS, YOU WILL ALSO FIND OUR LATEST COLLECTION OF STANDOUT RESALES AND EXCITING NEW DEVELOPMENTS FROM ACROSS THE COSTA DEL SOL.**

*Enjoy!*

# CONTENTS



56

## THE LIST

Homes at this premier development are ready to move in!



60

## NAYA RESIDENCES

Construction continues at this stylish development in the Golden Triangle.



62

## NYRA RESIDENCES

Licence is in place for this development of 81 apartments.



66

## AYANA ESTEPONA

Ayana brings a unique concept in resort development in Estepona.



68

## ALYA MIJAS

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

## Articles & Property

### CASA F1

8

This bright corner semi-detached home offers an excellent blend of space, comfort, and privacy.

### A DAY IN THE LIFE

14

Lannette Laite -  
Property Manager

### ZOCO INTERIOR DESIGN STUDIO

18

Special offer for Ayana Estepona buyers.

### LORD DESIGNS INTERIORS

22

Special offer for Ayana Estepona buyers.

### THE BEST PLACE IN THE WORLD TO LIVE

26

The Best Place to Invest

### NUEVA ANDALUCIA

40

The Winning Combination

### THE BEST BEACHES TO ENJOY BEFORE SUMMER ARRIVES

50

The Costa del Sol offers a beach for every mood

### BUYING OR SELLING YOUR HOME?

70

Asset Folio can help you buy and sell your home in 2026.

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





PROPERTY  
MANAGEMENT

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.

AssetFolio<sup>TM</sup>



PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

May 2026 - Edition 44

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ALSO IN THIS ISSUE: ZOCO HOME, LORD DESIGNS INTERIORS, CASA F1, VILLA TERESITA

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monthly magazine direct to your inbox.

You'll also get the latest news, properties  
and market insights.

[JOIN NOW](#)





EXCLUSIVE PROPERTY LISTING

**casaf1**

Set within a peaceful, well-kept development that captures the charm of a traditional Andalusian village, this bright corner semi-detached home offers an excellent blend of space, comfort, and privacy. With only one adjoining wall, it enjoys a greater sense of independence compared to typical properties.

Fully renovated and arranged over two floors, the home features generous living areas with four spacious bedrooms and two bathrooms—ideal for families or those looking for a versatile, well-proportioned residence. The living room and kitchen flow seamlessly onto several sun-filled terraces and a charming Andalusian patio, perfect for outdoor dining or quiet relaxation.

A southeast orientation floods the main living spaces with natural light throughout the day, while the northwest-facing rear provides a cooler, more tranquil setting in the afternoons.



€749,000

**SPECIFICATIONS**

4 Bed  
2 Bath  
240 m<sup>2</sup> Built  
100 m<sup>2</sup> Terraces  
0 m<sup>2</sup> Plot









# casaf1

**A**dditional features include over 30 m<sup>2</sup> of storage across two separate rooms, along with two private underground parking spaces offering direct access. The property is also equipped with solar panels for improved energy efficiency.

The development itself offers a warm, traditional feel with well-maintained communal areas, including a swimming pool and paddle tennis court—ideal for enjoying a relaxed Mediterranean lifestyle year-round.

Overall, this is a standout opportunity for anyone seeking a spacious, well-designed home in a quiet yet well-connected residential location.

**Click Here** to find out more about Casa F1.





vida

PROPERTY  
MANAGEMENT

# A DAY IN THE LIFE

LANNETTE LAITE  
PROPERTY MANAGER AT VIDA



From building lasting relationships to designing creative solutions – a Property Management Executive’s role is as diverse as it is challenging. Folio meets Lannette, Property Manager at Vida.

“I know that it’s a cliché, but in my role as a property management executive at Vida, it really is true that no two days are the same! At Vida we continue the professionalism, experience and service that Asset Folio’s clients receive when buying a property, and apply it to property management. The industry on the coast is almost unrecognisable from where it was 20 years ago, so it follows that property management companies have to have the same professionalism and high standards as the rest of the industry. It goes without saying that they should be properly registered, have liability insurance, and able to provide formal agreements for keyholders”.

“A client with Vida might be someone who has brought a property from a new development with Asset Folio that is coming up for completion. At Vida we will look after the snagging; those final touches and little tasks that might have been overlooked by the developer before handing over the keys. We can basically project manage that final aspect, ensuring that those jobs are carried out; making sure that one of our executives is present with keys to allow access. It is perfectly possible for a client to co-ordinate this themselves. But if they are in a different country, we can provide a seamless and stress-free service.



> “These can be new clients that want to make upgrades or personal adjustments of their new properties, or they can also be long standing clients who purchased a property from us several years ago and now want to make changes and renovate it to bring it up to date. “It’s a side of the business that has become a lot more sophisticated, and the demand has increased over the past few years.

“Then there are the more design-lead, “bespoke” projects. Clients increasingly ask for bespoke work: a fitted bookshelf under a staircase, renovating a room to create a home office, or knocking through a wall to enlarge living space. These are not full-scale architectural projects, but they require local knowledge: finding a reliable carpenter, obtaining competitive

quotes, agreeing designs, and supervising the work. At any time, we may be managing 20–30 such projects – each on its own timeline, each needing clarity on requirements, budgets, and signoffs”.

“Ongoing Property Maintenance is obviously a key aspect of our business. Before an owner arrives, we’ll inspect the property, check taps and drains for leaks, secure furniture ahead of strong winds. Each client receives a detailed report with photographs and videos, plus clear recommendations. We can identify the problem, and if the client is happy with our recommendations, we can quickly get our professional team out to deal with it. We even keep an eye on the weather forecast, making sure for example that if strong winds are expected the property is properly

secured - garden and terrace furniture stowed away – or if there is a “calima”, which brings rain full of Saharan sand, we can quickly clean up the dust!

“We now also prepare properties for rental: compiling full inventories, photographing every room, and producing rental-income projections and legal overviews for owners considering short-term lets. We’re selective about the properties we accept for rental management – suitability matters for both performance and reputation.

“One of our most exciting projects is Ayana; the superb 140-unit development that Asset Folio has been involved with from day one. We know Ayana inside out, so I think it’s safe to say that when it comes to the handover and the snagging, the clients will have no better informed team, than Vida!”

“My favourite part of my role is





coordinating with my clients. One of the great things that I love about Vida is that, while the number of properties that we manage always means that we are busy, we are still able to provide a personal yet professional service to our clients. Building long – term relationships, helping our clients realise the lifestyle that they have been dreaming of, and being person that they know they can trust when it comes to managing their property. That, for me, is the most important and rewarding aspect of what we do. Referrals and repeat business show we're getting it right: clients recommend Vida because we go the extra mile..

**Click Here** for more info about Vida.

## Our reputation speaks for itself



5 Star Customer Rating



“We had a fantastic experience with Vida Property Management, and Lannette in particular made all the difference in helping us achieve our goals and improvements in our new house at Alya.”

5 Star Customer Rating



“Outstanding Company – Highly Recommended! This company is truly exceptional. From the very first interaction, everything was handled with professionalism, reliability, and genuine care.”

5 Star Customer Rating



“We had an exceptional experience with our property management company during the installation of new materials in our home in Spain, in preparation for our arrival and move-in.”

# ZOCO HOME INTERIOR DESIGN STUDIO



ZocoHome

Zoco Home Interior Design Studio creates soulful, refined Scandinavian simplicity where natural materials meet timeless design.

With years of experience in high-end residential projects, Zoco Home offers an integrated service that ensures quality, efficiency, and consistency at every stage — from concept to completion.



**AYANA**  
ESTEPONA

**10% OFF**  
for Asset Folio Clients



For the Ayana development in Estepona, Zoco Home brings its signature Mediterranean Soul Living into every space, creating homes designed not only to look beautiful, but to feel beautiful.

As an Asset Folio client, you enjoy 10% OFF (code: AYANAXZOCO) at Zoco Home and begin shaping your interior with pieces that are authentic, timeless, and uniquely yours.

[Click here](#) to find out more about this 10% OFF special offer.



## Interior Design and Turnkey solution

Interior design, space planning, furniture and decor selection

Full design coordination from concept to completion

Warehousing, delivery and installation

Take advantage of our ready-made furniture packages



## Furniture and Availability

In-house production and exclusive designs

Over 100,000 products available in stock

Zoco Home | Marbella

N-340, Km 175, C.C. Rimesa, 29660 Marbella  
(Puerto Banus) | +34 650 340 222  
zocohome.com



# LORD DESIGNS INTERIORS

## Interior Design

At Ayana, Lord Designs offer tailor made furniture solutions to suit your lifestyle. Custom built designs adapted to your requirements, because we understand that each client is unique and has specific needs & wants when it comes to interior design.



LORD DESIGNS  
INTERIORS



**AYANA**  
ESTEPONA

**10% OFF**  
for Asset Folio Clients

# Work Process

At Lord Designs Interiors, our process is meticulous and detail-oriented. We begin with in-depth research into our client's needs, producing creative and functional proposals. During execution, we maintain constant communication to ensure satisfaction.

EUROPEAN  
PROPERTY  
AWARDS  
WINNER 2021-2022



## Our Focus

To put it simply, our focus is on YOU. We're great listeners. Every project detail will concentrate on the needs of you and your family. Because the things you love and enjoy will never go out of style.

## Our Goal

Creating meaningful, original & beautiful interiors that reflect the lifestyle of our clients. From technical design right through to dressing. Including delivery & installation.



At Ayana Estepona, Lord Designs take pride in offering a highly personalized, tailor-made, interior design service. Placing great importance on building strong client relations & creating beautiful designs that will stand the test of time.

Our projects combine a detail driven meticulous approach, creating spaces & lifestyles that work for the people who live in them



We invite you to visit our studio, located just moments away from Ayana.



**Click Here** for more information about our 10% OFF for Asset Folio Clients

That was the message from Spanish Prime Minister Pedro Sánchez at the opening of the Invest in Spain Summit in Madrid last month. Sánchez told the executives from more than 75 multinational companies from 25 countries to invest in Spain because “amid the current global turmoil, Spain is a true safe haven” offering a combination of “balanced growth and economic dynamism, resilience in the face of crises, and increasingly solid public finances. These factors make Spain a safe bet and a growing investment”.





# THE BEST PLACE IN THE WORLD TO LIVE

THE BEST PLACE TO INVEST

Addressing the international investors present at the event Sánchez said “of the five largest European economies, none other is capable of combining our formula with such success: record growth, dynamic employment, a green agenda, first-rate infrastructure, top-notch public services, and an unwavering commitment to openness and talent.”

Sánchez highlighted last year Spain created more than half of the jobs in the European Union, with only one-tenth of its population, and was the fastest-growing economy among the five largest in Europe.

He also warned that “we live in a turbulent and

uncertain world” because “geopolitics has become a destabilising factor, not only for the economy, but also for the peace and prosperity of our people”, but pointed out that Spain offers long-term stability and profitability, since “amid the current global turmoil, Spain is a true safe haven.”

“Imagine, for a moment, that Spain were a publicly traded company. If you had invested one dollar in 1960, today you would have 160 in return. No other European economy, except Ireland, has achieved such a return, and none has done so with the strength and fundamentals of our country,” he told the investors present, explaining that Spain started “from behind and we

had to accelerate, but, above all, we know where we are going.”

In this way, he emphasised that, in the current “period of turbulence, Spain is, in his words “the best travel companion” for three reasons. Spain continues to create wealth, jobs, higher per capita income, and social progress, in a highly volatile and uncertain context. According to the International Monetary Fund, the Spanish economy will lead European growth for five consecutive years.

Spain’s investment figures back this up. It is the world’s fourth-largest destination for foreign direct investment and the leader in Europe. Furthermore, “while other major economies are receiving fewer projects, Spain registered a 15% increase last year. The stock of





foreign investment has been growing for a decade. As a result, international companies are creating two million jobs in our country,” and “today, foreign direct investment represents around 10% of total employment, similar to the entire manufacturing industry and double that of construction.”

Specifically, Sánchez stressed that “investment has become a key driver of our economy: it contributed to almost half of the growth in the last quarter of 2025, one of the biggest transformations of our production model.” All of this is thanks to the fact that “Spain, in addition to

its privileged geographical position and balanced international policy,” offers legal certainty, a competitive environment, and a stable institutional framework, which we will continue to improve.”

“Spain is stable like few other places and is full of opportunities”, said Sánchez, as he expressed his intention to extend the Spanish model to the rest of the European Union to achieve a “Europe of investment opportunities for all.”

“Some nations use many masks to hide their true identity. In contrast, Spain shows itself to the world

as it is. If you get sick, a public healthcare system will take care of you, no matter where you come from or how much money you have. If something happens to you, people here will help you, even if they’ve never met you before. If you want to invest, you’ll find stability. And if you decide to stay, you’ll enjoy the same rights and obligations as any other citizen,” he stressed.

“Here, no one is excluded, talent is welcome, and the true values of humanity and society flourish. That is Spain’s success: a hardworking, welcoming, and creative nation. The best place in the world to live, the best place to invest. No masks, no filters, just opportunities”.

**Click Here** to read our other blogs

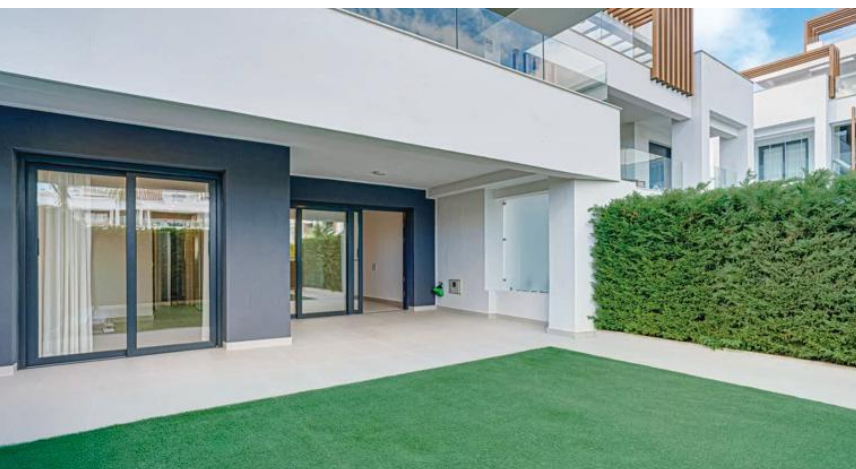




€495,000

**SPECIFICATIONS**

2 Bed  
2 Bath  
149 m2 Built  
70 m2 Terraces  
0 m2 Plot



## WELL-PRESENTED TWO-BEDROOM GROUND FLOOR APARTMENT IN CANCELADA

This beautifully presented, east-facing two-bedroom ground floor apartment is set within the highly sought-after gated community of Miradores del Sol, ideally located in Cancelada just moments from the beach, local shops, restaurants, and essential amenities.

Designed for both comfort and practicality, the property features a bright and spacious open-plan living and dining area that flows seamlessly onto the terrace and private garden—perfect for outdoor relaxation and entertaining. The apartment includes a generous master suite, a well-appointed guest bedroom, a modern guest bathroom, and a fully fitted kitchen complete with a separate laundry area.

**Click Here** to find out more about this ground floor apartment.







€599,000

**SPECIFICATIONS**

3 Bed  
2 Bath  
94 m2 Built  
16 m2 Terraces  
0 m2 Plot



## BRIGHT AND AIRY APARTMENT IN LOS ALMENDROS, BENAHAIVIS

Welcome to this spacious and light-filled apartment in Los Almendros, Benahavís, located within the sought-after urbanisation Las Terrazas.

Set in an elevated position, the property enjoys panoramic views of the coastline and surrounding countryside, offering a true sense of serenity. Nestled in nature yet just a short drive from San Pedro de Alcántara and Marbella, this home perfectly balances tranquility with everyday convenience.

Recently fully renovated, the apartment features three well-proportioned bedrooms, two modern bathrooms, and a spacious open-plan living and dining area complemented by a sleek, contemporary kitchen. The interior flows effortlessly onto a private terrace. An ideal space for relaxing and enjoying the Mediterranean sunshine throughout the year.

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







€1,695,000

**SPECIFICATIONS**

- 3 Bed
- 2 Bath
- 209 m<sup>2</sup> Built
- 51 m<sup>2</sup> Terraces
- 0 m<sup>2</sup> Plot



## PALO ALTO PANORAMIC VIEWS CORNER GROUND FLOOR APARTMENT

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**Click Here** to find out more about this ground floor apartment. [➤](#)





FROM  
€396,000

**SPECIFICATIONS**

153 units  
2, 3 & 4 Bed

**STATUS**

Pre Launch



## FUENGIROLA EXCLUSIVE RESIDENTIAL COMPLEX WITH STUNNING OUTDOOR SPACES

**W**This project presents a contemporary architectural vision where timelessness serves as a guiding principle. Its distinctive design and organic lines interact with natural light to create balanced, functional, and harmonious living spaces. Expansive terraces extend the interiors outdoors, creating a seamless continuity that redefines the living experience. In addition, thoughtfully designed shared spaces enhance everyday life, offering comfort, balance, and a natural sense of calm integrated into daily routines.

The development features iconic contemporary architecture with organic terraces and a seamless indoor-outdoor living concept.

**Click Here** to find out more about this exclusive residential complex.







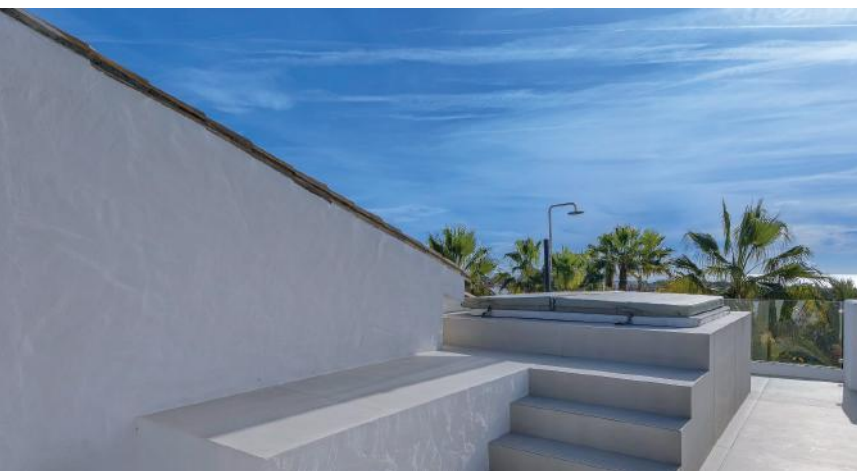
FROM  
€799,000

**SPECIFICATIONS**

40 units  
3, 4 & 5 Bed

**STATUS**

Under Construction

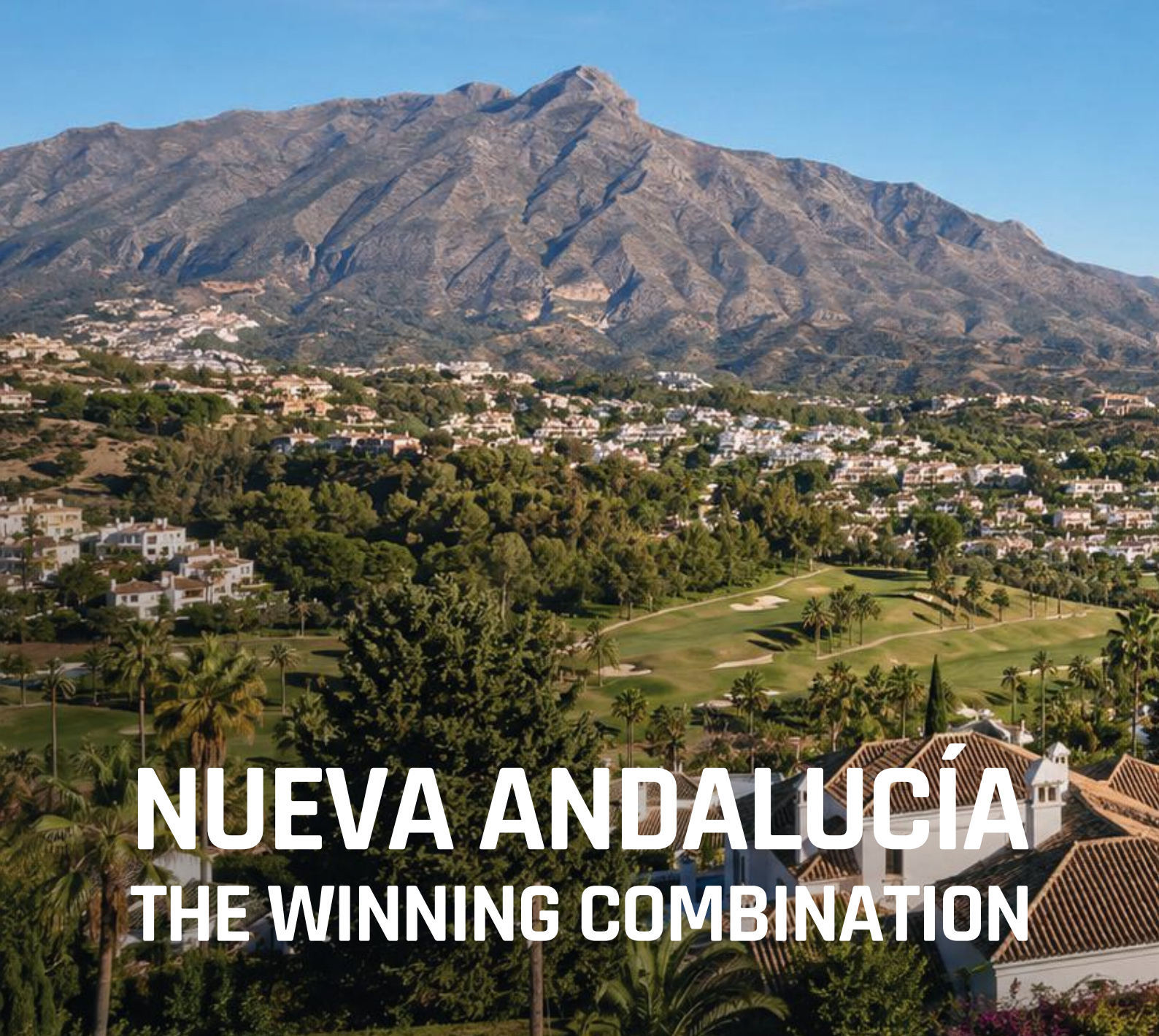


## EL PARAISO ELEGANT RESIDENTIAL COMPLEX

This boutique luxury residential development in El Paraíso, Estepona, offers a collection of modern homes designed for comfort, privacy, and contemporary living on the Costa del Sol. The project features a limited number of high-end properties, including apartments, penthouses, and duplex villas with spacious layouts, large terraces, and in some cases private pools. Set within the sought-after New Golden Mile, it enjoys a strategic location close to beaches, golf courses, and just a short drive from Puerto Banús, making it appealing to international buyers and second-home owners. Residents benefit from a resort-style environment with landscaped grounds, security, communal pools, fitness facilities, and coworking spaces, all designed to support a relaxed yet upscale lifestyle.

**Click Here** to find out more about this elegant residential complex.





# NUEVA ANDALUCÍA THE WINNING COMBINATION



Nueva Andalucía  
really is a place  
like no other!

**N**ueva Andalucía, the valley that runs from the marina of Puerto Banus to the foothills of the Sierra de Ronda mountains, is one of the best known and most sought-after residential areas of Marbella. With its enviable combination of luxury developments, stunning individual villas, international restaurants, lounges and pool clubs, as well as world class golf courses and tennis clubs, it is easy to see why.

The history of Nueva Andalucía itself closely mirrors the development of the Costa del



Sol in general and Marbella in particular. Although the area featured small villages such as El Angel – historically known for agriculture and, believe or not, iron ore smelting in the 19th century – Nueva Andalucía was built in the 1960's as part of the Centro de Interés Turístico Nacional (CITN), the urbanization plan for the Costa del Sol that aimed to attract tourists and foreign investors. Designed by Swedish architect Nils Hallenborg, who was inspired by the style of traditional Andalusian architecture, the initial project provided accommodation for 75,000 people. The Robert Trent designed

Las Brisas Golf Club, plus the later additions of Aloha Golf Club and Los Naranjos, gave the area the nickname of Golf Valley, and the project also included the bullring – now used for concerts and sporting events – the Casino Torre del Duque (since demolished), and two hotels; Hotel del Golf and the Hotel Andalucía Plaza (now the Hard Rock Hotel Marbella).

As the area expanded, infrastructure such as roads, water supply, electricity and telecommunications were improved, while the specially designed “pueblo” of La Campana featured a Post Office, Town Hall Office, Heath Centre, Public Sports Hall and local public





> college. The international college at Aloha opened in the early 80s and Nueva Andalucía is also home to the highly regarded Les Roches hotel school, attracting students from all over the world.

Nueva A Andalucía is a paradise for sports fans - Club Internacional de Tennis, Real Club de Pádel de Marbella, Manolo Santana Racquets Club, Aloha Tennis Club (where Novak Djokovic has been known to enjoy a knock up in front of delighted fans) and Brothers Tennis Club. There are plenty of tracks from hikers

and mountain bikers to explore, especially around "Turtle Lake", a little slice of country calm located a little further up from Aloha Golf Club. If you want to take in a view, the "Mirador" next to the Magna Marbella Golf Club has stunning views across the golf courses to the La Concha Mountain on one side, and to Gibraltar and Morocco across the Mediterranean on the other!

Living in Nueva Andalucía means that you will never be stuck for somewhere to eat or drink. The valley

boasts an incredible range of restaurants, from the modern Swedish cuisine of Astoria, to the tempting flavours of Masala or Maa Indian, Inch Japanese, or Top Thai. The restaurants at Los Naranjos, Aloha and Magna Marbella golf clubs are all excellent and offer spectacular al fresco dining. For more informal dining, El Jardin, Los Farolillos and Links Bar are good options, with the latter especially busy during live sports events.

capabilities. According to If you want to make a night of it, head to the Nao Pool Club, the uber trendy and always busy venue that imports international DJs, or the

legendary Mosh club, that is both stylish and seriously sweaty as the night wears on! Celeb spotters should head for the famous La Sala or Breathe restaurant/clubs where you will probably see a face that you recognise.

Recover the next day with a wander around the busy Saturday market held in the Centro Commercial Centro Plaza and you can reflect that Nueva Andalucía really is a place like no other!

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







## EXCLUSIVE PROPERTY LISTING

VILLA  
*Terezita*

**S**tylish 8 - Bedroom Villa in Guadalmina Alta, San Pedro de Alcántara. This beautifully presented 8-bedroom, 7 -bathroom villa (including 3 en-suite) is situated in the prestigious Guadalmina Alta area, just minutes from golf, shops, schools, and the beach. Occupying a generous 1,400 m<sup>2</sup> plot with 404 m<sup>2</sup> built and 386 m<sup>2</sup> of interior space, the home enjoys a south-facing orientation, ensuring natural light throughout the day.

The property has been thoughtfully designed for modern family living and entertaining. The outdoor spaces feature a private swimming pool, landscaped gardens, and a fully integrated outdoor kitchen and barbecue area, perfect for al fresco dining. A private golf putting green adds a unique touch for golf enthusiasts.

Inside, the villa offers a bright and spacious living room with fireplace, a formal dining area, and a modern, fully fitted kitchen. >

€3,950,000

## SPECIFICATIONS

8 Bed  
7 Bath  
404 m<sup>2</sup> Built  
150 m<sup>2</sup> Terraces  
1400 m<sup>2</sup> Plot









# VILLA *Teresita*

The connected guest apartment—with its own entrance and private kitchen—is ideal for teenagers, extended family, or guests seeking independence while remaining part of the main residence.

Additional highlights include an air-conditioned gym, fitted wardrobes, laundry room, storage room, solarium, double glazing, alarm system, Wi-Fi, and a private garage.

Presented in excellent condition, recently refurbished, and offered with optional furniture, this exceptional villa combines elegant design, functionality, and leisure. Enjoy views of the garden, pool, and peaceful surroundings, all within one of San Pedro de Alcántara's most sought-after residential areas.

**Click Here** to find out more about Villa Teresita.



# THE BEST BEACHES TO ENJOY BEFORE SUMMER ARRIVES





There is a special moment on the Costa del Sol when spring begins to feel like summer, but the coast has not yet reached its busiest rhythm. The days are longer, the beach restaurants are open, the sea starts to look irresistible, and the promenades come alive again without the intensity of July and August.

For many residents and regular visitors, this is one of the best times of year to enjoy the coastline. Before the peak summer crowds arrive, the beaches feel more relaxed, parking is easier, restaurant reservations are simpler, and the whole coast has a softer, more local atmosphere.

From family-friendly bays to stylish Marbella stretches and wilder corners near Nerja, these are some of the best Costa del Sol beaches to enjoy before summer fully begins.

## PLAYA DEL CRISTO, ESTEPONA

Playa del Cristo is one of Estepona's most loved beaches, especially for families. Set in a sheltered bay just west of the marina, it has calm, shallow water and a more protected feel than many of the longer beaches along the coast.

Before summer, it is particularly pleasant. The atmosphere is relaxed, the beach bars are easier to enjoy, and the bay feels peaceful rather than packed. It is ideal for families with young children, but also for anyone who wants a gentle beach day without too much noise or movement.

Its location is another advantage. You can combine a morning on the sand with lunch by Estepona marina or an afternoon walk through the town's charming old centre.

## PLAYA DE LA RADA, ESTEPONA

For those who prefer a beach with everything

close by, Playa de la Rada is one of the most practical choices on the western Costa del Sol. Running alongside Estepona's seafront promenade, it offers easy access to cafés, restaurants, shops and the town centre.

This is a beach that works beautifully outside peak season. In May and early June, it has enough life to feel vibrant, but not so much that it becomes overwhelming. It is perfect for a long walk, a relaxed lunch, or a simple afternoon by the sea.

For property buyers, La Rada also shows one of Estepona's biggest strengths: the ability to live close to the beach while still being connected to a real town centre.

## CABOPINO, MARBELLA

Cabopino is one of Marbella's most attractive beach areas, especially for those who like a slightly more natural setting. Located east of Marbella town, it offers soft sand,

dunes, a small marina and a more open feel than the busier central beaches.

Before summer arrives, Cabopino is at its best. The beach has space, the surrounding dunes feel peaceful, and the nearby marina adds just enough life without dominating the experience.

It is a great option for couples, families and anyone looking for a beach that feels scenic without being too remote.

## PLAYA DE NAGÜELES, MARBELLA

For a more polished Marbella beach experience, Playa de Nagüeles on the Golden Mile is hard to beat. This is one of the coast's most elegant stretches, backed by luxury hotels, beach clubs and some of the most desirable residential areas in southern Spain.

In high summer, it can become very busy, but before the peak season it offers a much more refined and relaxed experience. You can enjoy the setting, the restaurants and the promenade without the full summer





summer crowds.

Nagüeles is not a hidden beach, but that is part of the appeal. It is classic Marbella: stylish, convenient and unmistakably Mediterranean.

### **PLAYA DE LA FONTANILLA, MARBELLA**

La Fontanilla is one of the easiest beaches to enjoy if you are staying in or near Marbella town. It is central, accessible and lined with restaurants, making it a simple choice for a spontaneous beach day.

Before summer, it has a pleasant local buzz. You will see people walking, having lunch, meeting for coffee or spending a few hours in the sun without the beach feeling too crowded.

It is not the wildest or

quietest beach on the coast, but it is one of the most convenient, especially if you want to combine beach time with Marbella's old town, shops or evening restaurants.

### **PLAYA DE LOS ALAMOS, TORREMOLINOS**

Los Álamos is one of the livelier beaches near Málaga, known for its beach clubs, restaurants and younger atmosphere. In summer, it becomes one of the coast's busier social spots, but before the season peaks, it is a great place to enjoy its energy without the intensity.

It is ideal for those who want music, food, cocktails and a more social beach day. The promenade is wide, the beach is spacious, and the location is easy to reach from Málaga, Benalmádena

or Torremolinos.

For a pre-summer afternoon with atmosphere, Los Álamos is a strong choice.

### **PLAYA DE LA CARIHUELA, TORREMOLINOS**

La Carihuela has a very different character. Once a traditional fishing district, it still retains a more classic coastal feel, with seafood restaurants, a long promenade and a relaxed holiday atmosphere.

It is particularly enjoyable before the summer rush, when you can stroll along the seafront, stop for lunch, and enjoy the beach without the busiest crowds.

For those who love traditional chiringuitos, grilled fish and a sense of old Costa del Sol charm, La Carihuela remains one of the coast's most reliable options.

## LA MALAGUETA, MÁLAGA

La Malagueta is one of the best city beaches in Spain, mainly because of its location. Just a short walk from Málaga's historic centre, it allows you to combine culture, shopping, restaurants and the beach in one day.

Before summer, this is one of the easiest beaches to enjoy. You can visit a museum in the morning, walk through the port, have lunch by the sea and spend the afternoon on the sand.

It is not a remote escape, but it offers something different: the convenience of a city with the pleasure of the Mediterranean just minutes away.

## PLAYA DE BURRIANA, NERJA

On the eastern side of the Costa del Sol, Burriana is Nerja's most famous beach. It is lively, scenic and full of restaurants and activities, making it ideal for a full day out.

Before summer, Burriana has all the ingredients of a great beach day without the pressure of peak-season crowds. The cliffs around Nerja give the area a more dramatic feel than many of the flatter beaches further west, and the town itself adds plenty of charm.

It is a good choice for families, couples and visitors who want a beach with facilities but also a stronger sense of place.

## PLAYA DE MARO, NERJA

For natural beauty, Playa de Maro is one of the Costa del Sol's standout beaches. Set beneath cliffs and surrounded by a more rugged landscape, it feels far removed from the resort-style beaches of Marbella or Torremolinos.

It is smaller and less developed, so it requires a little more planning, especially as the weather gets warmer. But before the main summer season, it can be magical. Clear water, dramatic scenery and a quieter atmosphere make it one of the most memorable coastal spots in Málaga province.

For kayaking, snorkelling or simply enjoying a more





natural setting, Maro is hard to beat.

### **TORRE DEL MAR**

Torre del Mar is one of the best beaches on the eastern Costa del Sol for those who want space, convenience and a slightly more local atmosphere. Its wide beach and long promenade make it ideal for walking, cycling, family days out and relaxed meals by the sea.

It does not have the glamour of Marbella or the boutique charm of Nerja, but that is part of its appeal. It feels practical, open and easy to enjoy.

Before summer, Torre del Mar is especially pleasant for those who want room to breathe and a more traditional coastal rhythm.

### **WHY VISIT BEFORE SUMMER?**


The Costa del Sol is famous for its summer energy, but the weeks before high season may be even more enjoyable. The weather is warm, the restaurants are open, the sea views are just as beautiful, and the beaches are far easier to enjoy.

For visitors, it is a chance to experience the coast at

a gentler pace. For residents, it is the moment to rediscover favourite beaches before the busiest months arrive. And for property buyers, it is one of the best times to understand the lifestyle each area really offers.

Whether you prefer Estepona's family-friendly bays, Marbella's polished beach clubs, Málaga's urban coastline or Nerja's natural coves, the Costa del Sol offers a beach for every mood. Before summer fully begins, the coast feels bright, open and full of possibility, which is exactly why this is one of the best times of year to enjoy it.

**Click Here** to read our other blogs



# THE LIST

SINGULAR HOMES

## WELCOME TO THE LIST

4 AND 5 BEDROOM SEMI-DETACHED HOUSES

FROM € 1,295,000

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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Exclusive Agent



Architect

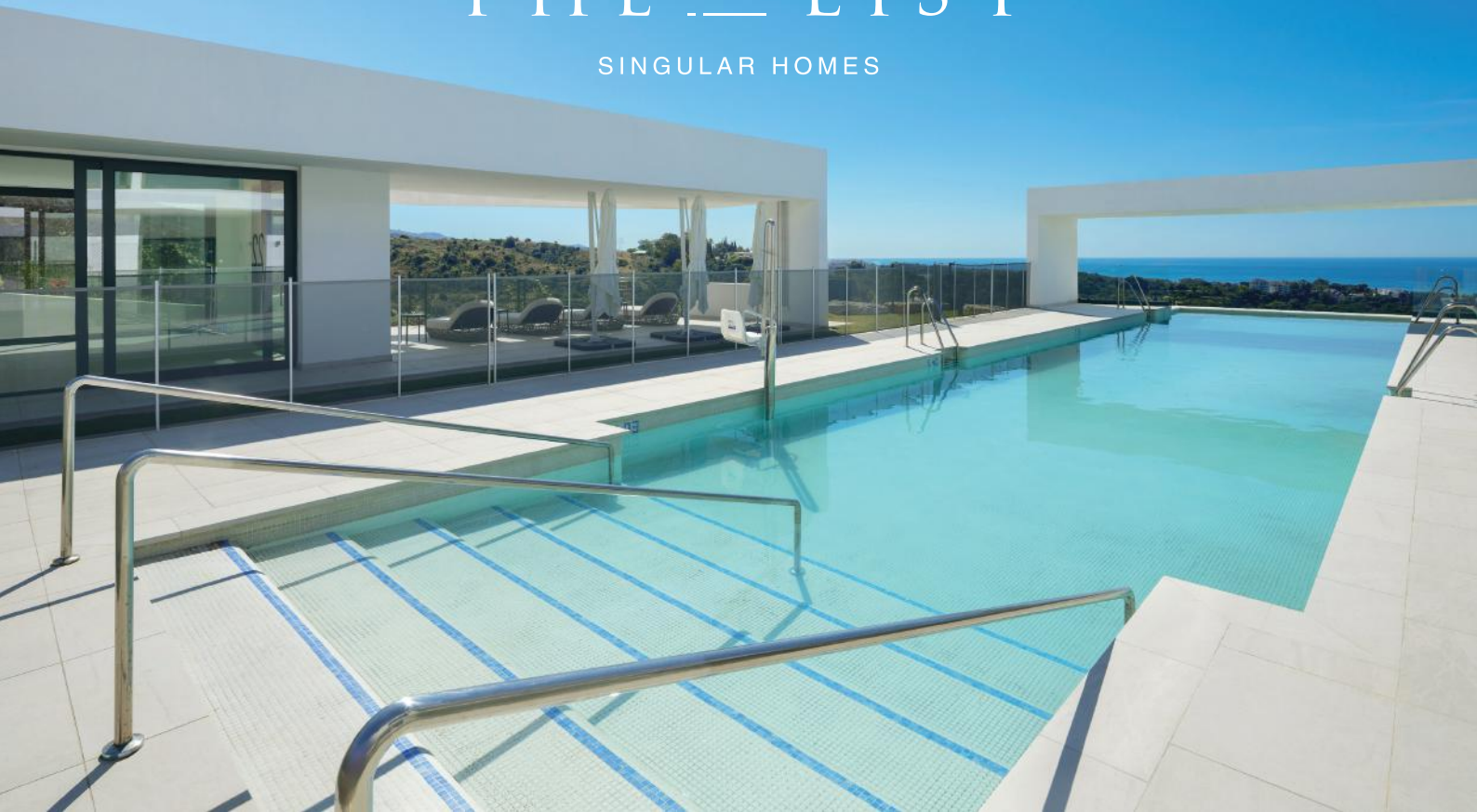


Developer



# 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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PRICES FROM  
€ 691,000





# NR

NAYA RESIDENCES

## A STYLISH DEVELOPMENT OF TWO AND THREE BEDROOM APARTMENTS & PENTHOUSES

**N**aya 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.



# Frontline Golf *Elevated Living*

PRICES FROM  
€ 668,000

at this El Paraiso, front line golf development,  
combining contemporary architecture with a  
refined lifestyle.



NYRA  
RESIDENCES



# Nyra Residences

## Design-led living at the heart of the Golden Triangle

By Michel Cruz

***If you wonder what modern, (life)style-driven living within a central yet private and green setting would look like at the very heart of the Golden Triangle then chances are Nyra Residences is your best reference.***

More and more people are looking not just for a modern property but want it to be the base from which to enjoy real quality of life. This is the reason why they are attracted to Marbella in the first place, and where features such as a peaceful, private yet also well-communicated and convenient location top the list, along with security, stylish living and a good range of lifestyle amenities. The properties themselves have to offer space, quality and attractive design as well, not to mention a blend of privacy and community. It's a quite a list, and bringing all these elements together is no mean feat, yet some projects get it right, and when they do the result is pretty impressive.

### **Lifestyle inspiration**

Nyra Residences is a new release of 81 two and three-bedroom apartments and penthouses set within a garden oasis at what really is the heart of the Golden Triangle, where Marbella, Estepona and Benahavis come together. From this highly central position you can be in all of these locations quickly, as well as having easy access to beaches, restaurants, shops, international schools, and leisure facilities such as sports clubs. What's more, Nyra Residences is situated close to where two golf courses touch, with a good choice of others within a five-minute range. In fact, among its many USP features are outstanding views across the green valley that is the El Paraíso golf course.

This private gated community also borders a new green parkland that further ensures unhindered access to and views of gardens and fairways, to which are added the landscaped grounds of the complex itself. With parking set in a luminous underground garage with pre-installation for electric vehicle chargers, the gardens at Nyra Residences are car-free and reserved for pedestrians. "The architectural styling, layout, landscaping and technical standards of the project are stand-out features," says Mark Strasek, founding partner of Asset Folio, which is bringing the Nyra Residences to market.

"The intention was always that Nyra Residences would be the canvas for a special way of life, so prominent Madrid-based design studio Domingo Corpas Arquitectura e Ingenieria was presented with the challenge of creating a community of spacious modern residences that blend sophisticated architectural design, functionality and sustainability into one concept, and they have certainly delivered." Nyra Residences is the product of an exceptionally high standard of aesthetic creativity, technology, and build quality where the different elements are well-balanced and reflected in residences with harmonious proportions and timeless styling that flows into its surroundings.

The two and three-bedroom apartments are set within low-rise buildings surrounded by greenery and positioned in such a way that they enjoy unhindered golf and garden views. Ranging from 90m<sup>2</sup> to over 140m<sup>2</sup>, with terraces of between 35m<sup>2</sup> and more than 200m<sup>2</sup>, the residences are available in a choice of four different configurations, including spacious ground-floor

# NYRA

R E S I D E N C E S



apartments with private gardens, some with their own swimming pools, mid-level properties with large terraces, and penthouses either with large wrap-around terraces or rooftop solariums with pools. "The standard of finish is particularly high, with quality brands such as Miele, Krypton, Dekton, Porcelanosa, Villeroy & Boch, Zucchetti and Airzone used in the open-plan kitchens, bathrooms and also the technical installations. There is a range of options and finishes to choose from, as well as the possibility to engage the project's own interior designer," says Kathryn May, Sales Manager at Nyra.

### **A private resort**

But as befits an exclusive modern offering, Nyra Residences' appeal extends beyond the properties themselves to also include a development rich

in lifestyle amenities such as a large saltwater swimming pool, a professional spa with Hammam and sauna, a gymnasium fitted with professional equipment and a gourmet club that forms the social hub of the community. "This is a contemporary living environment designed to tick all the boxes," says Kathryn, "a residential resort that offers style, comfort and leisure amenities without forgetting our sustainable goals such as minimal environmental impact, low energy usage and also easy maintenance." Indeed, solar panels, smart home systems and thoughtful landscaping are among the features that have earned Nyra Residences an A-Certificate in energy efficiency.

The complex stands at the heart of a new green zone that is emerging within one of the most upcoming residential areas on the Costa del Sol.



“El Paraíso is highly in demand with investors and buyers at the moment because it is a well-established leafy suburb dominated by villas set around sweeping fairways. It is centrally located and the last available plots are now being consolidated into luxurious modern developments such as Nyra Residences, with the renovation of many of the older surrounding villas amounting to the gentrification and revitalisation of an area that still offers great value for money and whose upwardly mobile status and property values also makes it a sensible investment.”

“Above all,” says Mark, “this blend of convenience and privacy, natural surroundings, timeless contemporary style, and luxury amenities sets the tone for the ideal way of life in Marbella.”

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nyra@assetfolio.com  
nyraresidences.com

**Click here** to find out more about Nyra Residences.





**EUROPEAN  
PROPERTY  
AWARDS**  
DEVELOPMENT

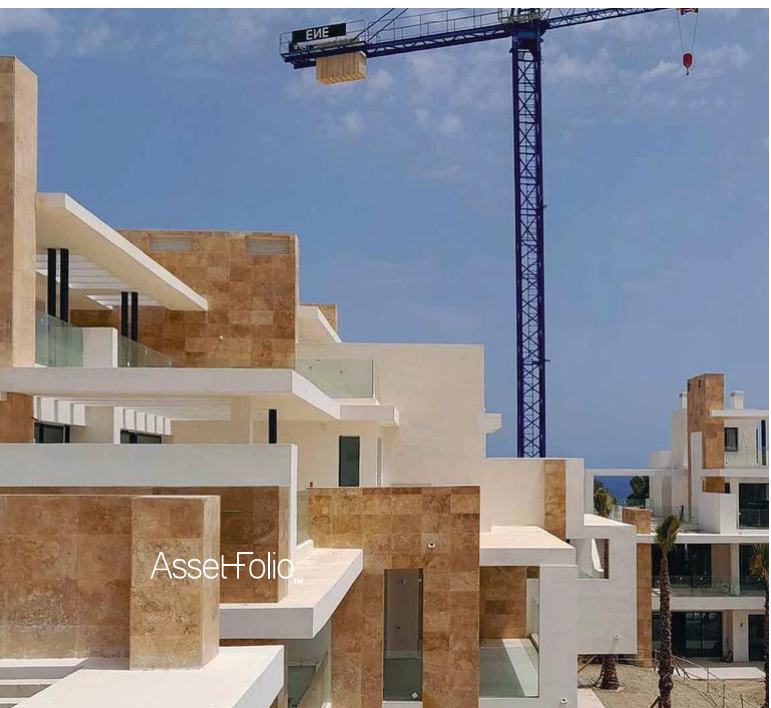
**LAUFEN**



BEST RESIDENTIAL  
DEVELOPMENT 20+ UNITS  
SPAIN

Ayana  
by Merlin Real Estates S.L.

**2023-2024**





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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.

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

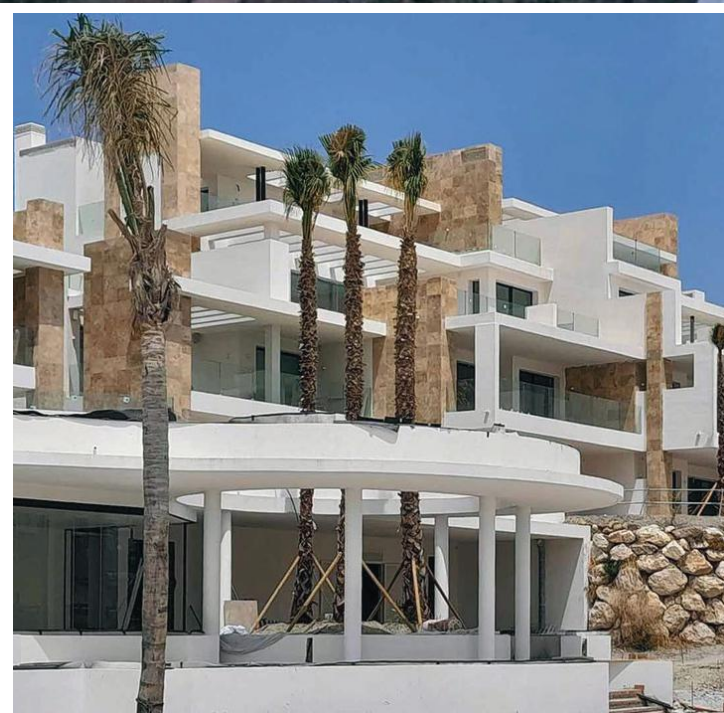
### COMMUNITY

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.

### SOPHISTICATED ARCHITECTURE

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

**Click Here** to find out more about Ayana Estepona.



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**excl.**

# 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.

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# PURCHASING PROCESS

2026



## 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™

**C**hoosing 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**

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# SELLING YOUR HOME?





# 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.

€ 1,790,000\*  
€1,950,000 with furniture package

### SPECIFICATIONS

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





# THE LIST

NUMBER 02

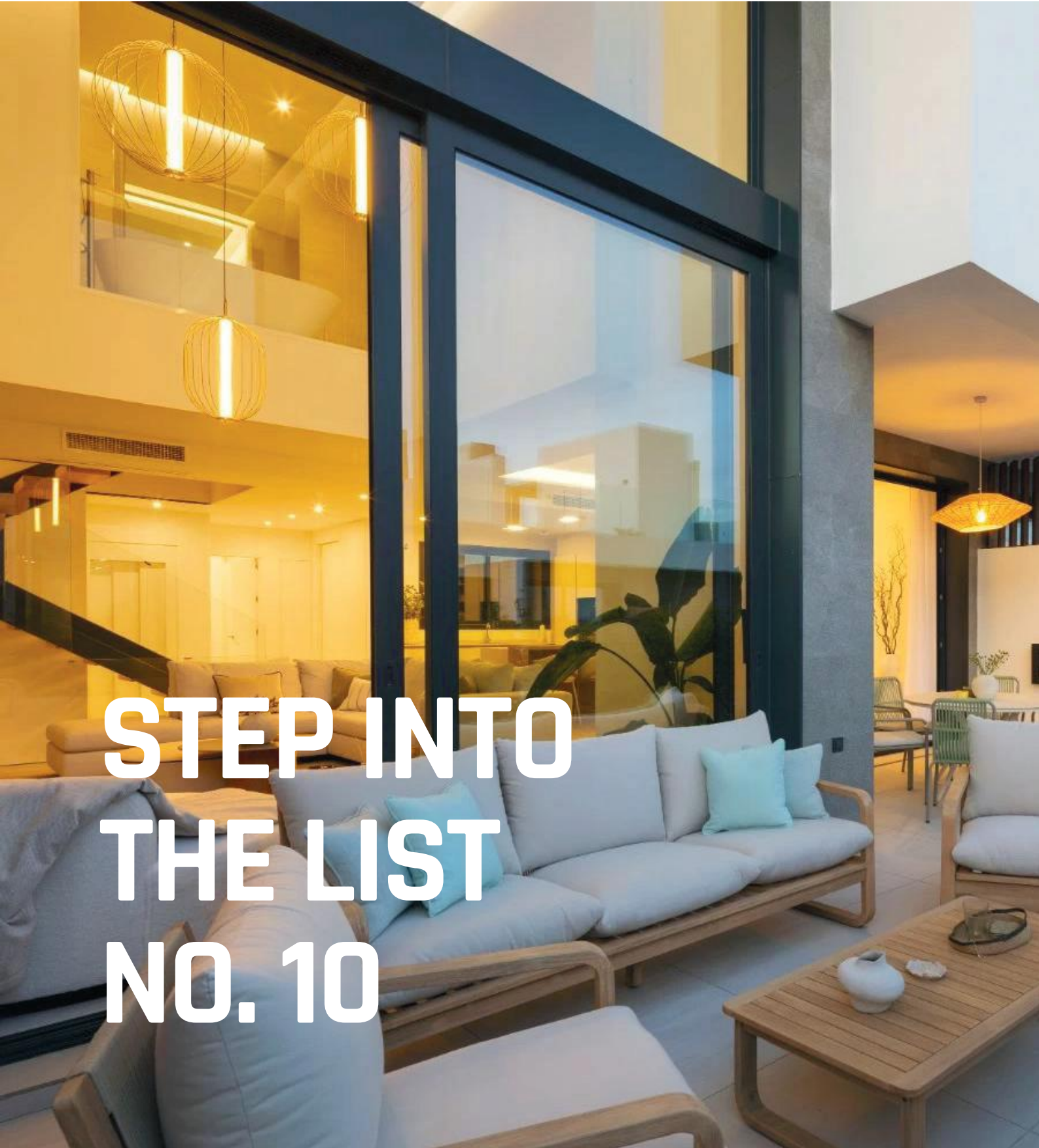


Designed by AFlores, the space blends modern sophistication with Mediterranean warmth through subtle textures, calming tones, and carefully curated details. All four bedrooms are en suite, with the principal suite featuring a walk-in wardrobe, private terrace, and spa-like bathroom.

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.





**STEP INTO  
THE LIST  
NO. 10**



# 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.



LORD DESIGNS  
INTERIORS

€ 1,790,000\*  
€1,890,000 with furniture package

**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.







## EXCLUSIVE PROPERTY LISTING

709

## SIERRA BLANCA

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

€1,417,500

**SPECIFICATIONS**

2 Bed  
3 Bath  
204 m<sup>2</sup> Built  
32 m<sup>2</sup> Terraces  
0 m<sup>2</sup> 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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