

# FOLIO

AssetFolio™

## DISCOVER RONDA

A JOURNEY THROUGH  
TIME AND NATURE

## VILLA VERSUS APARTMENT

CHOOSING THE PERFECT PROPERTY  
ON THE COSTA DEL SOL

## TEE OFF IN PARADISE

DISCOVER SOME OF THE BEST  
GOLF COURSES ON THE  
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## DESIGNING OUTDOOR SPACES

MAXIMISING YOUR  
TERRACE OR GARDEN

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with luxurious amenities  
and beautiful views



Welcome to the ninth edition of Folio magazine, brought to you by Asset Folio, where we consolidate interesting articles, relevant news, and profile our exclusive properties and new developments.

**A**sset Folio is a full-service real estate specialist operating in the luxury property sector on Spain's Costa del Sol and is actively involved at all levels in the real estate ecosystem. We represent the key players in property – buyers, sellers, investors and developers – and our services stretch right across the real estate spectrum.

### KEY PLAYER

Established in Marbella Spain in 2013, Asset Folio has rapidly made a name

for itself as a key player in providing full real estate services to international investors.

The Asset Folio group is made of two divisions, each a specialist in its niche segment of the real estate industry and providing comprehensive services to its clients:

### ASSETFOLIO DIRECT

A dynamic investment company advising sellers and buyers of residential real estate. With a dedicated team drawn from a wide

range of backgrounds and nationalities, we have earned an enviable reputation for our professionalism, experience and expertise in the real estate market .

### ASSETFOLIO EXCL.

Provides a full suite of advisory, marketing and sales services for new-build and off-plan real estate. With nearly two decades of experience in this sector, we are able to offer a complete turn-key solution for property developers, funds and investors.

DESTINATION GUIDE

# DISCOVER RONDA

A JOURNEY THROUGH TIME  
AND NATURE



Nestled in the heart of the Andalusian countryside, Ronda awaits adventurers seeking a perfect blend of history, culture, and natural beauty.



With its breathtaking landscapes, charming streets, and rich historical heritage, this enchanting town has captured the hearts of visitors for centuries. Let's embark on a journey to discover the captivating wonders of Ronda.

#### **HISTORY UNVEILED:**

Ronda's history dates back thousands of years, leaving behind a tapestry of diverse civilisations. Start your exploration at the Puente Nuevo, an architectural marvel that spans the Tajo Gorge and offers spectacular views. As you wander through the narrow



streets of the old town, you'll encounter the remnants of Moorish rule, including the Arab Baths and the ancient city walls.

The Mondragon Palace, a gem of Renaissance architecture, invites you to step

back in time. Discover its elegant courtyards, intricate tilework, and stunning views of the surrounding landscape. Dive deeper into Ronda's past at the Museo Lara, a private collection that showcases a fascinating array of historical artifacts, ranging from antique weapons to vintage toys.



#### INTERESTING FACT

Ronda's Puente Nuevo was built in the 18th century.



#### THE BULLFIGHTING CAPITAL:

Ronda holds a special place in the history of bullfighting, and a visit to the Plaza de Toros is a must. Explore the bullring's museum, where you can immerse yourself in the traditions, artistry, and controversy of this cultural spectacle. For a unique experience, attend a bullfight and





Ronda is all about the bullfighting tradition. Its bullring is one of the oldest and most important in Spain.

➤ a unique experience, attend a bullfight and witness the dramatic dance between man and beast in this iconic arena.

#### **ENCHANTING NATURAL BEAUTY:**

Ronda's natural surroundings are a treasure trove of captivating landscapes. Embark on a hike along the Camino de los Molinos, an ancient path that winds through the countryside, revealing hidden flour mills and stunning vistas. The Sierra de las Nieves Natural Park, a UNESCO Biosphere Reserve, beckons with its rugged mountains, dense forests, and diverse flora and fauna.

For a thrilling adventure, venture into the El Tajo Gorge itself. Descend into the depths of the gorge through the Camino del Rey, a path that hugs the cliffs and offers exhilarating views of the rushing Guadalevín River below. Marvel at the Cueva del Gato, a natural cave with a crystal-clear pool that invites you to take a refreshing dip.

#### **CULINARY DELIGHTS:**

No visit to Ronda is complete without savouring the local gastronomy. Indulge in traditional dishes such as rabo de toro

(bull's tail stew) or the hearty Ronda style mountain stew. Pair your meal with a glass of locally produced wine, as Ronda's vineyards are known for their excellent red and white varieties.

Immerse yourself in the vibrant atmosphere of Ronda's plazas and cafes, where you can relax with a cup of traditional Spanish coffee and watch the world go by. Don't forget to sample the town's sweet treats, such as yemas de Ronda, a delicious almond-based confection.

Ronda captivates visitors with its rich history, breathtaking landscapes, and warm Andalusian hospitality. Whether you're exploring its ancient streets, gazing at the panoramic views from the Puente Nuevo, or immersing yourself in the natural wonders that surround the town, Ronda is a destination that will leave an indelible mark on your heart. Discover the timeless allure of this Andalusian gem and create memories that will last a lifetime.

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



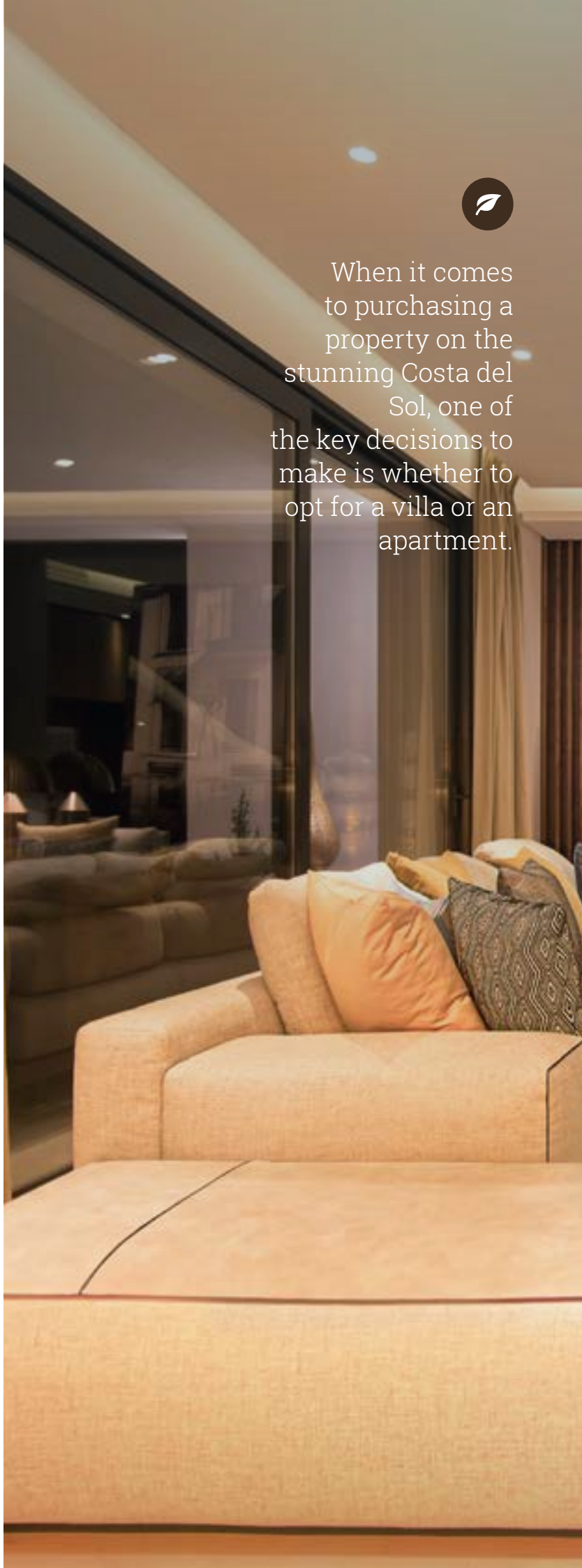
## PHOTOS

Eddie Martinez



When it comes to purchasing a property on the stunning Costa del Sol, one of the key decisions to make is whether to opt for a villa or an apartment.

Both options offer unique advantages and cater to different lifestyles. In this article, we will explore the pros and cons of each property type, helping you make an informed decision and find your ideal home in this enchanting region





# VILLA VERSUS APARTMENT

CHOOSING THE PERFECT PROPERTY ON THE COSTA DEL SOL



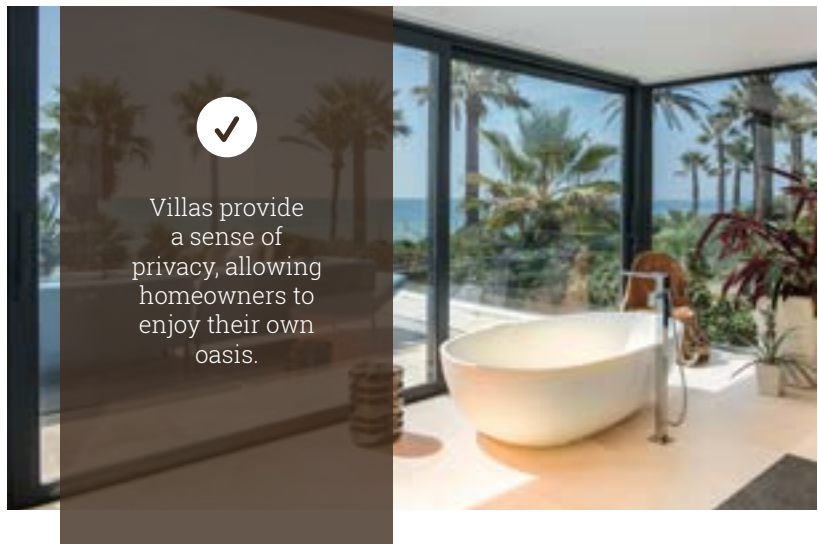
## VILLAS LUXURIOUS SPACE AND PRIVACY

Villas on the Costa del Sol epitomize luxury and exclusivity. These spacious properties offer ample living space, often featuring private gardens, swimming pools, and stunning outdoor areas. Villas provide a sense of privacy, allowing homeowners to enjoy their own oasis away from the bustling city life. They are ideal for those seeking generous living areas, outdoor entertaining spaces, and a high level of independence.

### PROS:

#### Space and privacy:

Villas provide expansive living areas and private



Villas provide a sense of privacy, allowing homeowners to enjoy their own oasis.

outdoor spaces, perfect for families or those who value personal space.

#### Customisation:

Villas offer the opportunity for personalisation and customisation, allowing homeowners to create their dream home.

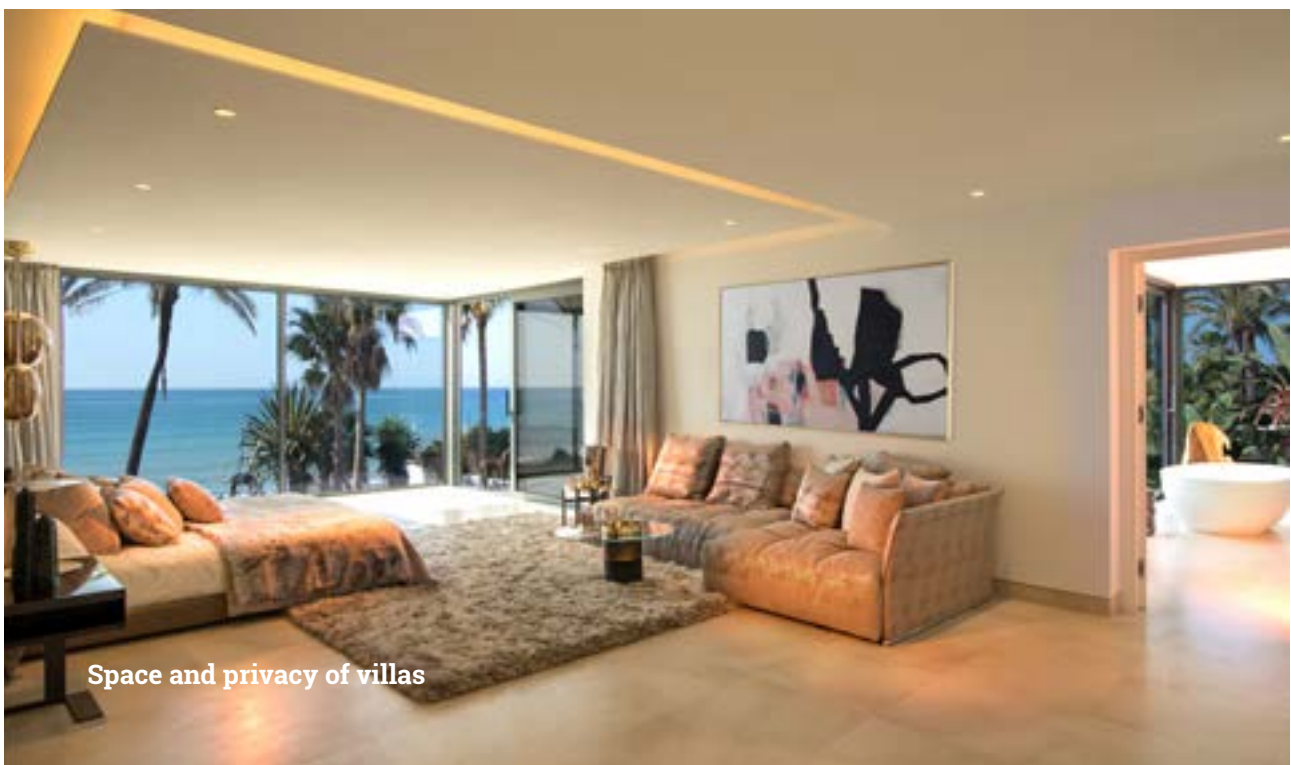
#### Prestige and status:

Owning a villa on the Costa

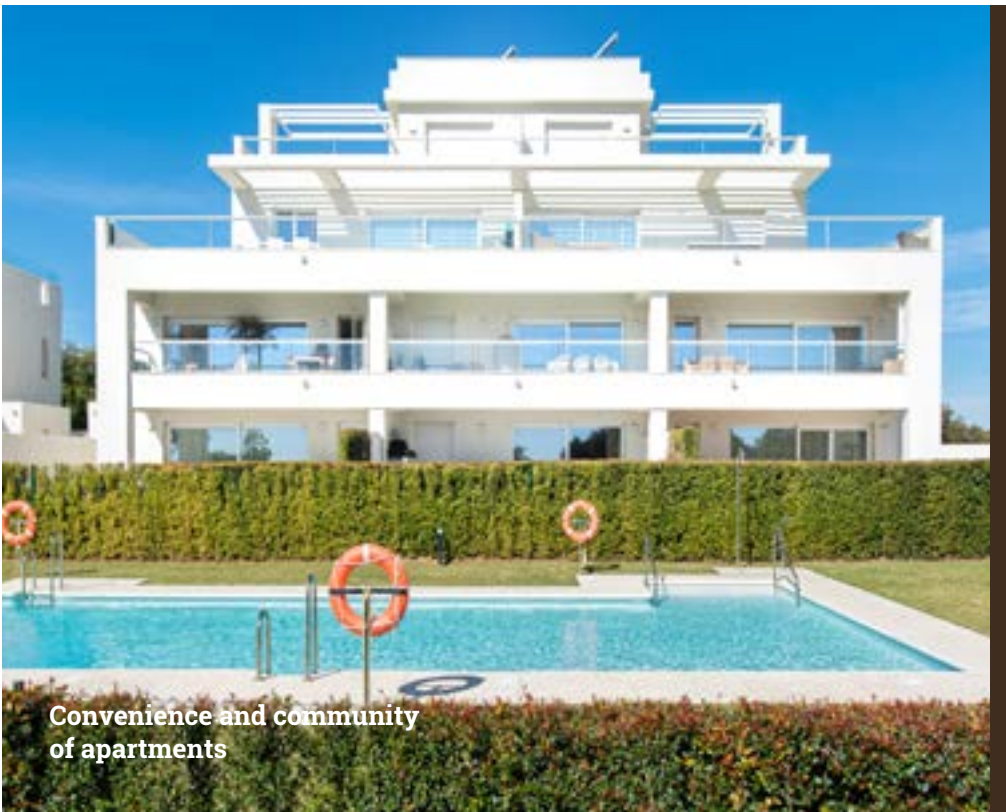
del Sol is synonymous with luxury and prestige, making it an attractive investment option.

#### CONS:

**Higher maintenance and running costs:** Villas typically require more maintenance, both indoors and outdoors, which can result in higher costs compared to apartments.



Space and privacy of villas



Ranging from stylish penthouses to beachfront flats, apartments provide a range of options to suit different preferences.

**Less centralised location:** Villas are often located in residential areas outside city centres, which may require a longer commute to amenities and entertainment options.

## APARTMENTS CONVENIENCE AND COMMUNITY

Apartments are a popular choice on the Costa del Sol, offering a convenient and community-oriented lifestyle. Ranging from stylish penthouses to beachfront flats, apartments provide a range of options to suit different preferences. They are well-suited for individuals or couples seeking low-maintenance living and access to a vibrant community.

**PROS:**  
**Lower maintenance and costs:** Apartments generally require less maintenance and have lower running

costs, as shared expenses are divided among residents.

**Centralised locations:** Apartments are often situated in prime locations near amenities, restaurants, shopping centres, and cultural attractions.

**Community living:** Apartment complexes foster a sense of community, providing opportunities to socialise and engage with neighbours.

**PROS:**  
**Limited space:** Compared to villas, apartments generally offer less living space and outdoor areas, which may be a drawback for those requiring more room.

**Shared amenities:** While apartment complexes often have shared amenities such as pools and gyms, they may be subject to availability and shared usage.

Choosing between a villa and an apartment ultimately depends on your lifestyle preferences, space requirements, and budget. Villas offer expansive living spaces, privacy, and exclusivity, ideal for those seeking luxury and independence.

Apartments provide convenience, community living, and lower maintenance, suited for individuals or couples who prioritise a vibrant location and shared amenities.

Consider your priorities, explore the available options on the Costa del Sol, and select the property type that aligns with your needs and aspirations.

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

PRICES FROM JUST  
€389,000

**PROGRESS  
UPDATE:**

Watch the latest  
construction update  
from Alya Mijas.





# Alya Mijas

Alya Mijas offers the opportunity to 'live the 'mediterranean lifestyle' at an affordable price. This beautiful new development of contemporary semi-detached houses has been designed with quality and comfort in mind. Each home provides that all important private outdoor space for entertaining and enjoying the Costa del Sol's magnificent climate.

## PERFECT LOCATION

Alya Mijas is superbly located on a hillside overlooking the mediterranean close to Mijas. All facilities are in close proximity, including good access to the highway, beautiful beaches, international schools, fine dining, golf courses and the lively cosmopolitan towns of Mijas, La Cala de Mijas and Calahonda.

## THE DEVELOPMENT

The 3 and 4 bedroom homes each have a built area of 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.



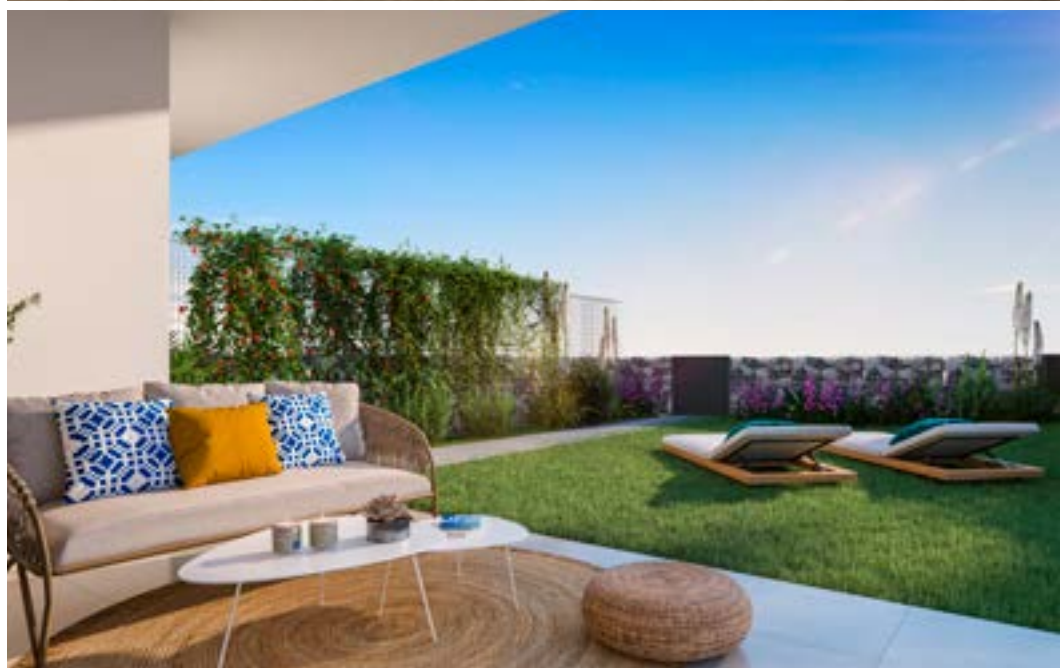


# Alya Mijas

Alya Mijas is ideally situated for residents to enjoy all the amenities that the Costa del Sol has to offer, yet with the peace of the immediate surroundings. Riviera del Sol is located midway between the popular resort towns of Fuengirola and Marbella. Fuengirola is just a 10 minute drive away and enjoys a wide range of facilities, great beaches, the Mijas Aqua Park, multi-screen cinemas and the Parque Miramar shopping centre.

The upmarket resort of Marbella and the popular La Cañada shopping centre is a short 15 minute drive away in the opposite direction. The attractive stretch of coastline offers trendy waterfront bars, beach clubs, and an array of water sports. There are numerous golf courses in the vicinity including the Miraflores Golf Club which is situated next to Riviera del Sol. The Calahonda and Cabopino courses are also close by, as is the Mijas Golf Complex.

**Click Here** to find out more about Alya Mijas.



# TEE OFF IN PARADISE

DISCOVERING THE BEST GOLF COURSES ON THE COSTA DEL SOL





The Costa del Sol, often referred to as the “Costa del Golf,” is a golfer’s dream destination.

With its year-round sunshine, stunning coastal views, and a remarkable collection of world-class golf courses, this Mediterranean haven has firmly established itself as one of Europe’s premier golfing destinations. In this article, we will explore some of the best golf courses on the Costa del Sol, where avid golfers can indulge in their passion while enjoying the beauty of this sun-kissed region.



### VALDERRAMA GOLF CLUB

Considered one of Europe's finest courses, Valderrama Golf Club in Sotogrande is a must-play for any golfer visiting the Costa del Sol. With its immaculate fairways, strategic bunkers, and undulating greens, this championship course has hosted numerous prestigious tournaments, including the Ryder Cup. Valderrama's challenging layout and breathtaking surroundings make it a true gem of the Costa del Sol.

### REAL CLUB DE GOLF SOTOGRANDE

Located in the upscale resort of Sotogrande, Real Club de Golf Sotogrande is another iconic course that demands attention. Designed by renowned golf architect Robert Trent

Jones, this parkland-style course seamlessly blends with the natural terrain, offering a challenging yet enjoyable golfing experience. With its tree-lined fairways, water hazards, and breathtaking views of the Mediterranean, Sotogrande is a golfer's paradise.

### FINCA CORTESIN GOLF CLUB

Nestled in the heart of the Costa del Sol, Finca Cortesin Golf Club in Casares is a masterpiece created by golf architect Cabell Robinson. This award-winning course boasts impeccable course conditioning, wide fairways, and large undulating greens, providing a fair test for golfers of all skill levels. Finca Cortesin's stunning

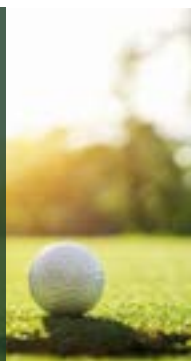
landscape, including views of the Mediterranean and the picturesque Andalusian hills, adds to the allure of this exceptional golfing venue.

### LA RESERVA CLUB DE SOTOGRANDE

La Reserva Club de Sotogrande is a relatively new addition to the Costa del Sol's golfing scene but has quickly gained recognition for its outstanding quality. Designed by renowned golf course architect Cabell Robinson, this challenging course offers a mix of parkland and heathland features. With its large greens, strategically placed bunkers,



The Costa del Sol has firmly established itself as one of Europe's premier golfing destinations.



and panoramic vistas of the Mediterranean and Gibraltar, La Reserva guarantees a memorable round of golf.

### **REAL CLUB DE GOLF LAS BRISAS**

Situated in the heart of Marbella's Golf Valley, Real Club de Golf Las Brisas is a renowned golfing destination that has hosted numerous professional tournaments. This Robert Trent Jones Sr.-designed course is famous for its lush fairways, well-manicured greens, and stunning floral displays. Its demanding layout, highlighted by strategically placed water hazards and bunkers, presents a thrilling challenge for golfers.

### **LOS NARANJOS GOLF CLUB**

Another gem in Marbella's Golf Valley, Los Naranjos Golf Club, is celebrated for its

beautiful parkland setting and exceptional maintenance standards. Designed by Robert Trent Jones Sr., the course meanders through orange groves, creating a serene ambiance. Golfers will be captivated by its tree-lined fairways, well-protected greens, and an array of strategically placed water hazards that add excitement to every round.

The Costa del Sol has rightfully earned its reputation as a golfing paradise, offering an impressive selection of world-class courses for enthusiasts of the sport. From the legendary Valderrama Golf Club to the picturesque Real Club de Golf Sotogrande, the region boasts a vast array of courses to choose from.

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



**RESIDENCES FROM**  
**€535,000**

**PENTHOUSES FROM**  
**€1,145,000**

**PROGRESS  
UPDATE:**

Construction continues  
at Ayana Estepona.





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.

### **SOPHISTICATED ARCHITECTURE**

Ayana showcases an exceptional and truly effortless living experience. Featuring sophisticated architecture by Villarroel Torrico, inspiring interiors from Gunni & Trentino and showcasing Lutron's wireless smart-home automation system as standard, a first for apartment development on the Costa del Sol .

### **COMMUNITY**

Ayana is built around 27,000m<sup>2</sup> 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.

### **THE RESIDENCES**

Thoughtfully designed, both the two and three bedroom residences blend with the breathtaking setting, allowing you to enjoy the best of both indoor and outdoor lifestyles.

### **THE PENTHOUSES**

Traditional influences and contemporary living create living spaces that connect with their environment, allowing you to either entertain or re-energise, be social or seek solitude.

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

# Ayana Estepona

## modern luxury made for living

*The Costa del Sol has a long history of property development, yet until recently most new homes built here were designed specifically as second homes. Ayana, near the beachside of eastern Estepona, represents a new generation of homes created with the comfort, space and amenities of full-time living in mind.*

*Words: Michel Cruz*

What would you do with a prime setting near the beach on the New Golden Mile? What would you do if it was a few minutes from downtown Estepona, 15 minutes from the Marbella area and covered almost 40,000m<sup>2</sup>? Such a privileged plot of land offers both the location and size to create a residential area of distinction, and in doing so the team behind Ayana have also answered the growing demand for homes that are made for year-round living.

Developed by Merlin Real Estates and designed by the prestigious architects, Villaroel Torrico, Ayana is a gated community of stylish modern apartments and penthouses distributed over 14 low-rise blocks of ten properties each, all set within 27,000 m<sup>2</sup> of lush greenery – including almost a hectare of private parkland belonging to the complex and exclusive to its residents. “In many ways, it’s a perfect setting, 500 metres from the beach in rustic nature, close to town, access routes and sports facilities,” says Mark Strasek, Managing Director of Asset Folio EXCL, which is commercialising the project.

Across the road are the five-star Kempinski resort hotel and the soon-to-open Pacha Club, an exciting new hub of restaurants, cafés, a beach club and entertainment options. “It’s an area that puts a lot of lifestyle at your fingertips while also being private and located near nature.” In fact, follow the private gated entrance into the complex, and you find yourself in a natural area close to everything but bordered by rustic country properties.

### A GARDEN SETTING

Gardens envelop the two and three-bedroom garden apartments in a community that is free of passing cars. Traffic goes straight from the entrance into spacious underground car parks, ensuring that Ayana is a living environment free of traffic. “The fact that it also features almost 10,000m<sup>2</sup> of private parkland makes this a perfect setting for families and people seeking quality of life, not just a home near the beach and lifestyle amenities,” says Kathryn May, Sales Manager for AYANA.





The same thinking is also reflected in the design and layout of Ayana, where the four properties on ground and first floor level feature two-bedroom apartments on the inner section of the block, and three-bedroom ones making up the corner units. "All properties within Ayana are spacious in size, with a flowing open-plan layout and generous terraces, but the three-bedroom apartments have the look and feel of a penthouse, complete with upper floor and expansive lifestyle terraces."

The three and four-bedroom penthouses on the top floor also feature an upper area with a comprehensive range of entertainment facilities and options, including optional private swimming pools and hot tubs. "They epitomise the choice of amenities, materials and finishing that is typical throughout Ayana," says Kathryn, "including such details as the option of a walk-in shower or Cleopatra bath in the second bathroom." No effort has been spared to ensure higher levels of comfort coupled with lower maintenance costs than you would normally find in these parts, and this is achieved through such quality inputs as top-of-the-range heat and acoustic insulation, anti-glare windows that keep out heat and cold extremes, super-effective Daikin air conditioning systems, under-floor heating throughout, smart home automation systems that optimise efficient use of resources, and beautiful kitchens with extra-large island/bars and American style fridges as standard.

## RESORT LIVING

While catering to year-round residents, it cannot be denied that Ayana is located within the Costa del Sol, and as such it offers far more lifestyle options than a property in more northern climes would. Set within the lush gardens planted in large part with endemic, drought-resistant species are two large swimming pools – one heated and one flanked by a children's pool, but both surrounded by a sunbathing deck.

Residents at Ayana also have their own private gym, spa with heated indoor swimming pool, sauna, Hamman and changing room facilities, as well as a co-working space, concierge and administration office, and a clubhouse with cafe. "All of which have been designed to offer the experience of five star resort-style living all year round," adds Mark, who regards Ayana as one of the finest residential complexes of its kind on the coast.

"Ayana is the culmination of many years of experience in Costa del Sol property development, as well as very careful consideration about how to take the lifestyle elements of this region and integrate them into full-time, year-round living in a way that celebrates the Marbella way of life. The homes also offer the kind of additional space, privacy, storage facilities, practical amenities and above all ambience needed for a permanent residence. These properties represent the best of both worlds – prime homes in a resort setting."

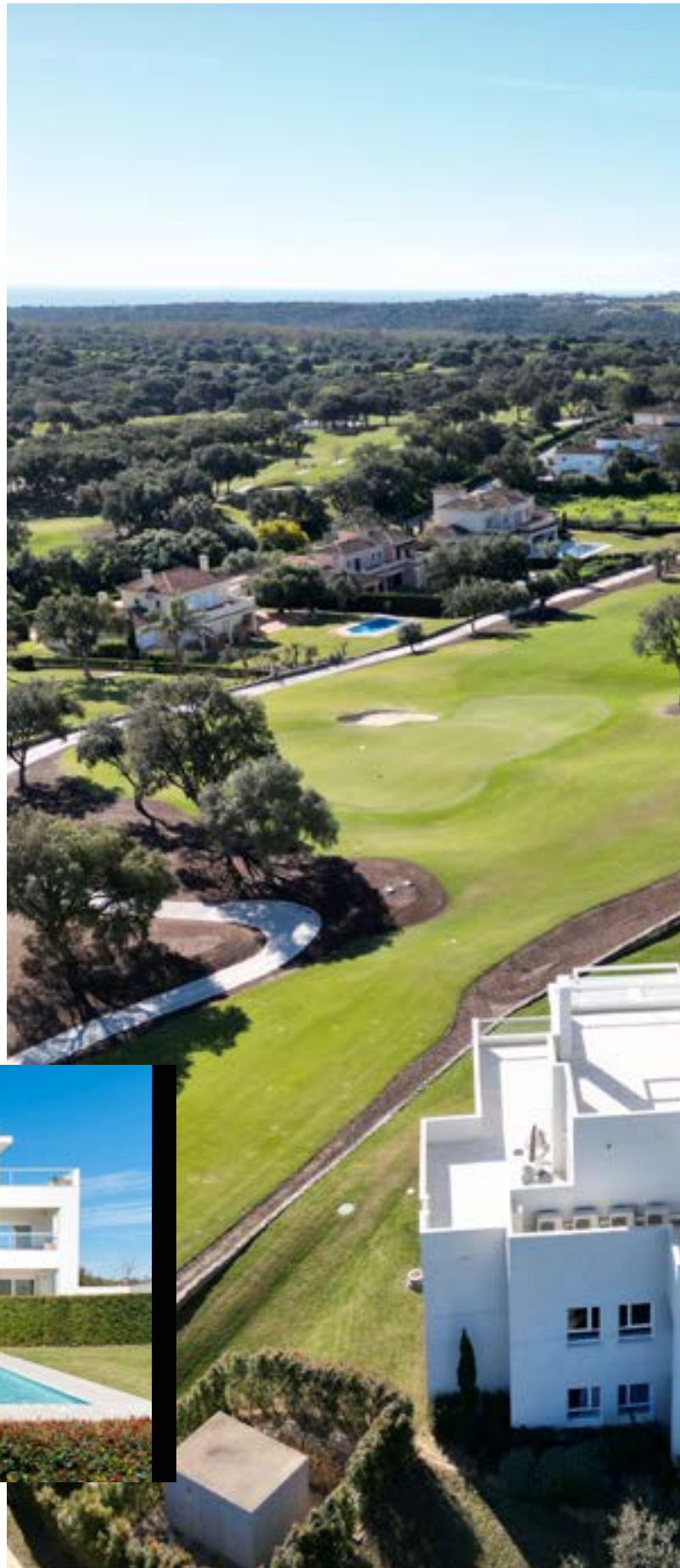
[Click here](#) to find out more about Ayana Estepona.



EXCLUSIVE LISTING

# EMERALD GREEN BLO 1

Brand new corner 3  
bedroom apartment  
in San Roque, close to  
Sotogrande







€499,000

**SPECIFICATIONS**

3 Bed  
2 Bath  
116 m2 Built  
28 m2 Terraces

Enjoy indoor/  
outdoor living  
in this never  
lived in luxury  
apartment overlooking  
the esteemed old course  
of San Roque Club and the  
Mediterranean Sea.

**VIEWS**

This modern apartment  
is perfect for a holiday  
or full time living home  
with views of the sea,  
the golf course and the  
surrounding mountains  
from every window.

**PRIVATE ACCESS**

Arguably the best position  
in the entire development  
with its own private  
access.

**LOCATION**

With underground  
parking and storage  
room this development is  
arguably sat in one of the  
most tranquil incredible  
locations on the entire  
coast.

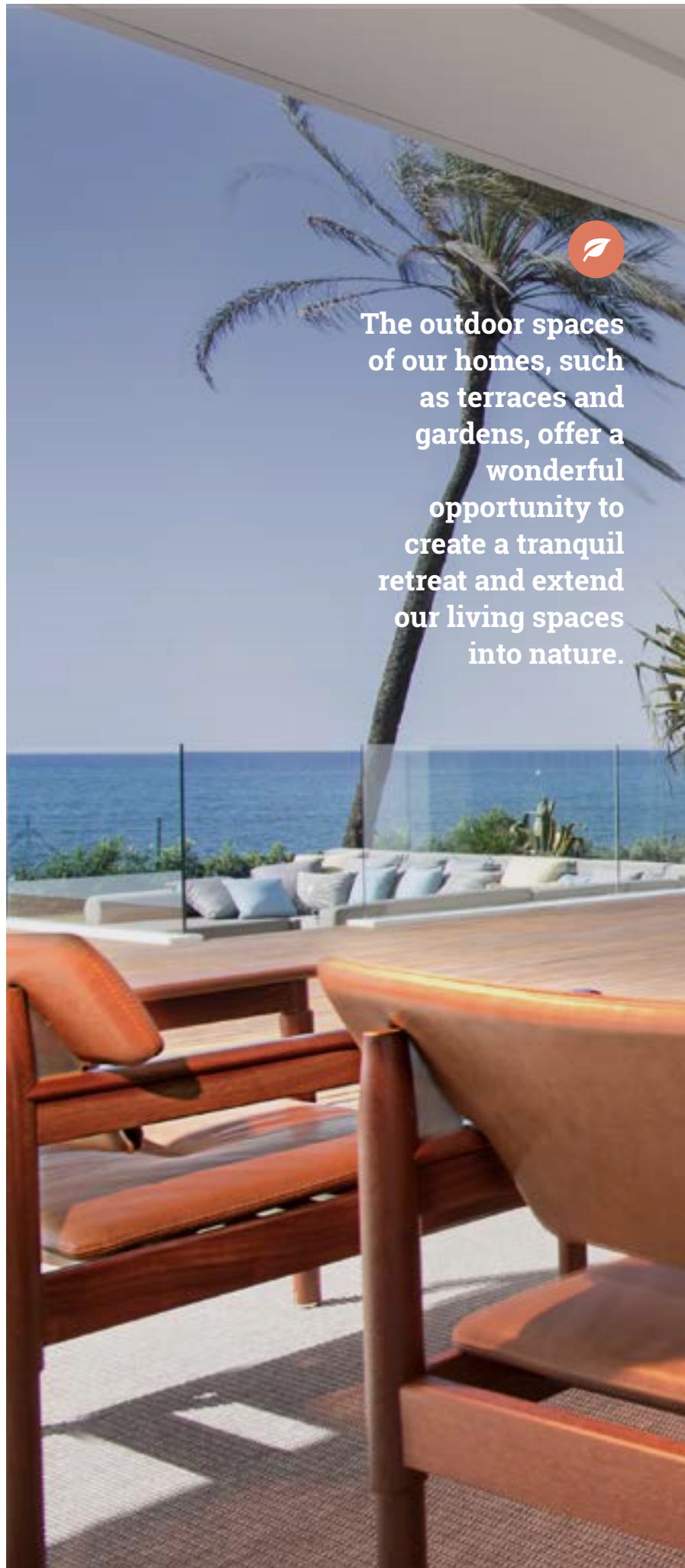
**Click Here** to find out  
more about Emerald  
Green Blq.1.



## PHOTOS

Eddie Martinez

Whether you have a small terrace or a sprawling garden, careful design and planning can transform these areas into inviting and functional outdoor havens. In this article, we will explore some tips and ideas for maximising your terrace or garden and making the most of your outdoor living experience.



The outdoor spaces of our homes, such as terraces and gardens, offer a wonderful opportunity to create a tranquil retreat and extend our living spaces into nature.

# DESIGNING OUTDOOR SPACES

MAXIMISING YOUR TERRACE OR GARDEN

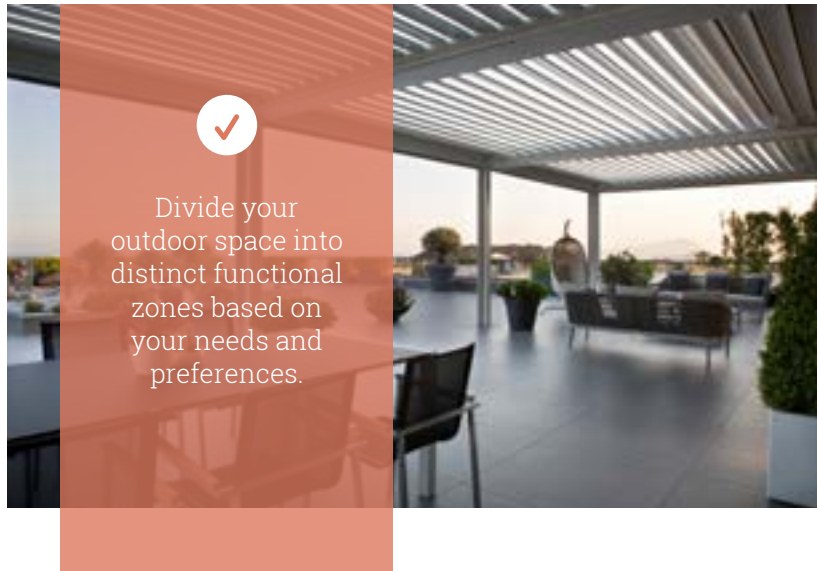


### **ASSESSING THE SPACE**

Before diving into designing your outdoor space, take some time to assess the size, shape, and layout of your terrace or garden. Consider factors such as sunlight exposure, views, privacy, and existing features that can be incorporated into your design. This initial evaluation will help you make informed decisions and optimise the potential of your outdoor area.

### **DEFINE FUNCTIONAL ZONES**

Divide your outdoor space into distinct functional zones based on your needs and preferences. For example, create a dining area for al fresco

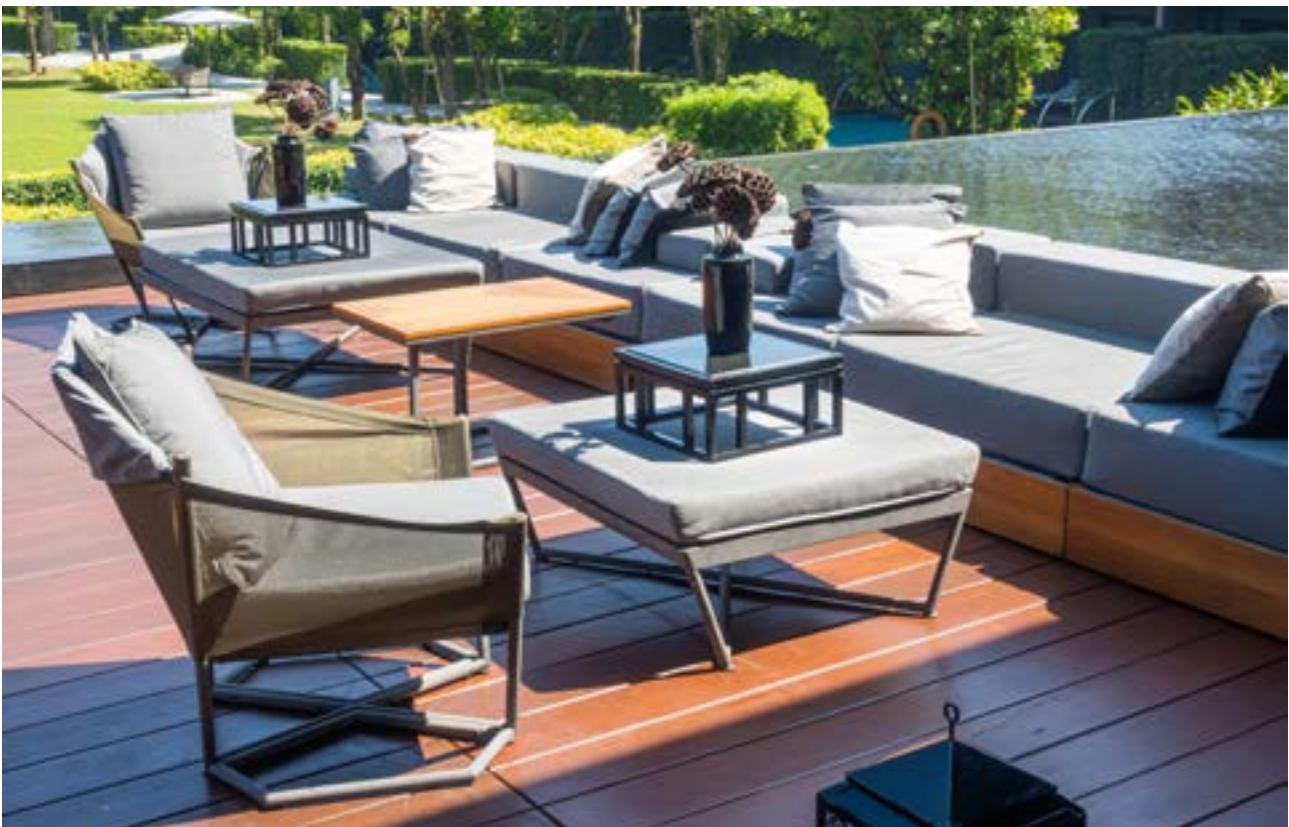


Divide your outdoor space into distinct functional zones based on your needs and preferences.

meals, a lounging area for relaxation, a play area for children, or a garden bed for growing plants. Clearly defining these zones will not only maximise the functionality of your space but also create a sense of organisation and purpose.

### **SELECT APPROPRIATE FURNITURE**

Choose outdoor furniture that suits the scale and style of your terrace or garden. Opt for weather-resistant materials that can withstand the elements and require minimal maintenance. Consider versatile pieces such





as modular sofas, folding chairs, or multi-purpose storage benches that can adapt to different activities and save space when needed.

### **INCORPORATE GREENERY**

Integrate plants and greenery into your outdoor design to add life, colour, and a sense of serenity. Select a variety of plants that thrive in your climate and match your desired aesthetic, whether it's lush and tropical or minimalist and contemporary. Use a combination of potted plants, vertical gardens, and hanging baskets to maximise your green space, even in small areas.

### **CREATE PRIVACY**

If privacy is a concern, incorporate elements that provide seclusion and tranquility. Utilise tall plants, trellises, pergolas, or outdoor curtains to shield your space from neighbouring views. Consider adding a water feature, like a fountain or a small waterfall, to create

soothing sounds and mask outside noise. Privacy not only enhances the ambiance but also allows you to fully relax and enjoy your outdoor oasis.

### **ENHANCE LIGHTING**

Extend the usability of your terrace or garden into the evening hours by incorporating adequate lighting. Choose a mix of ambient, task, and accent lighting to create a warm and inviting atmosphere. Install pathway lights, string lights, or solar-powered lanterns to guide pathways and highlight focal points. Lighting can dramatically transform the ambiance and functionality of your outdoor space.

### **ADD COMFORT AND ENTERTAINMENT**

Make your outdoor area comfortable and entertaining by including amenities such as comfortable cushions, outdoor rugs, and shade structures like umbrellas or pergolas. Consider incorporating a barbecue or

outdoor kitchen for cooking and entertaining guests. Install speakers for music or invest in an outdoor projector for movie nights under the stars. These elements will elevate your outdoor experience and create a welcoming environment for gatherings.

Don't be afraid to think outside the box and embrace creative design solutions for your outdoor space. Explore vertical gardening, hanging planters, wall-mounted herb gardens, or creative seating arrangements to optimize every inch of your terrace or garden. Use mirrors strategically to create an illusion of space and to reflect light. Incorporate water efficient irrigation systems or eco-friendly features like rainwater harvesting to enhance sustainability.

Designing outdoor spaces is an opportunity to maximise the potential of your terrace or garden and create an inviting extension of your home.

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



NEW DEVELOPMENT WATCH

# UNIQUE VILLAS

Located in a Gated & Private Complex In Marbella

**FROM €4,500,000**

An innovative residential concept, where the residents can enjoy the independence provided by this project, while having the benefits of the services and facilities offered by the community.

around the property give way to a new concept of swimming pool of almost 180 m2 plus a 36 m2 children's pool, both with chlorination water treatment. It perfectly blends the benefits provided by a house with

the comforts offered by a residential complex. The residential is compound of 6 three bedrooms villas (4 semidetached and 2 attached), with total built areas from 673 m2, plus the private gardens and exteriors of more than 152

m2. Each of the houses counts with parking spaces for 4 cars within the communal underground parking area.

**Click here** for more details about this development.

The residential is completely gated and private, counting with a spectacular entrance, which gives access to 6 impressive villas with state-of-the-art design. Within the entrance we can find the reception and the security guard post. The extensive outdoor spaces and gardens



Under  
Construction











€4,900,000

**SPECIFICATIONS**

- 4 Bed
- 4 Bath
- 453 m2 Built
- 415 m2 Terraces
- 0 m2 Plot



**RESALE PROPERTY**

# STUNNING BEACHFRONT GROUND FLOOR APARTMENT

This stunning beachfront ground floor apartment / house for sale is located in Emare, Estepona, one of the most desired, gated beachfront communities with all amenities close by. Surrounded by similar high-end properties, it offers pure luxury in the most idyllic setting with breath-taking open panoramic sea views.

With a garden of 415 m<sup>2</sup>, this incredible south-oriented property of 453 m<sup>2</sup> is perfectly equipped and flawlessly presented, combining open space innovative design with the highest quality materials and latest technologies.

**Click Here** to find out more about this superb property. [>](#)





€4,500,000

**SPECIFICATIONS**

3 Bed  
3 Bath  
183 m2 Built  
30 m2 Terraces  
0 m2 Plot



**RESALE PROPERTY**

**STYLISH NEWLY RENOVATED GROUND FLOOR APARTMENT IN PUENTE ROMANO GOLDEN MILE**

A stylish, newly renovated ground floor three bedroom apartment, set in the heart of the luxurious Puente Romano Resort. The property encompasses opulence and comfort with idyllic surroundings and views. The tropical gardens back directly onto the boardwalk that meets the golden sands and the Mediterranean Sea, at a mere 100m from the beach.

**Click Here** to find out more about this stylish property.







€5,995,000

**SPECIFICATIONS**

7 Bed  
8 Bath  
493 m2 Built  
0 m2 Terraces  
1,850 m2 Plot



**RESALE PROPERTY**

**HILLTOP MODERN HOUSE WITH LUXURIOUS AMENITIES AND BEAUTIFUL VIEWS**

This stunning, newly built modern house is offered for sale in El Madroñal, Benahavis, one of the most privileged urbanisations on the Costa del Sol. The huge gated country estate in the foothills of the Sierra de las Nieves Natural Park is ideal for those looking for peace, privacy and safety with 24h surveillance at the same time, all the benefits of proximity to El Coto Restaurant, golf courses, the beaches and services of Marbella and legendary Puerto Banús (9km).

Created for the most luxurious modern life, the spectacular, contemporary-style 7-bedroom house of 493 m<sup>2</sup> is built to the highest specifications with great attention to detail and using top-quality materials and installations.

**Click Here** to find out more about this luxurious property.







ASSET FOLIO  
MANAGES A  
PROPERTY  
PORTFOLIO OF  
OVER €500M

## PROPERTY FOCUS

# SELLING YOUR HOME



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's 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.

At Asset Folio Direct, we enjoy working closely with you in the sale of your home. Demand and the current market situation means that now is a good time to sell. We have a large portfolio of clients that are looking to buy all along the coast.

If you are considering selling your property now or in the near future, do so with confidence. Why not use us as your trusted and experienced property broker to find you the right buyer? We are here to assist you in selling your home, so feel free to contact us at any time.

**Click here** to find out more about selling your home with Asset Folio.

# FOLIO

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