

# FOLIO

AssetFolio™

## STARS & STRIPES AND SPAIN!

US BUYERS ARE BECOMING A  
REAL FORCE IN THE MARKET

## SENSTATIONAL SAN JUAN NIGHT

ONE OF THE MOST QUINTESSENTIALLY  
SPANISH CELEBRATIONS

## ELVIRIA'S EFFORTLESS ELEGANCE

ELVIRIA OFFERS A SOPHISTICATED  
SERENITY CLOSE TO MARBELLA

## CONTEMPORARY LUXURY LIVING IN MARBELLA

DISCOVER THE LIST NO 27 WITH  
INTERIOR DESIGN BY PEDRO PEÑA

**JUNE HAS ARRIVED ON THE COSTA DEL SOL, WHEN CALENDARS SUDDENLY BECOME SUGGESTIONS, LUNCHESES STRETCH INTO THE AFTERNOON, AND EVERYONE STARTS FINDING REASONS TO SPEND A LITTLE MORE TIME OUTDOORS.**

**IN THIS MONTH'S EDITION OF FOLIO MAGAZINE, WE EXPLORE THE GROWING INFLUENCE OF AMERICAN BUYERS ON THE LOCAL PROPERTY MARKET, DISCOVER THE EFFORTLESS ELEGANCE OF ELVIRIA, AND LOOK AHEAD TO THE MAGIC OF SAN JUAN, WHEN BEACHES LIGHT UP WITH BONFIRES AND WISHES FOR THE SUMMER AHEAD. WE ALSO TAKE A CLOSER LOOK AT THE LIST 27, THE NEWLY LAUNCHED LUXURY VILLA FEATURING INTERIORS BY PEDRO PEÑA.**

**AS ALWAYS, YOU'LL FIND OUR LATEST COLLECTION OF STANDOUT RESALE PROPERTIES AND EXCITING NEW DEVELOPMENTS FROM ACROSS THE COSTA DEL SOL—BECAUSE EVEN IF YOU'RE NOT LOOKING TO MOVE, IT'S HARD NOT TO LOOK.**

**WE HOPE YOU ENJOY THIS MONTH'S EDITION—PREFERABLY SOMEWHERE WITH A SEA VIEW.**

*Enjoy!*

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### BUYING OR SELLING YOUR HOME?

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Savour every moment,  
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Our services include:



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PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

June 2026 · Edition 45

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

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EXCLUSIVE PROPERTY LISTING

# LOS NARANJOS DE MARBELLA

- PENTHOUSE

Located within the highly desirable community of Los Naranjos de Marbella, this elegant duplex penthouse offers stylish Mediterranean living in the heart of Nueva Andalucía.

The property features bright, well-proportioned interiors, spacious living and dining areas, a fireplace, beige marble floors, double glazing, fibre-optic internet, and excellent storage throughout.

The master bedroom includes an en-suite bathroom and direct access to a private terrace, creating a peaceful and private retreat. Two generous south-facing terraces provide the perfect setting for outdoor dining, entertaining, or simply enjoying Marbella's year-round sunshine.

€525,000

**SPECIFICATIONS**

4 Bed  
2 Bath  
91 m<sup>2</sup> Built  
30 m<sup>2</sup> Terraces  
131 m<sup>2</sup> Plot











# LOS NARANJOS DE MARBELLA

- PENTHOUSE

Set within a secure gated community with beautifully maintained gardens, two swimming pools, controlled access, and 24/7 CCTV security, the property also benefits from excellent nearby amenities including Mercadona, cafés, restaurants, Pilates studios, golf courses, and sports facilities.

Puerto Banús, the beach, international schools, driving ranges, and the renowned Manolo Santana Racquets Club with tennis, padel, and gym facilities are all within easy reach.

An ideal holiday home, rental investment, or permanent residence in one of Marbella's most established and desirable residential areas.

**Click Here** to find out more about Los Naranjos de Marbella Penthouse.





# THE LIST

Nº 27 BY PEDRO PEÑA  
INTERIOR DESIGN

## CONTEMPORARY LUXURY LIVING IN MARBELLA

€4,950,000



AssetFolio™

excl.

The recent Agent Open Day held on 21st May at The List N°27 proved to be a tremendous success, bringing together leading Marbella real estate

professionals to experience one of Río Real's most impressive designer residences firsthand. We would like to extend our sincere thanks to all the agents who attended and contributed to such a memorable and well-received event. The overwhelmingly positive response reinforced what makes this exceptional property truly stand out within Marbella's luxury property market.

Positioned within the prestigious gated community of The List in Río Real, Marbella, The List N°27 represents contemporary Mediterranean living at its finest. This extraordinary standalone six-bedroom residence has been fully furnished and exquisitely interior designed by renowned designer Pedro Peña, creating a home that perfectly balances sophisticated architecture, modern comfort, and timeless elegance.

From the moment you enter, the villa makes a striking impression. Dramatic double-height ceilings, floor-to-ceiling glazing, and carefully curated natural materials create an atmosphere of refined luxury while maximising natural light and enhancing the seamless connection between indoor and outdoor living spaces themselves. But if they are in a different country, we can provide a seamless and stress-free service. >

> Distributed across four levels and offering approximately 600 square metres of internal living space, the property is complemented by expansive terraces, landscaped gardens, and beautifully designed outdoor entertaining areas that embrace Marbella's enviable climate and lifestyle.

The heart of the home is the impressive main living level, centred around a spectacular double-height lounge where oversized sliding glass doors open directly onto the main terrace and outdoor relaxation areas. The open-plan designer kitchen and dining space showcase bespoke cabinetry, premium integrated appliances, and elegant natural finishes, creating an inviting environment equally suited to everyday family living and sophisticated

entertaining.

This level also features a guest bedroom suite, a stylish office and lounge area, and direct access to the private swimming pool and meticulously landscaped gardens. During the Agent Open Day, this seamless indoor-outdoor flow was one of the property's most admired features, with guests particularly impressed by the sense of space, light, and privacy achieved throughout the design.

The first floor is dedicated to the villa's private sleeping quarters. Here, the magnificent principal suite serves as a luxurious retreat, complete with an elegant en-suite bathroom, bespoke dressing room, and private terrace. Two additional en-suite guest bedrooms, each featuring fitted dressing areas and direct terrace

access, continue the home's refined contemporary aesthetic while ensuring maximum comfort for family and guests alike.

The lower ground floor has been transformed into a private lifestyle and wellness sanctuary. Designed to enhance modern living, this level incorporates a sophisticated entertainment lounge featuring a custom-designed bar, integrated media wall, and comfortable seating areas ideal for hosting guests or relaxing with family. Floor-to-ceiling glazed partitions create a visual connection with the fully equipped private gym, maintaining a sense of openness while defining distinct lifestyle zones.

In addition to its wellness and entertainment spaces, the lower level also accommodates two further guest bedrooms, making the property exceptionally versatile for larger families or visiting guests.





One of the villa's most remarkable highlights is undoubtedly its expansive rooftop solarium. Carefully conceived as a private sky lounge, this spectacular space offers panoramic sea views, all-day sunshine, and a collection of beautifully designed areas dedicated to entertaining, dining, and relaxation.

The rooftop terrace serves as a true extension of the home's living experience, featuring a fully equipped outdoor kitchen and bar, elegant al fresco dining area, oversized chill-out lounge beneath a contemporary pergola, and multiple sunbathing zones strategically positioned to capture breathtaking Mediterranean views stretching across Río Real and Marbella's coastline.

Guests attending the 21st May Agent Open Day were particularly captivated by this exceptional rooftop

setting, which perfectly showcases Marbella's outdoor lifestyle and provides one of the property's most memorable entertaining environments.

The success of the Agent Open Day further highlighted the exceptional quality and unique lifestyle offering presented by The List N°27. We are grateful to all the agents who joined us to experience this outstanding residence and for the enthusiastic feedback received throughout the event.

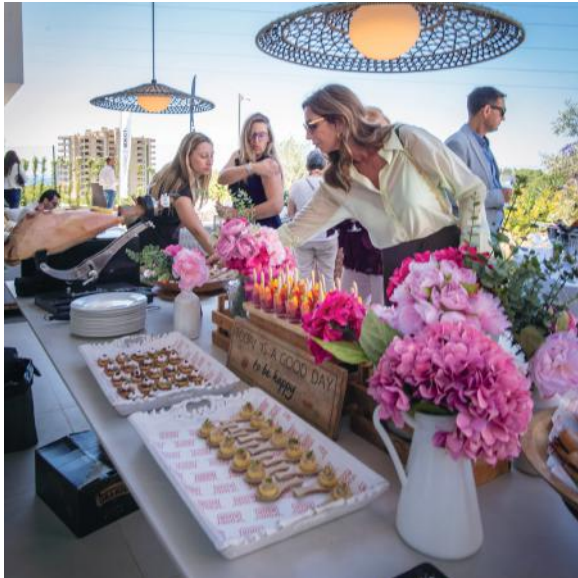
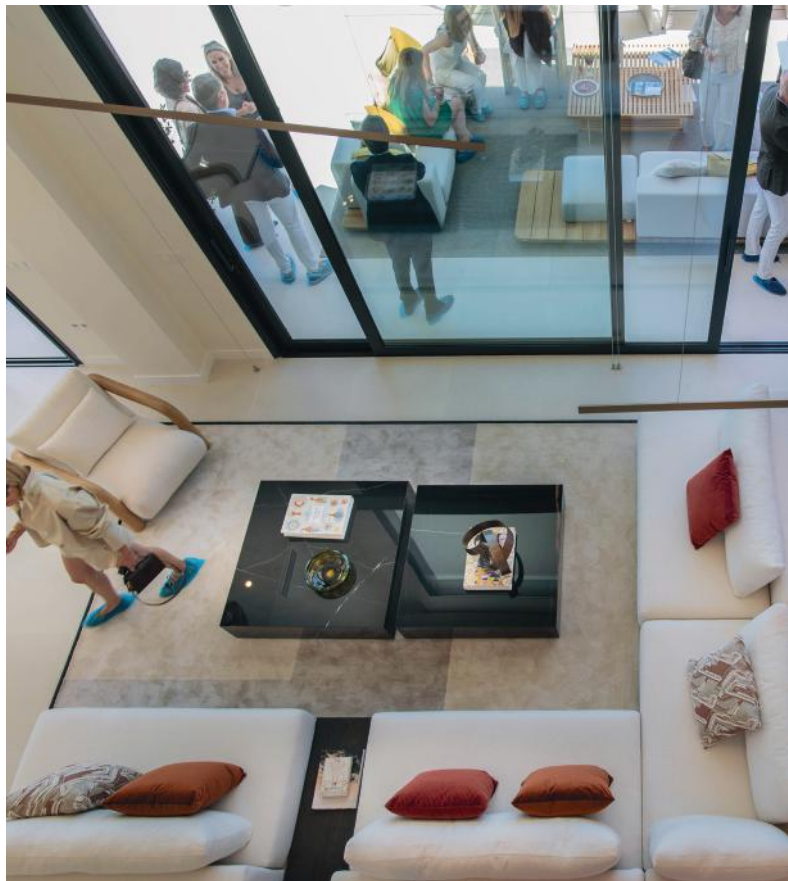
As one of the finest homes currently available within The List development, this is a rare opportunity to acquire a fully realised designer property where architecture, lifestyle, and luxury come together in perfect harmony. More than simply a home, The List N°27 represents a complete Marbella living experience – sophisticated, elegant, and truly unforgettable.

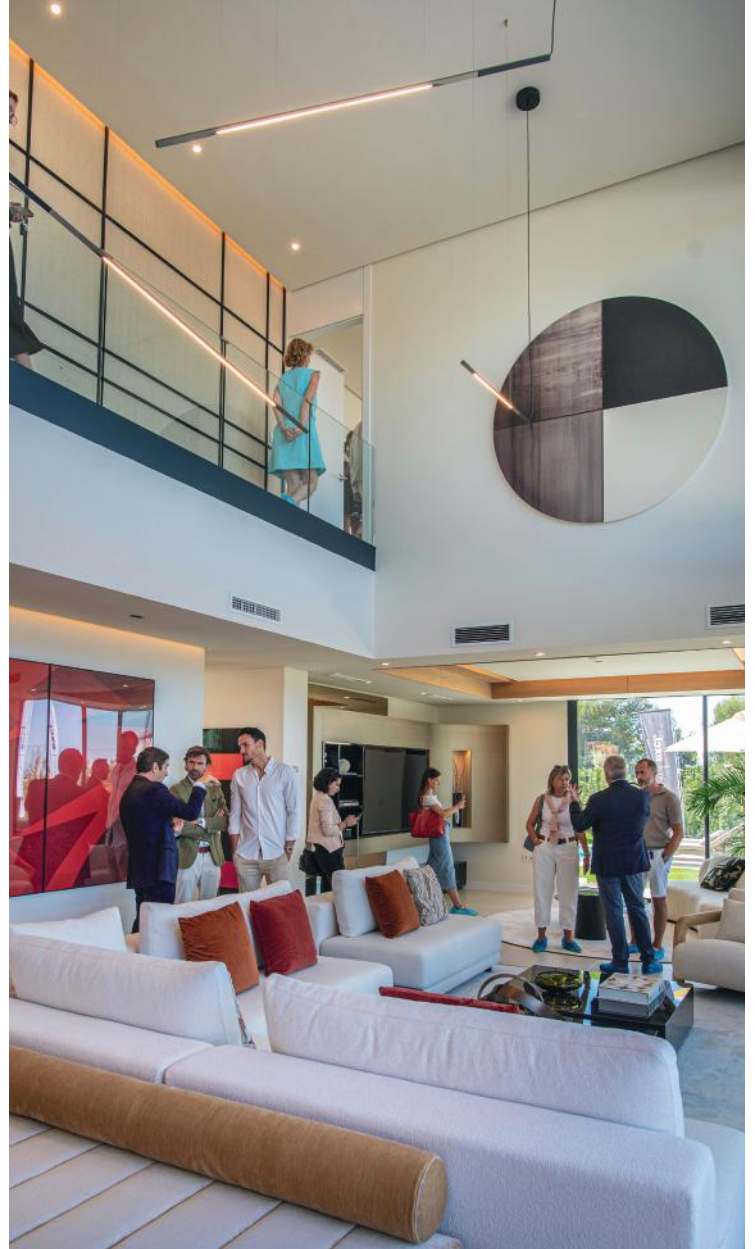
**Click here** for more information about The List N°27

Further enhancing its appeal, The List N°27 offers a comprehensive range of premium features including:

- Interior design by Pedro Peña
- Double-height living spaces with full-height glazing
- Private swimming pool and landscaped gardens
- Private elevator servicing all levels
- Extensive rooftop entertainment terrace with outdoor kitchen
- Fully equipped gym
- Lounge and entertainment area with custom-designed bar
- Large private garage
- Contemporary architecture with premium finishes throughout
- Seamless indoor-outdoor living
- Secure gated community setting in Río Real, Marbella
- Close proximity to golf courses, beaches, and Marbella town centre

# THANKS FOR ATTENDING THE OPEN DAY





# THE LIST

Nº 27 BY PEDRO PEÑA  
INTERIOR DESIGN

# 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.



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ESTEPONA

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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.



## 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





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.



# STARS & STRIPES AND SPAIN!

US BUYERS ARE  
BECOMING A REAL  
FORCE IN THE MARKET





The Americans have long had a love affair with Spain. From Hemmingway to Ava Gardner, Audrey Hepburn (who lived in Guadalmina in the 60s) to Eva Longoria (who moved to Marbella a few years ago), Spain's beautiful countryside and relaxed lifestyle has always been an irresistible attraction.

That attraction has been underlined in that most unromantic of publications – the Association of Spanish Notaries' latest report on foreign demand for property in Spain.



> The report reveals that when it comes to foreign buyers of second-homes in Spain, the Dutch are now important players on the Mediterranean coast, the Germans still rule the islands, the British still have a presence but, most surprisingly, the Americans are coming in ever increasing numbers.

The report includes maps showing the top two foreign nationalities buying homes in each region, split between non-residents (typically second-home buyers) and foreign residents / expats living in Spain at the time of purchase. These reveal how the geography of foreign demand keeps evolving, with one trend standing out in particular: the rise of American buyers, who

are now in the top two nationalities in six regions when it comes to non-resident buyers, putting them level with the French and well ahead of the British, are now only in the top three in four regions.

The turnaround is remarkable. A decade ago, American buyers barely registered in the rankings outside a handful of luxury hotspots. Now they are becoming a meaningful force in Spain's foreign second-home market, especially in higher-end destinations and lifestyle markets. But the "unpredictable" political situation in the U.S. has resulted in many Americans deciding to move across the Atlantic. Spain's value

as a safe haven for investors has been underlined during the ongoing crisis in the Gulf, so it comes as no surprise that it is attracting U.S. buyers

Elsewhere, the report highlights that the Dutch, have quietly become one of the dominant nationalities in Spain's non-resident market. According to the report, they account for 16 per cent of the foreign market in the Valencian Region, almost 16 per cent in Murcia, and nearly 14 per cent in Andalusia.

The Germans continue to dominate the islands, especially the Balearics where they make up more than half of all foreign non-resident purchases. They are also particularly important in the Canaries, Cantabria, Galicia, and Asturias.





The British, on the other hand, continue to suffer the consequences of Brexit. While they are still a strong force in Murcia and Andalusia, as well as in the Valencian Region and the Balearics, they no longer dominate Spain's foreign

market in the way they did when the UK was part of the EU.

In 2016, British buyers were one of the top two foreign nationalities in fifteen of Spain's seventeen regions. Today they are increasingly

concentrated in a handful of traditional coastal locations. It's not so much a case of "The British are coming!" More of a case of "The British are going! The Americans are coming!"

**Click Here** to read our other blogs





€1,795,000

**SPECIFICATIONS**

4 Bed  
5 Bath  
453 m2 Built  
50 m2 Terraces  
560 m2 Plot



## MODERN LUXURY VILLA IN MARBELLA EAST

This modern luxury home in Reserva Marbella offers open sea views and a bright open-plan design. The ground floor seamlessly connects the kitchen, dining and living areas, creating a clean and inviting space that opens onto a covered terrace, landscaped garden and large swimming pool. This level also includes a guest toilet and direct access from the garage to the kitchen.

Upstairs, there are three spacious bedrooms, each with its own en-suite bathroom and access to a wide terrace with panoramic sea views. The master suite features a dressing area and enjoys the best views in the home. Every room is designed to feel private, comfortable and connected to the outdoors.

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







€875,000

**SPECIFICATIONS**

- 2 Bed
- 2 Bath
- 150 m2 Built
- 38 m2 Terraces
- 0 m2 Plot



## ELEGANT APARTMENT WITH PANORAMIC SEA VIEWS IN PALO ALTO MARBELLA

Located in Los Almendros within the prestigious Palo Alto community in Marbella, this elegant two-bedroom apartment offers privacy, contemporary design, and panoramic sea views. Set in an exclusive development of just 15 residences, it combines tranquillity with close proximity to Marbella's town centre.

The open-plan living and dining area opens onto a spacious terrace, seamlessly blending indoor and outdoor living. From here, views extend across the Sierra de Las Nieves and the coastline, with ample space for outdoor dining and relaxation.

The primary suite features an en-suite bathroom, while a second bedroom and separate bathroom provide comfort and flexibility for guests or family. Clean architectural lines and large windows enhance natural light throughout.

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







**FROM**  
**€529,270**

**SPECIFICATIONS**

139 units  
1, 2, 3 & 4 Bed

**STATUS**

Pre Launch



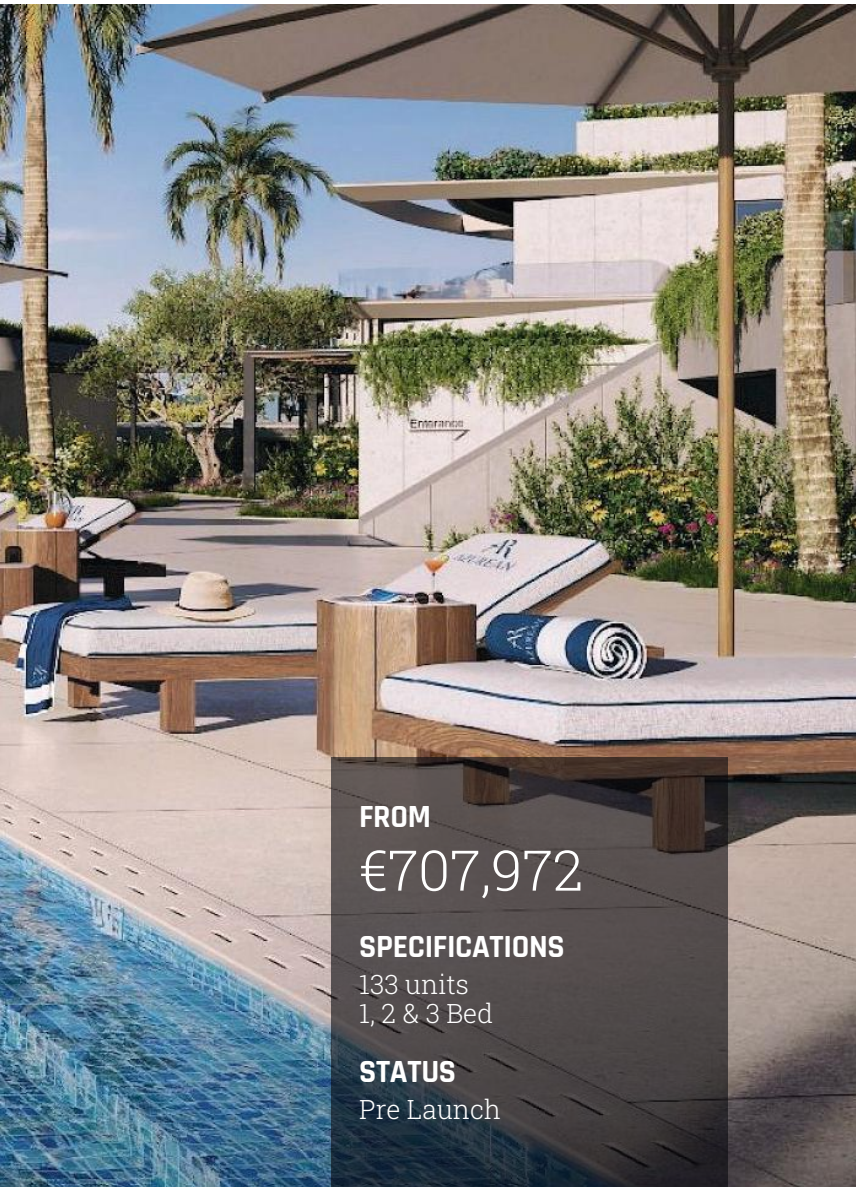
## MARBELLA WEST EXCLUSIVE 5 STAR HOTEL AMENITIES RESIDENCIAL COMPLEX

This modern residential development offers 139 homes with 1 to 4 bedrooms, complemented by exclusive five-star resort-style amenities. Situated in Marbella West, close to Puerto Banús and San Pedro de Alcántara, it enjoys a prime location within one of the Costa del Sol's fastest-growing residential areas.

Residents benefit from easy access to beaches, beach clubs, international schools, healthcare facilities, fitness centres, golf courses, and a variety of water sports. The surrounding district is undergoing significant development, enhancing its long-term investment potential and lifestyle appeal. The community features beautifully landscaped gardens, outdoor and indoor heated swimming pools, a rooftop lounge with yoga space, a skypool, a fully equipped gym, and a luxury spa.

**Click Here** to find out more about this exclusive residential complex. [>](#)





FROM

€707,972

**SPECIFICATIONS**133 units  
1, 2 & 3 Bed**STATUS**

Pre Launch



## MARBELLA'S FIRST BRANDED RESIDENCES BY DESTINATION BY HYATT

This collection of fully serviced and furnished branded residences and penthouses is part of Destination by Hyatt – designed for those seeking a holiday home that truly works for them. This innovative condo-hotel model combines five-star hospitality, full property management, and effortless ownership, offering both personal enjoyment and potential investment returns.

More than a traditional new development, this represents a new way of owning in Marbella. Set in the hills of Benahavís, surrounded by nature and golf courses, the project combines thoughtful architecture with panoramic sea views and the relaxed atmosphere that defines modern luxury.

Each of the 133 freehold residences is fully licensed for tourist rental (Vivienda Turística)

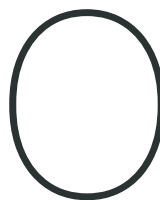
**Click Here** to find out more about these branded residences.



# SENSATIONAL SAN JUAN NIGHT!



One of the most  
quintessentially  
Spanish  
celebrations!



One of the most quintessentially Spanish celebrations Noche de San Juan traditionally attracts hundreds of revellers to the beaches on June 23.

Thousands of locals and tourists of all ages take the traditional midnight swim and celebrate around the purifying fire on the shortest night of the year.

First, a little history and tradition. Noche de San Juan is always held on June 23 – the shortest night of the year and the beginning of the summer solstice. As



with most celebrations in Spain, it can trace its roots back to pagan times, before the Church decided to put their own spin on it and make it a Christian celebration. Traditionally, you dress in white (symbolising purity) and then leap over fire to cleanse your sins. Those of us who have lived in Marbella for decades probably have to perform multiple leaps to cleanse our sins, obviously.

Writing a lover's name on a piece of paper and burning it brings romance while burning something old and personal marks the end of an old phase and a fresh

beginning.

As well as this, a dip in the sea at midnight also helps purify the body and soul. Others drink from fountains, as they believe that the water has magical properties. There you have it, dressing in white and appeasing the spirits via fire and water. Nothing pagan about that at all...

One of the attractions of Noche de San Juan was its informality. You simply don your best white outfit, throw some food and drink in the cold box and headed to the nearest beach with your friends. The local town halls normally got





in on the act with official bonfires, live music and the usual pop-up bars and restaurants. They also had the unenviable task of cleaning up the next day, as the beach normally resembled the aftermath of an explosion in a plastic bottle factory...

If you want to “upscale” your experience there are always Noche de San Juan events planned for some of smarter beach clubs and restaurants.

Some of the best-known beach clubs and hotels will be holding Noche de San Juan celebrations, although they tend to be

more formal (and with a price tag to match). Therefore, you may well end up burning paper, or more specifically, banknotes in your wallet. But just remember that you are partying in the same place that Audrey Hepburn, Bridget Bardot and James Hunt let their hair down. Although not at the same time. That **WOULD** have been some party!

The Marbella Club Hotel's legendary MC Beach marks the beginning of the summer with luxurious event that includes a welcome cocktail, canapés and

their sumptuous buffet. It isn't cheap, but you can rest assured that the cleansing bonfire uses only the finest woods, and the evening includes a spectacular fireworks display.

Always popular with the British, The Beach House will be marking San Juan with what promises an unforgettable beachfront celebration. Set on the shores of Elviria Beach, the evening combines luxury dining, live entertainment and a magical Mediterranean atmosphere as guests celebrate the arrival of summer under the stars. The event features performances from the Masquerade Duo, DJ Khathia, Xarate Drums, Quike

➤ Navarro and live fire dancers, creating an immersive night of music, rhythm and beachside energy.

Uber hip hotel Amare, located on the western end of Marbella's paseo, is promising an evening of surprises and fun. If you don't actually want to get your feet wet, the sand between your toes or run the risk of setting fire to your outfit as you leap of the bonfire, you can enjoy

the celebrations and the fireworks from the terrace at the Hayaca restaurant. Amare will also have a flamenco group accompanied by fire juggling.

Whether your San Juan style is low key or five star, be sure not to miss this magical night!

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








EXCLUSIVE PROPERTY LISTING

# VILLA *Teresita*

**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.



# ELVIRIA'S EFFORTLESS ELEGANCE



West Marbella might have the international influencer lifestyle, the millionaires' nightclubs, the luxury brands and the obvious opulence, but Elviria, with its secluded villas set back from tree-lined streets, beautiful pine groves and relaxed atmosphere offers a sophisticated serenity that is the perfect counterpoint.

That isn't to say that this much sought-after residential area doesn't know how to let its hair down and party. With the world-famous Nikki Beach as the "local beach bar", the five-star the Don Carlos Leisure Resort, the Michelin-starred El Lago restaurant, plus a plethora of stylish restaurants and bars to suit all tastes and budgets, you don't have to venture out of Elviria to enjoy the sort of evening that you will never forget. Or alternatively, night that you can't remember...

Elviria is typified by thousands of pine trees that give the area its distinctive character as well as some much-needed shade in the summer months. Surprisingly, these woodlands are not entirely Nature's work.

It is a serene residential area characterised by tree-lined streets, wooded landscapes and a tranquil atmosphere – all while remaining conveniently close to Marbella.

The story of Elviria begins in the 1950s, when lawyer and entrepreneur Salvador Guerrero Ramirez came into possession of a large plot of land at Hacienda Las Chapas.

Renaming it after his wife - Elvira Taillefer – Guerrero had the genius idea of holding an international competition. In 1960 he invited the world's best architects to design projects to urbanise the land. With substantial prizes on offer, the competition not only attracted the crème de la

crème of architecture, but also ensured extensive coverage worldwide. The winner of the competition was the French architect Yves Vitart.

From this starting point, Elviria developed in a distinctive way. While the Marbella Club Hotel attracted the luxury tourism of various royals, aristos and the "jet set" – this was 60s, after all - Guerrero concentrated on transforming Elviria into a residential paradise.

The combination of untouched beaches and dunes together with the thousands of pine trees that Guerrero planted, proved an irresistible combination to a large international community, that wanted to enjoy luxury and tranquillity.

Elviria exemplifies luxury living better than any other of Marbella's residential neighbourhoods. There are three international private schools: the German Hoffman college and

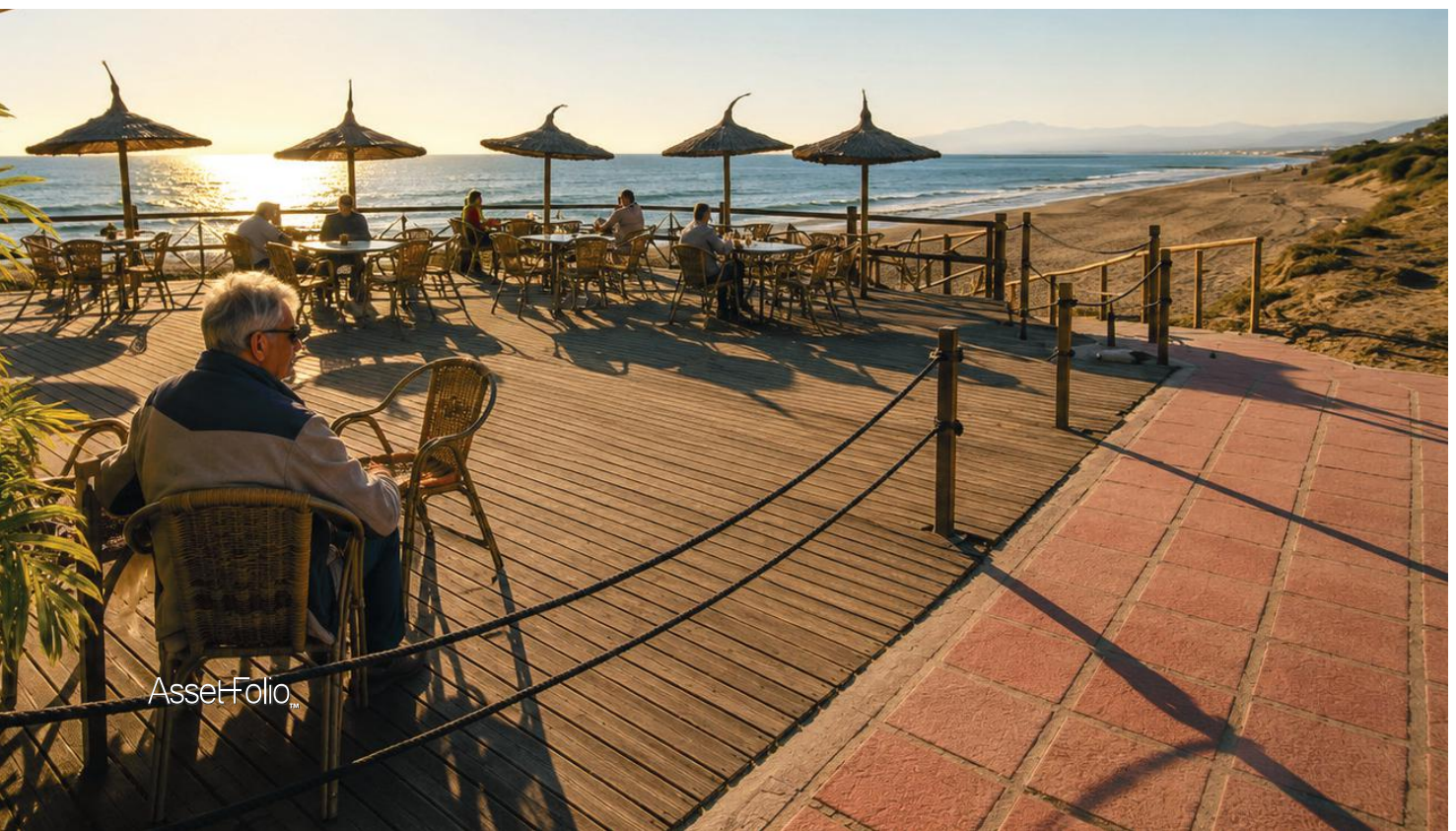
ECOS, as well as the English International College. The Centro Commercial Elviria has everything from supermarkets to gourmand food and wine shops, boutiques to banks, dentists and doctors, with a wide range of bars and restaurants to suit every budget and taste.

Elviria also has an office of the Town Hall, which can save you a drive into central Marbella for bureaucratic business or paperwork issues.


Should you wish to take out your frustrations on the course or the courts, there are three golf courses: Santa Maria Golf & Country Club, Greenlife Golf Club and El Soto Golf & Country Club. Spanish Tennis legend Rafa Nadal opened his tennis centre at Don Carlos, while the Hoffman Tennis Academy is also highly regarded.

With its relaxed residential atmosphere, easy access to amenities and luxury properties and developments set amongst the pines, Elviria is really is effortlessly elegant!

**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

AssetFolio™ | **excl.**

Exclusive Agent



Architect

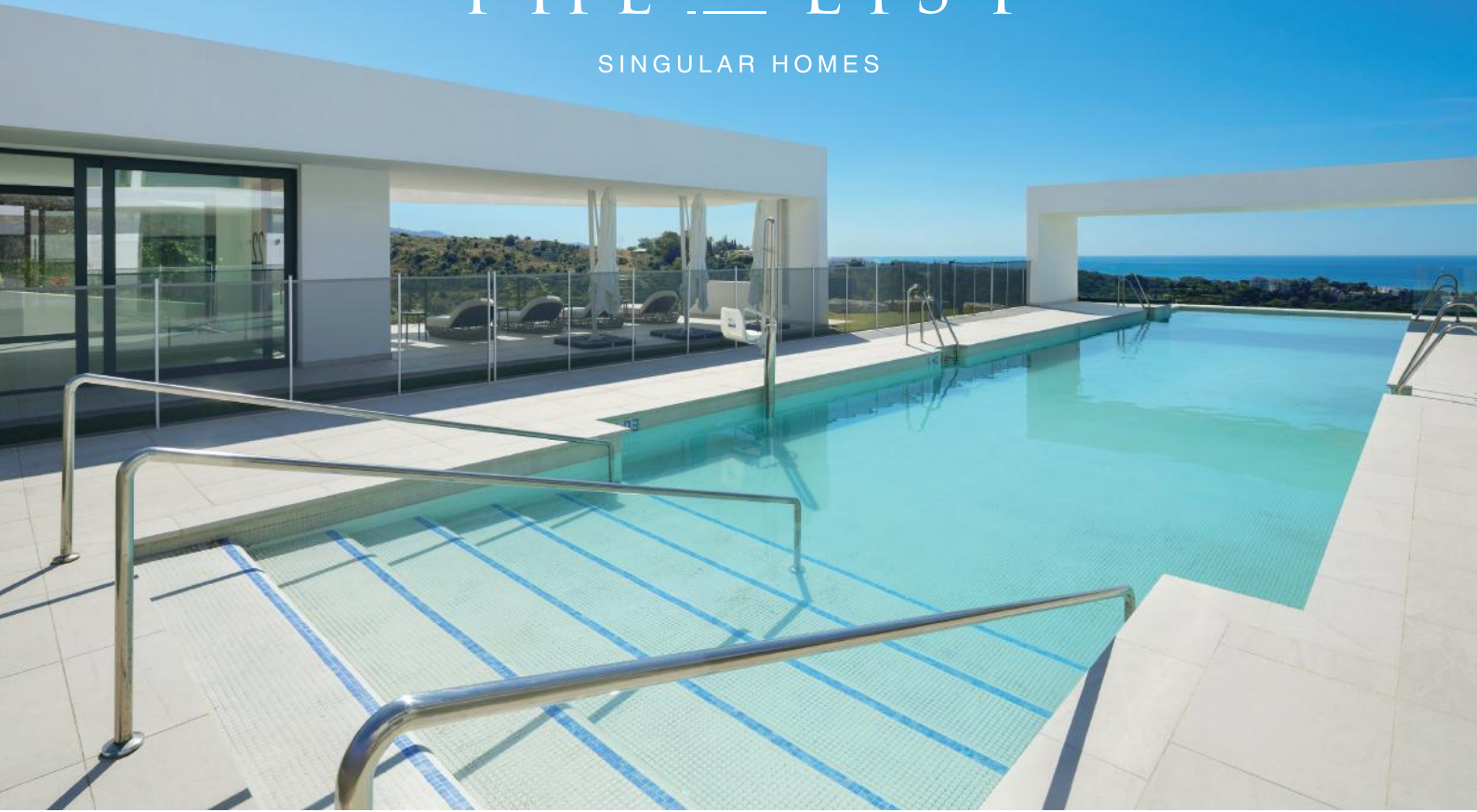


Developer



# THE LIST

SINGULAR HOMES



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

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

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

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

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



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

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

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

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

**Click here** to find out more about The List.



AssetFolio™ | **excl.**

PRICES FROM  
€ 691,000





# NR

NAYA RESIDENCES

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

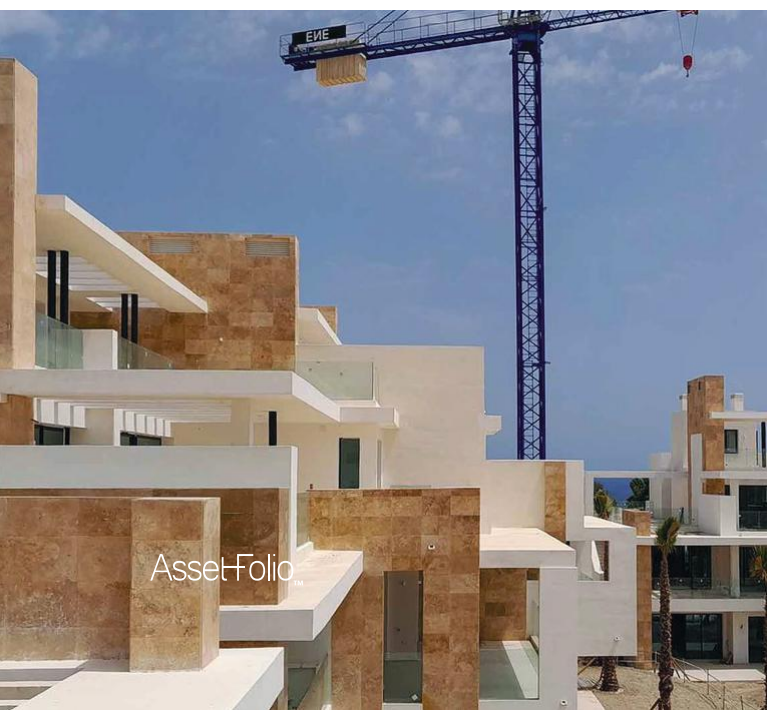
**N**aya Residences redefines contemporary living in the Golden Triangle. A sublimely stylish development, discretely blending with its surrounding environment, the 88 units of Naya Residences offer the discerning investor the choice of two or three bedroom luxury apartments and outstanding penthouses.

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.



# NEW UNITS AVAILABLE





EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT

LAUFEN



BEST RESIDENTIAL  
DEVELOPMENT 20+ UNITS  
SPAIN

Ayana  
by Merlin Real Estates S.L.

2023-2024

AssetFolio™

excl.



AYANA

ESTEPONA

## REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

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

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

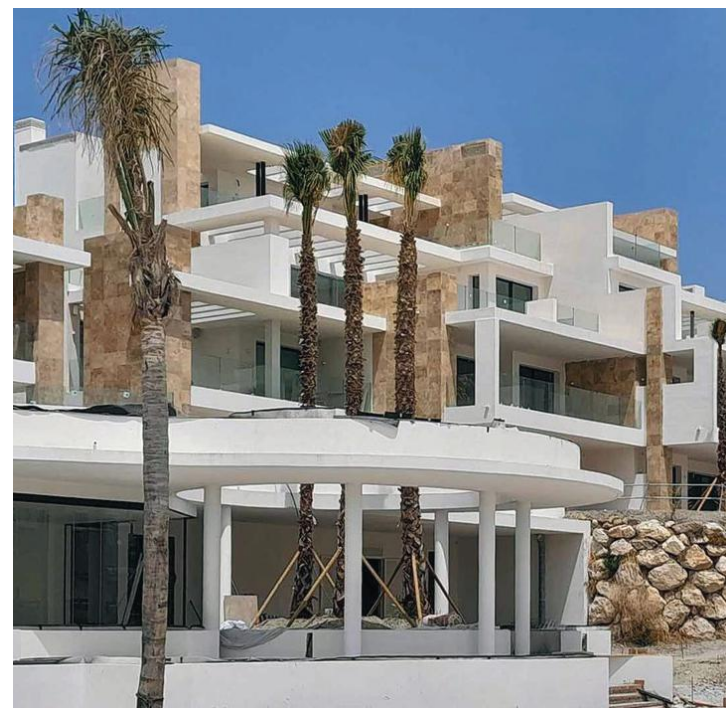
### COMMUNITY

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.

### SOPHISTICATED ARCHITECTURE

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



# 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.





# 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™

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?





# 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

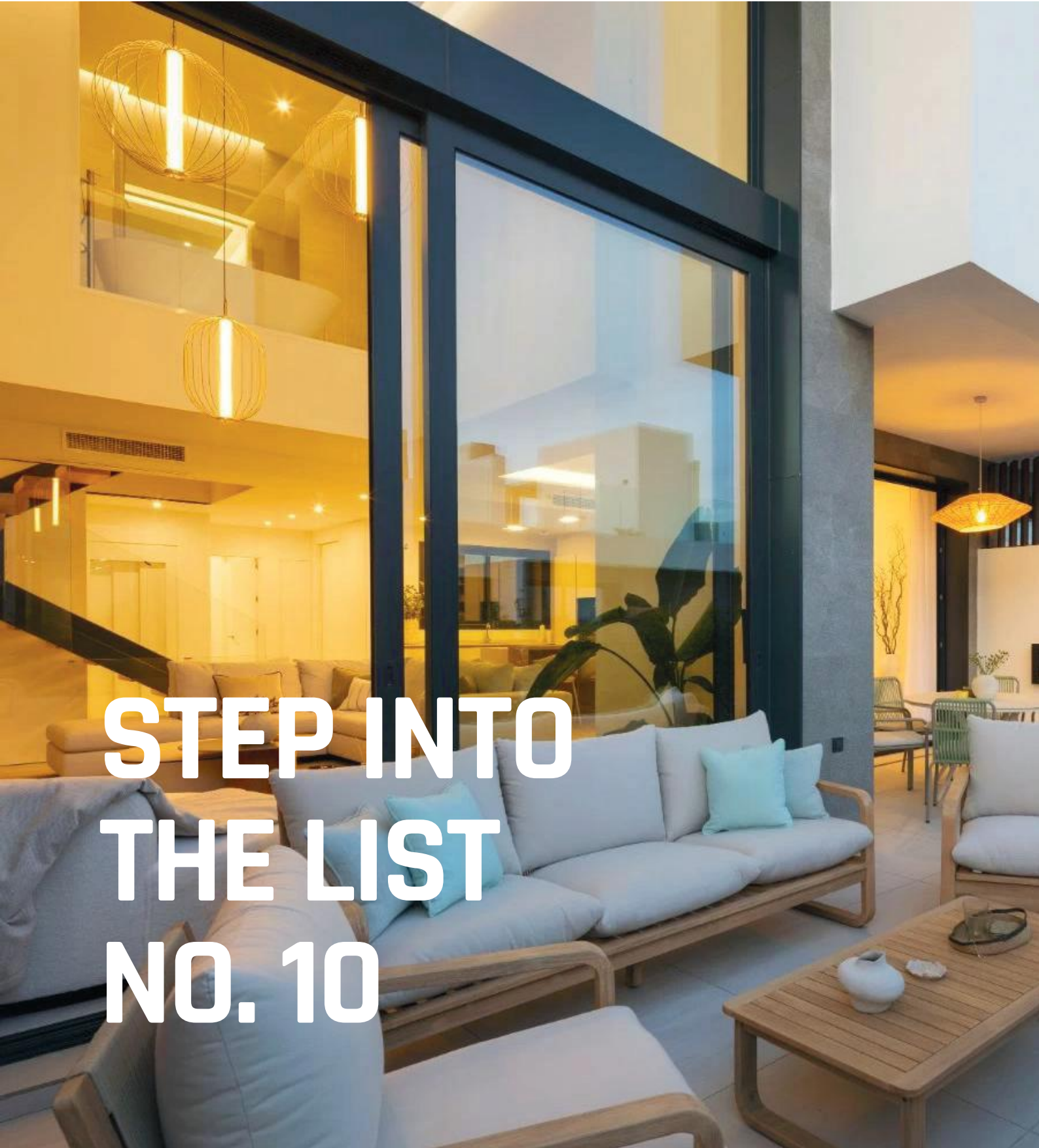


Designed by AFlores, the space blends modern sophistication with Mediterranean warmth through subtle textures, calming tones, and carefully curated details. All four bedrooms are en suite, with the principal suite featuring a walk-in wardrobe, private terrace, and spa-like bathroom.

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.







# 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

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

The two bathrooms in the bedrooms are spacious and bright and each 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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