

FOLIO

AssetFolio™

DIGITAL NOMADS

CAN THEY FIND A PERMANENT
HOME ON THE COAST?

TARIFA

TUNE IN, TURN ON,
CHILL OUT!

AL FRESCO DINING

SUMMER NIGHTS IN MARBELLA
ARE ALL ABOUT DINING UNDER
THE STARS

THE SOLHEIM CUP

THE RIVALRY CONTINUES

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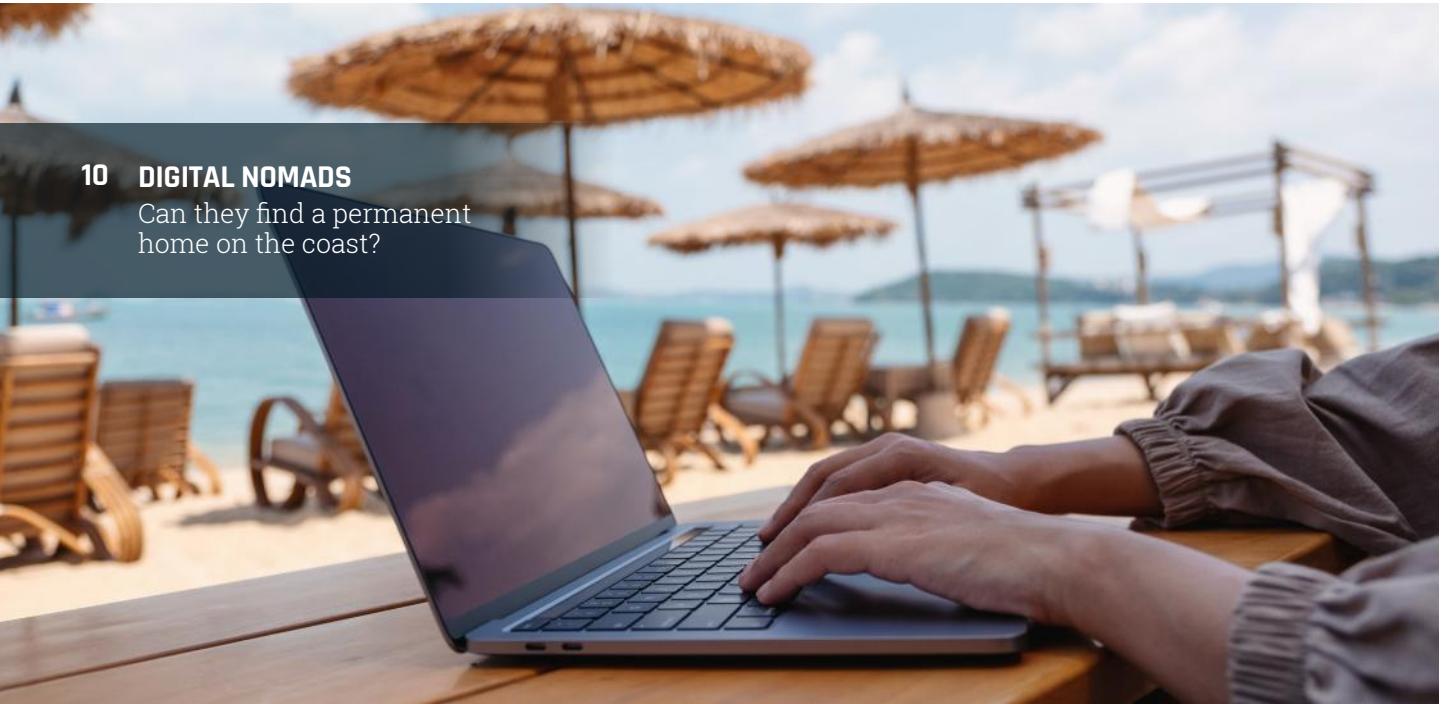
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AssetFolio

Welcome to the eleventh 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.

FOLIO MAGAZINE EDITION 11

August 2023

Designed by Pixelperfect SL Articles by: Giles Brown

A wide-angle photograph of a modern office interior. The space features light-colored wood plank flooring and glass-walled offices. In the foreground, there are two modern chairs and a small white table. In the background, there are more office desks with computers and a large wooden pillar with a white letter 'A' on it. The ceiling has recessed lighting.

**MANAGING
A PROPERTY
PORTFOLIO
OF OVER
€500M**



PROPERTY FOCUS

ASSET FOLIO



Asset Folio is a young and dynamic investment company that specialises in Real Estate on Spain's Costa del Sol.

Asset Folio is a full-service real estate company specialist operating in luxury property sector on Spain's Costa del Sol.

Asset Folio 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.

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 management team led by Thomas Harper, Mark Strasek and Roberto Campolucci Bordi brings nearly four decades of real estate expertise to the company that also counts on a team of specialist investment advisors whose expert knowledge allows clients to realise their investment visions.

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:

PROPERTY FOCUS

AssetFolio_™ | DIRECT

Asset Folio is a dynamic investment company advising sellers and buyers of residential real estate.

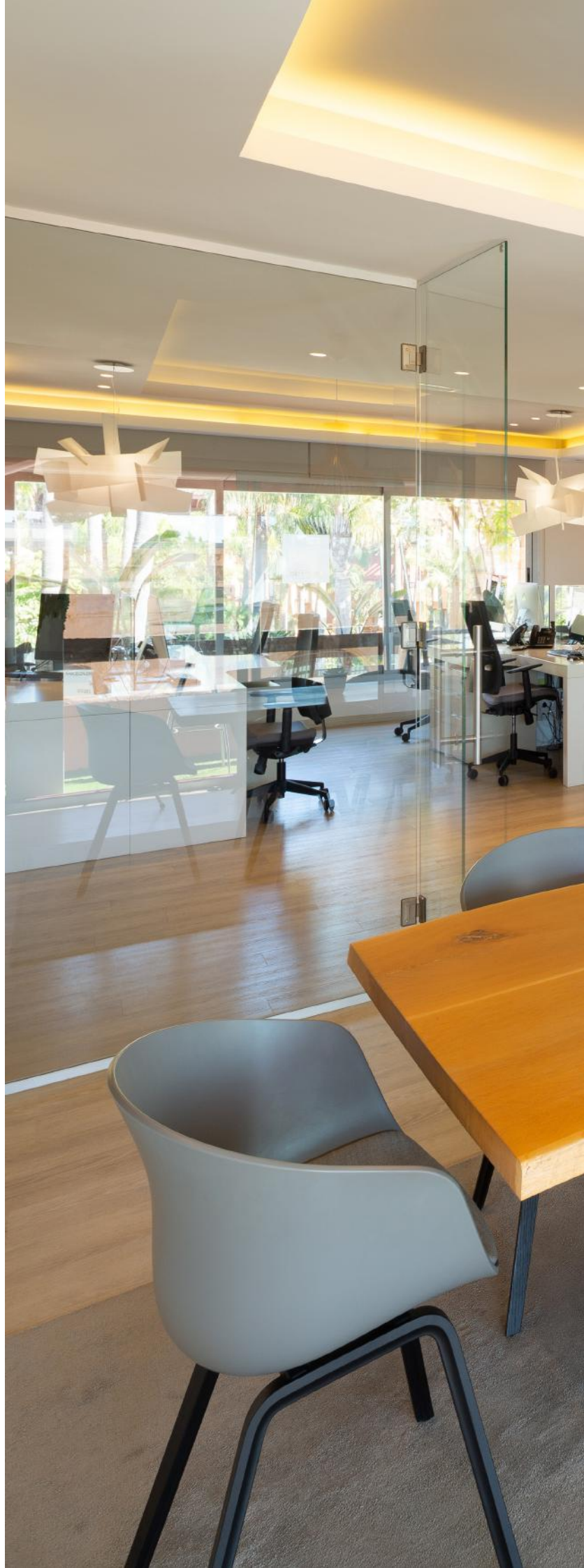
With a dedicated team drawn from a wide range of backgrounds and nationalities, we have earned an enviable reputation for our professionalism, experience and expertise in the real estate market, where our investor base is predominantly from the Middle East, Far East, Russia and Northern Europe. Offering a uniquely personal service, we use the latest technologies to stay informed and react to developments in the rapidly changing market.

AssetFolio | **excl.**

Asset Folio 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.

We help facilitate all aspects for the creation and sales cycle of a new development; from land sourcing right through to after-sales support.







EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024



Awarded

**BEST
RESIDENTIAL
DEVELOPMENT
20+ UNITS**

WATCH OUR LATEST PROGRESS UPDATE:



AYANA
ESTEPONA

AssetFolio™ | **excl.**

RESIDENCES FROM

€810,000

PENTHOUSES FROM

€1,295,000

We are delighted to announce that Ayana Estepona has been awarded Best In Spain for the category of Best Residential Development 20+ units at the European Property Awards 2023!

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

SOPHISTICATED ARCHITECTURE

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

COMMUNITY

Ayana is built around 27,000m² of tropical, landscaped gardens with three outdoor pools, one heated, a central Clubhouse complete with co-working lounge, café bar, spa, indoor pool and gymnasium - with 24-hr security.

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.

DIGITAL NOMADS

CAN THEY FIND A PERMANENT HOME ON THE COAST?



It's very
much the
"in" word of
the moment.

The term Digital Nomad conjures up images of a lone traveller, laptop bag slung over the shoulder, intrepidly venturing into "Brave New Markets". He or she might even be considered as a part of the "Gig Economy", though to be honest that particular term is soooo 2020.

In the tangled aftermath of Brexit, which has meant that British Nationals have to fulfil certain criteria Spain, the Digital Nomad scheme appears a relatively straightforward way to live and work in Spain. Lawyers report that thousands of freelancers, founders, remote workers and entrepreneurs from around the world about the visa, including many from the UK, have contacted them.



Behind the trendy buzzwords and romantic imagery, however, what is the reality of becoming a Digital Nomad?

According to the Spanish Government, the visa is for any foreigner planning to live in Spain as a resident, working remotely for a company or an employer (or self-employed) based outside the country, and exclusively using “computer telematics and telecommunication media and systems”. So sorry but you cannot be a Digital Nomad Construction Worker.

For the self-employed, things, as always, are a little more complicated. You have to demonstrate that you can carry out your work remotely and that you have done

so for at least a year already. Which means that you – using our construction worker scenario again – cannot suddenly have a career change, reinvent yourself as a graphic designer, and qualify for a Digital Nomad visa. In addition the applicant has to have a an undergraduate or postgraduate degree from a recognised university, college or business School, or have at least three years of work experience in his/her current field of activity.

You are allowed, however, to work for a Spanish company, as long as the work does not exceed 20% of your total professional activity.

On the plus side, the visa allows you to stay in Spain for up to five years,

and this also applies to your spouse and any dependent children. As well as this, the holder will be eligible for a reduced rate of non-resident income tax during their stay, with a tax rate of 15% for four years, instead of the usual rate of 25%.

One of the Spanish government’s main aims in introducing the Digital Nomad visa is to make Spain an attractive destination for global talent across a range of industries. In theory, it will make it easier to start a company in Spain by streamlining the process and

There are estimated to be 35 million Digital Nomads worldwide.



paperwork involved in setting up a business, and will reduce the tax burden on companies and entrepreneurs.

Marbella has been actively promoting itself as an idea destination for hi-tech entrepreneurs and workers looking to enjoy an enviable lifestyle. The seismic shake up of the business world that coincided with Covid also prompted many to seriously consider the value of remote working and an enhanced quality of life.

Marbella has seen an increased number of start-ups, newly created technological businesses and the multinational firms that have decided to relocate. As well as the as good weather, Marbella now offers direct

connections with main European airports, some of the best-ranked international schools in the country accommodation and services of the highest quality.

At the recent opening of The Pool international business centre, Mayor Ángeles Muñoz, highlighted that Marbella was “synonymous with progress and innovation” and that the town wanted to be a “major player for international digital nomads”.

With the already huge demand, one thing, however, is certain. The Digital Nomads are coming...

Click Here to read our other blogs.

PHOTOS

Gaspar Serrano

A You might be forgiven that Marbella residents, with their enviable lifestyle and superb quality of life, do not suffer the same stresses and strains that those living in big cities or colder climes do. There are times, however, especially as Marbella turns into party central during the frantic summer months, when even the most laid back Marbelli feels the need to escape the madding and frequently



Located on the stunning Costa de la Luz, Tarifa is the southernmost point of Europe



TARIFA

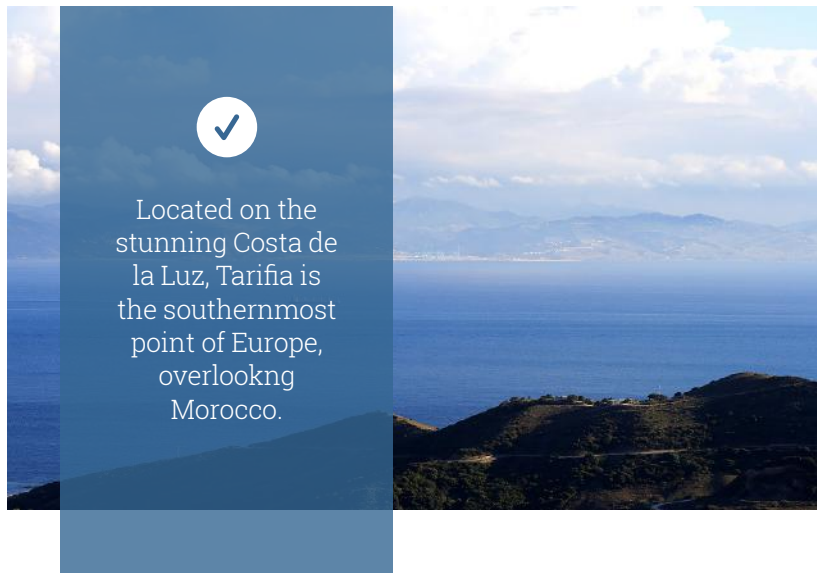
TUNE IN, TURN ON, CHILL OUT!



maddening crowds. Somewhere with crystal clear waters, white powder beaches and vibe so laid back that it is practically horizontal.

The stressed out resident doesn't have to endure a long haul flight to Maui or Bali to kick back, however. Underlining the fact that Marbella is one of the best places on the planet to live, all he or she has to do is leap in the car (or VW Combi, if you must) – and in under an hour they will be in Tarifa.

Located on the stunning Costa de la Luz, Tarifa is the southernmost point of Europe, a fact that always stuns first time visitors as you pass the El Mirador

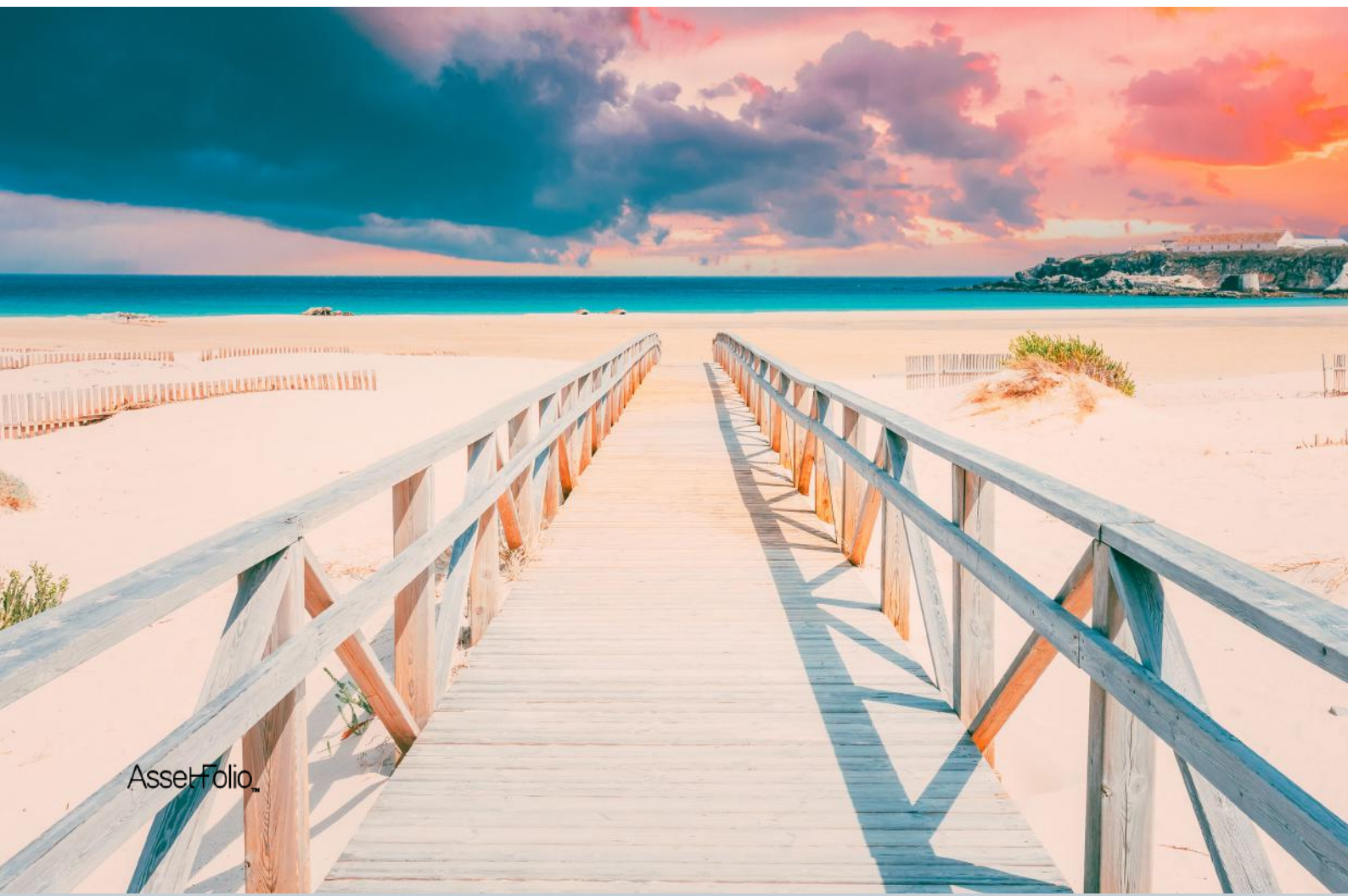


✓
Located on the stunning Costa de la Luz, Tarifa is the southernmost point of Europe, overlooking Morocco.

roadside restaurant and they ask what the coastline is a few kilometres is to their left. "That? Oh, that's Africa" always draws a gasp as you inform them that it is only 14 kilometres

across the Straits of Hercules.

Then there is that first view of Tarifa as you head down. Or not so much Tarifa, but rather the beaches. Miles of them, all dotted with what look like tiny handkerchiefs. But more on that later...





Now the history bit. Being so close to Morocco and with a vitally strategic position where the Mediterranean Sea meets the Atlantic Ocean (There is a spot in town where you can have your photo taken between the two), Tarifa was frequently fought over and besieged.

The most famous defender was Guzman "El Bueno". In 1294, rebel troops arrived with Guzman's ten-year-old son Pedro as a hostage, who they threatened to kill if he did not surrender. On hearing this, Guzman threw his own knife from the ramparts, saying that if the boy was slain, they would bestow eternal the child, honour on Guzman and everlasting wrath on themselves.

The rebels carried out their threat on the unfortunate Pedro, but soon retreat and were eventually defeated. As a reward for his loyalty, King Sancho granted

Guzmán the use of "el Bueno" as part of his name. Needless to say, modern day Tarifa is somewhat more child friendly...

Tarifa has always been famous for its strong wind, and in the 70s, windsurfers, and later, kitesurfers, began to flock there in their thousands. Along with their boards they brought their lifestyle, and the first boho shops, camping sites and hotels were established. The best known amongst them are the Hurrricane Hotel and the Hotel Dos Mares, where the style is laid back chic. Forget the heaving beach clubs of Banus, Tarifa is all about feeling the sand between your toes and you sip a Mojito, watch the surfers do their thing and let your cares slip away.

The old town of Tarifa, guarded by the city walls that Guzman himself would recognise (there is a statue of the man himself in front of the castle), is now a

bohemian maze of boutiques, bars and restaurants, as well as some sublime town house hotels – Hotel Misiana and The Riad are always popular. Although small, Tarifa is friendly, and one of the pleasures is exploring the narrow streets by night, grabbing a drink at a bar or finding a great steak place.

When morning comes around and you need to shake off that fuzzy head, make your way to Bolonia, famous for its huge dune and cows that walk along the beach, before plunging into the cooler waters of the Atlantic to freshen up.

As you pick out your sunbed spot for the day, you will begin to understand why a weekend in Tarifa feels like a two-week holiday somewhere else.

And even better, you can do it all again next weekend!

Click Here to read our other blogs.

FOOD GUIDE

AL FRESCO DINING



Summer nights in Marbella are all about dining under the stars. Folio picks out some of its al fresco favourites.



In this August issue, Folio picks out just some of its al fresco favourites for dining under the Mediterranean sky this summer, each with a unique menu and atmosphere.

THE FARM

One of the defining features of Andalucian architecture is the 'patio andaluz – an interior courtyard where you can shelter from the harsh summer sun or enjoy the cool of the evening. Step through the doorway of The Farm, on the eastern side of Marbella's Old Town, and you will find a simply delightful interior. Set over two levels, The Farm is a space to enjoy, to disconnect, to connect



with others, to participate, to exchange, to listen to music, while surrounded by plants and colours. As the name suggests, The Farm offers slow food, at km "0", with the accent on organic and creative food.

Live events are a major part of this self-

styled 'urban beach bar', with Flamenco shows three times a week as well as live sessions from some of Marbella best loved DJs, as well as regular blues, jazz, rock, reggae and indie performances.

CASANIS

Easily one of the most romantic settings in Marbella, Casanis has been a firm favourite for years. Situated on an atmospheric pedestrianised street leading up to a church, the restaurant offers sidewalk dining as well as an interior patio. French and Belgian influences can be found on the menu, all supervised by head chef Chef Fabián Cangas. Born in Mendoza, in the heart of Argentina's



There are plenty of al fresco venues in and around Marbella





wine country, Canagas takes inspiration from seasonal products, without losing the flavour of traditional recipes. Take our word for it, if you are looking for a restaurant to put you and your partner in the mood for love, dinner a deux in this beautiful townhouse is a recommended starting point!

NOTA BLU

Recently opened on the site of what used to be Le Meridiana restaurant a short drive up from the Hotel Puente Romano, Nota Blu is an impressive addition to Marbella's restaurant scene. Superbly stylish, from the parking valets in their blue bellboy outfits to the hostesses that greet you – although you might be forgiven for thinking that they are Vogue models enjoying a little Marbella down time – Nota Blu whispers wealth, as the supercars pulling up will attest to. This is stylish money, however, so you will not see blinged out wannabe gangstas ordering champagne brought to the table with sparklers (shudder). The dress code is platinum card Mediterranean chic, as guests enjoy superb cuisine on a stylish but understated terrace. If you feel like working off the calories from your meal, there is even a private nightclub downstairs!

VILLA TIBERIO

Something of a Marbella institution, Villa Tiberio has been a favourite among the British community for decades. Still overseen by Sandro Morelli – who ran the legendary Babarella's in London – the

restaurant is unashamedly 'old school'. The walls are decorated with photographs of Sandro and some of the many famous patrons over the years, including Sir Sean Connery and what seems like a who's who of British light entertainment and sport – including Cilla Black, Jimmy Tarbuck, Cliff Richard, Harry Rednapp...the list goes on.

The extensive gardens are festooned with an eclectic mix of statues, columns and water features and really come in to their own in the evening, when they are beautifully lit. It may not be to everyone's taste, but Villa Tiberio is certainly an experience!

THE GRILL BY MARBELLA CLUB

A genuine classic, the Marbella Club Grill is where it all started. Since Prince Alfonso von Hohenlohe first opening his modest place for the fledgling Jet Set in the early 50s, the Marbella Club Grill has seem film stars, royalty and a mix of the good and the great, famous and infamous dine there. While Marbella may have changed beyond recognition since the 50s, this restaurant still maintains its aura of timeless elegance with its old style service. I defy anyone not to get a little shiver of expectation when the waiters lift off the lids covering the dishes. As you sit in the gardens on a moonlit evening, you can close your eyes and almost believe that former resident and regular Audrey Hepburn is at the next table...

Click Here to read our other blogs.



The Costa del Sol has long been regarded as one of the finest places in Europe to play golf. Golf tourism is a hugely important part of the local economy as players flock to enjoy sunshine golf, normally during the quieter low season months when the weather is a little cooler. The coast is also home to some truly magnificent courses including Royal Las Brisas, Los Naranjos, Aloha and the mighty Valderrama. The latter was the scene of one of the most emotional Ryder Cups ever, as Seve Ballesteros was the inspirational captain who led Europe to victory over the US.



**The Solheim Cup 2023
will take place from 18
to 24 September 2023**



THE SOLHEIM CUP

THE RIVALRY CONTINUES



FINCA CORTESIN
ANDALUCÍA, SPAIN

2023

This year the Solheim Cup 2023, which is the female equivalent to the men's Ryder Cup, takes place from 18 to 24 September 2023. The international women's golf competition, which will see the European and American teams compete against each other, is being held for the first time in Spain at the superb Finca Cortesín.



Finca Cortesín has been the venue for several large tournaments, such as three World Match Play Championships.



Considered one of the best courses in Spain, Finca Cortesín has been the venue for several large tournaments, such as three World Match Play Championships. Located on the road up to Casares, Finca Cortesín stands out as a modern course, with greens that were renewed in 2017.

As the most prestigious event for female teams on the international golf calendar, the Solheim Cup will focus the golf world's attention on Andalusia, providing it with an excellent platform to highlight the superb the climate, gastronomy, leisure and culture of the region.

The competition itself sees two teams of twelve players representing Europe and the United States competing over three days in a total of twenty-eight games (eight foursomes and eight four-ball games on the first two days and twelve singles games on the final day).

Held every two years, the





event has grown into the most highly coveted trophy in women's professional golf team competition, and this year's event looks to be one of the most exciting in decades. Although the Solheim Cup overall record might seem to favour the US, in the recent history of this biennial competition Team Europe have become the team to beat. After winning four of the last six Solheim Cups, including an unforgettable and thrilling contest at Gleneagles in 2019,

legend, Team Europe always has an impressive proven combination of youth and experience. Captained by Suzann Pettersen it will be interesting to see if any of the new generation of Spanish golfers get the chance to wow their fans on "home ground".

You write Team USA off at your peril, however. With Stacy Lewis at the helm, the U.S. Team will be looking to add to its formidable record of winning the Solheim Cup ten times and only losing twice

at home, turning their courses into veritable strongholds. With Lexi Thompson, the Korda sisters, Danielle Kang and Marina Alex as stars, a renewed U.S. Team will be a formidable opponent in this year's Solheim Cup.

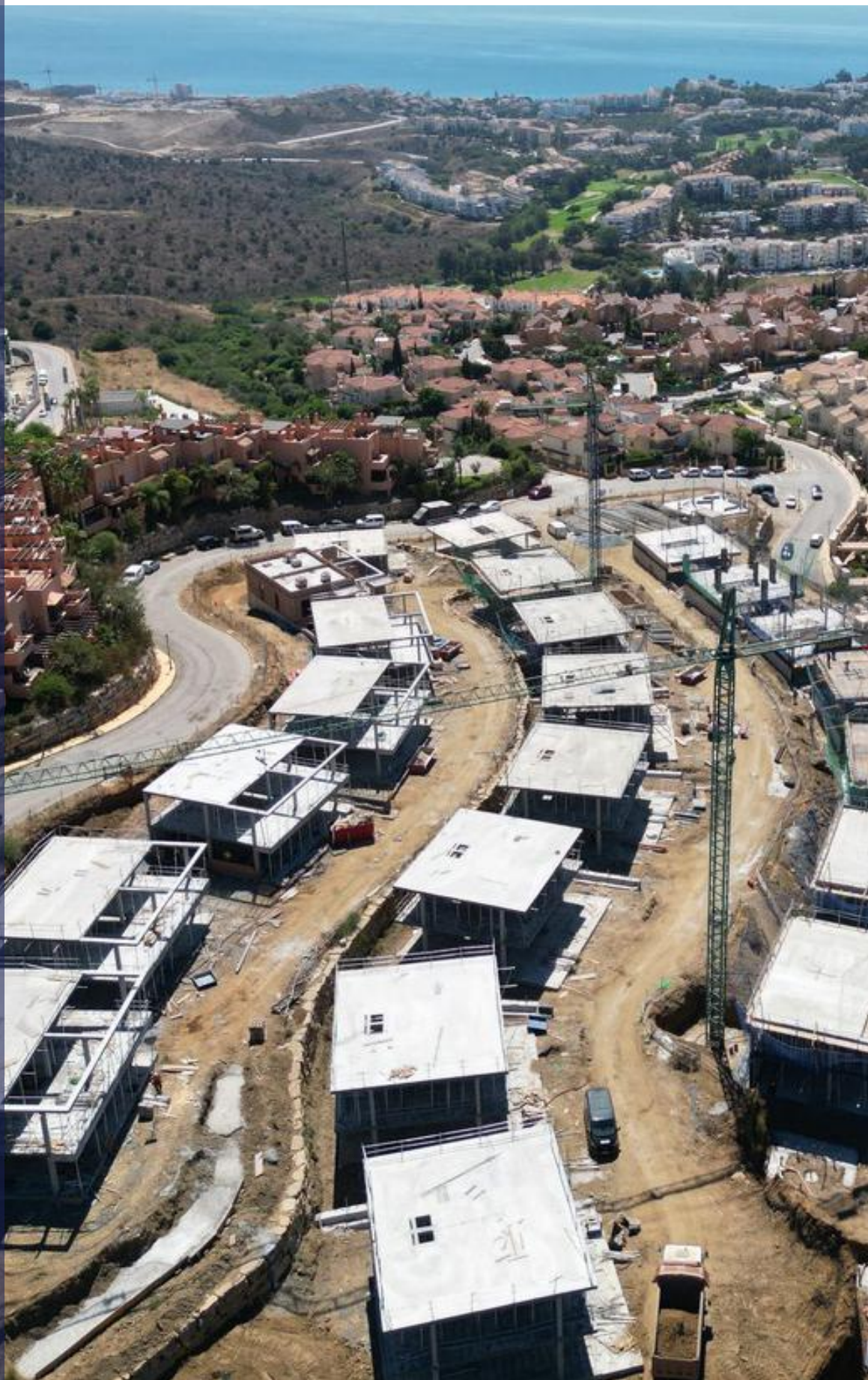
The action starts in September and is a "much watch" for any golf enthusiast. Who knows what new legends will be made at Finca Cortesín? Don't miss it!

Click Here to read our other blogs.

PROGRESS UPDATE:

Watch the latest
construction update
from Alya Mijas.

PRICES FROM JUST
€389,000





Alya Mijas

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

PERFECT LOCATION

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

THE DEVELOPMENT

The 3 and 4 bedroom homes each have a built area of 120m²-145m², distributed over 2 floors, together with a garden and the option to add a private pool.

The communal areas include a saline chlorination pool, gymnasium, co-working area, and landscaped garden areas.

Click Here to find out more about Alya Mijas.





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.







€13,500,000

SPECIFICATIONS

3 Bed
3 Bath
223 m2 Built
101 m2 Terraces
0 m2 Plot



PUENTE ROMANO

**PUENTE ROMANO
BEACHFRONT
STUNNING DUPLEX
APARTMENT**

This stunning duplex apartment is positioned in a highly sought-after frontline beach location within the prestigious Puente Romano Resort. This exceptional property boasts breathtaking panoramic sea views, overlooking the community garden and our beloved coastline. Its southern orientation ensures that natural sunlight bathes the residence throughout the day, creating unparalleled sunrises and sunsets.

The property offers an abundance of terrace space, ideal for al-fresco dining and chill-out areas, catering to those who appreciate the outdoor lifestyle.

Click Here to find out more about this exceptional duplex apartment.







€5,495,000

SPECIFICATIONS

- 3 Bed
- 3 Bath
- 198 m2 Built
- 47 m2 Terraces
- 0 m2 Plot



PUENTE ROMANO

**JAPANESE GARDENS,
MARINA PUENTE
ROMANO - SOUTHWEST-
FACING APARTMENT**

Fully renovated southwest-facing apartment in Japanese Gardens, Marina Puente Romano.

This elevated luxury apartment, all in one level, comprises: entrance hall; living/dining room with access to a partly covered terrace, overlooking the mature gardens and swimming pool; contemporary open-plan kitchen with centre island and access to the terrace; en-suite master bedroom; 2 additional bedrooms with 2 bathrooms, one of them en-suite. It includes a parking space and storage in the underground level.

Click Here to find out more about this renovated apartment.







€6,500,000

SPECIFICATIONS

- 3 Bed
- 3 Bath
- 219 m2 Built
- 48 m2 Terraces
- 0 m2 Plot



PUENTE ROMANO

**PUENTE ROMANO
- GOLDEN MILE
EXQUISITELY STYLED 3
BEDROOM APARTMENT**

Located within the exclusive 5 star resort Puente Romano in the heart of the Golden Mile of Marbella, this property is one of the most exceptional properties currently on the market.

An exquisitely styled 3 bedroom property surrounded by the tropical gardens of the Puente Romano's Andalusian Garden, Gazania 31 is a stroll away from sandy beaches and the calm waters of the Mediterranean.

Perfectly proportioned with three en suite bedrooms and a generous main living area. The property has a total built size of 218 m2 and two covered terraces.

Click Here to find out more about this beautiful apartment.







€11,900,000

SPECIFICATIONS

4 Bed
4 Bath
224 m2 Built
103 m2 Terraces
0 m2 Plot



PUENTE ROMANO

**FRONTLINE OF
PUENTE ROMANO
- STYLISH DUPLEX
PENTHOUSE**

This enchanting duplex penthouse is nestled on the frontline of Puente Romano's beach, offering a privileged location within the gated community of Orquidea. This remarkable property showcases breathtaking sea views, impeccable interior design by Ambience and an irresistible atmosphere.

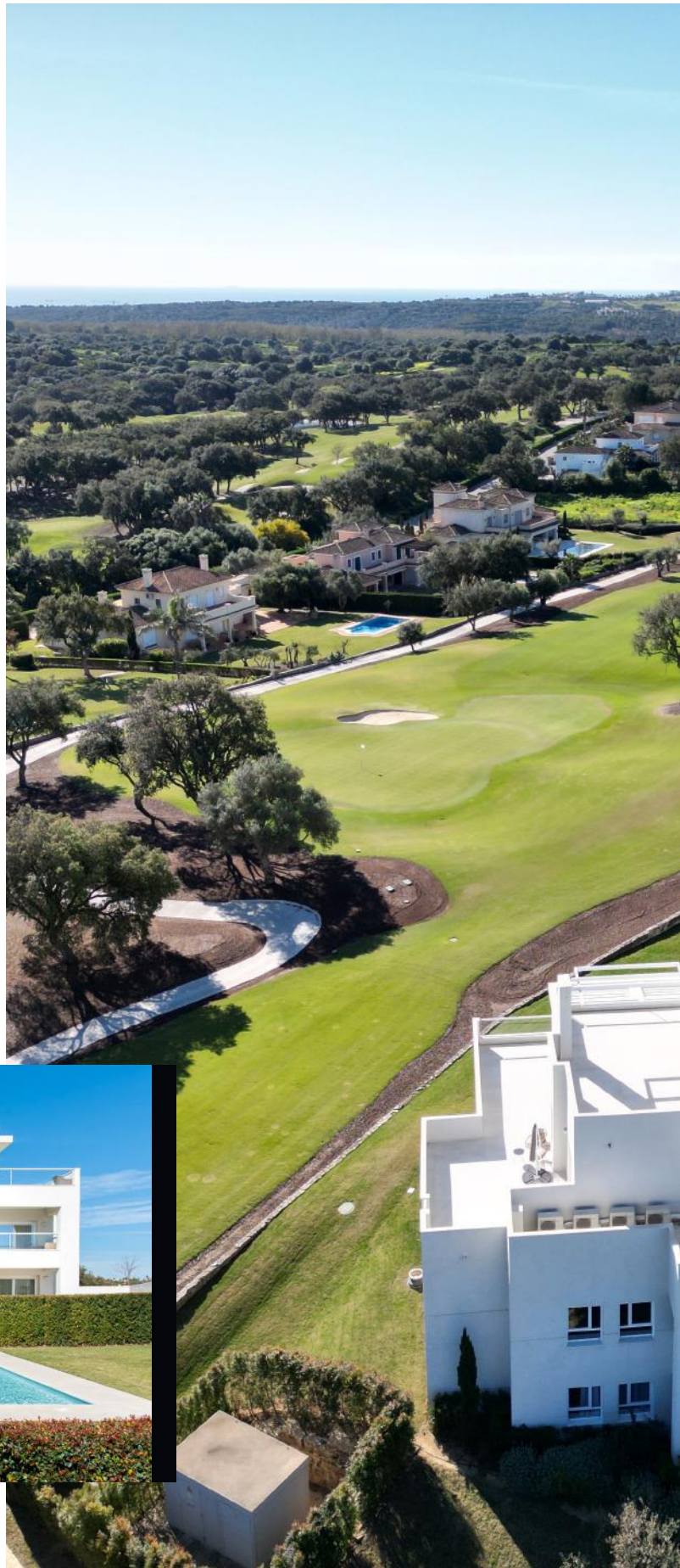
The main floor features a spacious living room adorned with floor-to-ceiling glass sliding doors that flood the space with natural light. Meticulously decorated with tasteful furnishings and finishes, the use of neutral tones complemented by vibrant splashes of colour creates a soothing and inviting atmosphere.

Click Here to find out more about this enchanting penthouse. [>](#)

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.



PURCHASING PROCESS

2023



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.

Click here to download our comprehensive purchasing process guide.

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 our seller's guide.

AssetFolio™



SELLING YOUR HOME?



FOLIO

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