

# FOLIO

AssetFolio™

## WHERE TO EAT

MALAGA'S MICHELIN STAR  
RESTAURANTS

## AUTUMN IS HERE

MALAGA IS A WONDERFUL PLACE  
TO BE AT THIS TIME OF YEAR

## ESTEPONA'S COASTAL PATH

WORK HAS STARTED ON  
ANOTHER STRETCH OF THE  
'SENDA LITORAL'

## PROPERTY MARKET

IT HAS BEEN A BUSY YEAR FOR THE COSTA  
DEL SOL'S PROPERTY MARKET

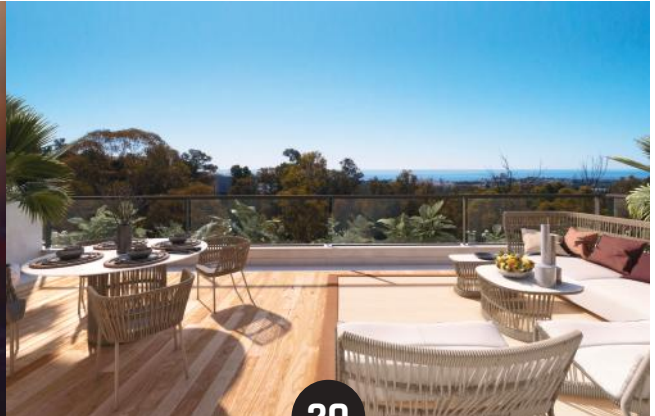
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#### SELLING YOUR HOME

Choosing the right real estate agency is essential.

Welcome to 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.

## **FOLIO MAGAZINE EDITION 02**

November 2022 **FRONT COVER PHOTO:** Jakob Owens  
Designed by Pixelperfect SL

## LIVE THE MEDITERRANEAN LIFESTYLE

Introducing a remarkable new off-plan development of contemporary semi-detached houses in Riviera del Sol, Mijas, with views over the mediterranean.

New Units Available NOW

OUR LATEST DEVELOPMENT

# Alya Mijas

Alya Mijas is a brand new unique development of 3 & 4 bedroom semi-detached houses with private gardens and breathtaking views over the Mediterranean.



PRICES FROM JUST  
€388,000

**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.



## PHOTOS

Fabrizio Magoni | Delightin Dee  
Jonathan Borba | Urban Gyllstrom

### RESTAURANT GUIDE

# WHERE TO EAT

DISCOVER MALAGA'S  
MICHELIN STAR RESTAURANTS



Most of us enjoy good food and Malaga certainly doesn't disappoint when it comes to its wide selection of quality restaurants, largely thanks to an abundance of fresh produce.



Malaga province is in fact home to seven Michelin star restaurants located in Marbella, Fuengirola, Ronda and Malaga. Five of these are one Michelin star restaurants and the remaining two each boast two stars.

So what makes these restaurants so special and unique?

#### 1 MICHELIN STAR RESTAURANTS IN MALAGA

##### RESTAURANTE JOSÉ CARLOS GARCÍA- MALAGA

José Carlos García is among a number of chefs who have contributed to placing Malaga at the top in terms of gastronomy. José developed a love of cooking from a very young age. After



✿  
**MICHELIN**  
**2022**

ten years at the Café de París, one of Malaga's most emblematic settings, he opened his own restaurant.

His cuisine is based on his roots, with the sea and mountains as the protagonists, around which he innovates his dishes

with imagination and technique. The restaurant also offers a tasting menu. It has only six tables to maintain intimacy and is a modern and very bright space, with sea views.

### **SOLLO- FUENGIROLA**

The Sollo restaurant, run by chef Diego Gallegos, has its own aquaponics system that allows 90% of the menu to be sourced in-house, thus achieving a sustainable and creative menu. Among its star dishes is Caviar de Riofrío, the first caviar in the world certified as organic.



### **MICHELIN STARS IN SPAIN**

A total of 228 restaurants have Michelin stars in Spain.





## CULINARY EXCELLENCE

There are 7 Michelin star restaurants in the province of Malaga, with a total of 9 stars..

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**José Carlos García \***

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**Sollo \***

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**Messina \***

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**El Lago \***

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**Nintai \***

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**Skina \*\***

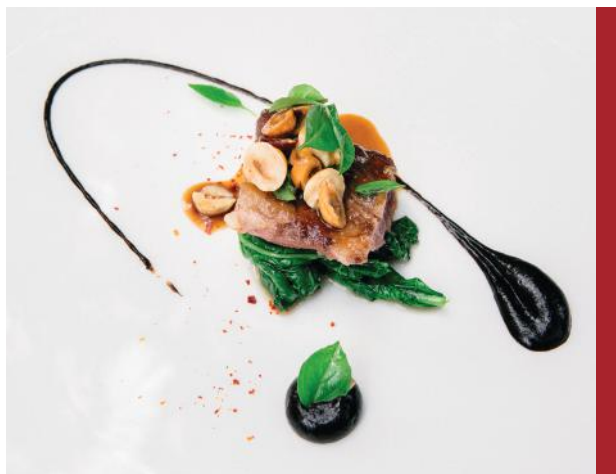
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**Bardal \*\***

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Diego Gallegos has developed his unique way of understanding cuisine at Sollo, located in Higuera's 5\* Curio Collection by Hilton Hotel in Fuengirola. The gastronomic experience has earned him a Michelin star, two Repsol Suns and a Michelin green star, received mainly for his research work on sustainability.



### **MESSINA- MARBELLA**

The Messina restaurant is located next to the Fuerte Miramar Spa hotel. It is a modern restaurant where the diner can experience new flavours and textures in original dishes.

This elegant restaurant is located in a privileged area of Marbella where you can taste modern signature cuisine.

### **EL LAGO- MARBELLA**

The El Lago Restaurant was opened in 2000 and has become a benchmark in Andalusian cuisine after receiving a Michelin star in 2005.

It is located in a beautiful setting overlooking a golf course and lake and Chef Diego del Rio's signature dishes include tuna tartare with ajo blanco of kimchi, apple and crunchy quinoa, or pigeon with puree of carrots, honey bread and soy and hazelnut sauce.

### **NINTAI- MARBELLA**

Nintai opened its doors in 2021 and is a small



exclusive restaurant for only 12 diners who sit in front of a wooden bar to watch the food being prepared. The decoration transmits peace, calm and relaxation.

Chef Marcos Granda has been in love with Japan's philosophy of life since he visited the country in 2019. His many years of training and experience allow him to introduce us to Japanese cuisine with his creative dishes.

## **2 MICHELIN STARS RESTAURANTS IN MALAGA**

### **SKINA- MARBELLA**

Skina Restaurant was created in 2004 in the historic centre of Marbella. The establishment was founded by Marcos Ganda and his wife, who built a team based on excellence and quality.

The menu is rooted in Andalusia where Chef, Jaume Puigdemolas, creatively incorporates traditional ingredients of the Costa del Sol including fresh fish, which is purchased daily from the Marbella market.

### **BARDAL- RONDA**

Everything about 'Bardal' speaks Ronda and everything in Ronda is 'Bardal'. An Andalusian restaurant from head to toe with an elegant, contemporary style. Chef Benito Gómez firmly believes in the honest dishes that offer no surprises or strange shapes on the plate.

The entire menu honours the daily pulse of the region's producers, from respect of local produce to authenticity.

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





## **SPIRITED LIVING WITH THE WARMTH OF A COMMUNITY**

Designed to further capture the relaxed, outdoors lifestyle of the Costa del Sol, communal spaces offer an inviting retreat while fostering a sense of community.

**RESIDENCES FROM**  
€455,000

**PENTHOUSES FROM**  
€1,085,000

## **PROGRESS REPORT:**

Excavation is well under way at AYANA and the diggers have been busy preparing the ground.

The building phase of this exceptional development of contemporary residences and penthouses in Estepona is projected to last just over two years, with completion scheduled for early 2025.





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 27,000m2 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.

## PHOTOS

Timothy Eberly / Steve Slater  
Markus Spiske

**M**álaga is a wonderful place to be in autumn with its beautiful coastline and rugged inland terrain. There are certainly some beautiful places to visit and here we list just a few of them.

### THE COPPER FOREST

If you want to lose yourself for a moment and enjoy nature to the full, don't miss the opportunity to visit the Copper Forest (Bosque de Cobre).

The name refers to the beautiful autumnal landscape that appears when the leaves fall from the chestnut trees, providing one of the most impressive



Malaga province has protected natural spaces such as the Sierra de las Nieves, the Tejeda and Aljara mountain ranges and areas such as Ronda that in autumn display wonderful colours.



One of the most traditional activities around the Copper Forest is the harvesting of chestnuts throughout autumn. Around 5 million chestnuts are obtained per year, which represents approximately 6 million euros.

# AUTUMN IS HERE

GREAT PLACES TO VISIT IN MALAGA THIS AUTUMN



autumnal scenes in the interior of the province of Malaga.

A range of yellow, brown, and orange make the Copper Forest one of the most beautiful natural landscapes.

One of the most traditional activities around this forest is the harvesting of chestnuts throughout autumn. Around 5 million chestnuts are obtained per year, which represents approximately 6 million euros.

#### SIERRA DE LAS NIEVES

Autumn arrives to Sierra de las Nieves with a palette of ochre and dark green colours that paint the forest



#### HEALTH BENEFITS

Chestnuts are almost all water, giving them a very low calorie content. They are also rich in fibre and contain all the amino acids a human being needs.

landscape. It is one of the best times of the year to visit and fill your lungs with the clean air.

The cork oaks, holm oaks, pines and Spanish firs show off their different shades of green while the chestnut trees fill the paths with copper, making it another of Andalusia's

most typical autumnal images.

A visit here is a real pleasure for the senses where you can enjoy hiking or simply taking a quiet walk.

#### GAUCIN

With the arrival of autumn, Gaucin offers some of the most breathtaking landscapes.





Autumn is one of the best times to experience Malaga, with daytime temperatures reaching a very pleasant 20+ degrees and nighttime temperatures rarely falling below 15 degrees.

This beautiful mountain town is located to the west of the province and is renowned as one of the famous White Towns of the Serranía de Ronda. Its impressive views towards Gibraltar and North Africa have given it the name "Balcony of the Serranía".

With an altitude of over 600 metres above sea level and nestled in the foothills of the Sierra del Hacho, it is the perfect place to enjoy Andalusia's natural beauty, especially during the autumn months.

### EL ALCÁZAR, ALCAUCÍN

In the surroundings of the Sierra Tejeda is the popular natural recreational area of El Alcázar. It is perfect for enjoying an autumn day in the heart of nature, and

experiencing the beautiful viewpoints.

The springs that are born on the slopes of the mountains all contribute to the Alcázar stream that runs between poplars, willows, elms, blackberries, heather, oleander and reeds. Birds of prey and mountain goats can often be seen on the mountainside. El Alcázar is

close to the town of Alcaucín, which is also well worth a visit.

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



## FACTS

### SIERRA DE LAS NIEVES

The Sierra de las Nieves, was formerly a natural park, but was declared a National Park in January 2021.

### THE COPPER FOREST

The Copper Forest extends through ten municipalities of the Valle del Genal.

NEW EXCLUSIVE LISTING

VILLA  
CHOPO  
266

A spectacular villa in  
the heart of Paraiso  
Alto.







€1,950,000

#### SPECIFICATIONS

4 Bed  
4 Bath  
524 m2 Built  
100 m2 Terraces  
1762 m2 Plot

Distributed over three levels, Villa Chopo 266 is a striking 4 bedroom home enjoying a large dining room and living room. The spacious kitchen features a large central island and breakfast area that benefits from the natural light of the bay windows and views of the banana trees.

#### THE LOCATION

Strategically located in one of the most sought-after areas on the New Golden Mile, Benahavis, close to golf courses, international schools, beaches and all amenities.

#### THE PROPERTY

The property is set on a large 1800m<sup>2</sup> plot allowing for ample garden space as well as the large pool and surrounding area.

**Click Here** to find out more about Villa Chopo 266.



NEWS

# ESTEPONA'S COASTAL PATH



New stretch of coastal path begins in Estepona

Work has started on yet another stretch of Estepona's Senda Litoral (coastal path), and will complete 20 of the planned 23 kilometres of coastline linking Estepona to Marbella. The new path, which is expected to take two and a half months to complete, will connect the existing promenades of the Arroyo Vaquero and Costa Natura developments, by way of a 32 metre long bridge over Arroyo Enmedio.

## AN EASY PATH FOR ALL

The coastal path in Estepona, is an easy path to walk for both those who fancy a relaxing stroll or those who prefer something more energetic such as running or cycling. It is the

perfect way to experience magnificent views of the Mediterranean as well as beautiful sunrises and sunsets. There are also a range of restaurants and beach bars along the route where you can stop for refreshment.

## PART OF A BIGGER PLAN

Estepona's coastal path is just part of the larger Senda Litoral de Malaga which is projected to reach 160-180km in length and follow the entire coastline of Malaga province from Manilva to Nerja. It is expected that once finished, this path will be a major tourist attraction for the Costa del Sol.

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



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## PATH CONNECTING THE COSTA DEL SOL

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The Malaga Coastal path connects 14 coastal municipalities and is projected to reach 160-180 kilometres in length.



NEW DEVELOPMENT WATCH

# STUNNING VIEWS

Modern brand new Penthouse in Las Brisas Ready in 12 months

€ 760,000

**B**eautiful 3 bedroom, 3 bathroom penthouse situated in the heart of the Golf Valley in Nueva Andalucia. The property is currently under construction and is due to be completed in June 2023.

## THE LOCATION

Strategically located in the heart of the golf valley, just 10 minutes from Puerto Banús and close to international schools, beaches and all amenities.

## THE PROPERTY

The property benefits from an open-plan living area, large rooftop solarium, two parking spaces and storage area. The home will be delivered fully equipped with top quality branded finishings.

The property is surrounded by carefully landscaped gardens and four communal pools.

## THE VIEWS

This stunning penthouse enjoys impressive panoramic views from the

generously sized terrace and living room over the Mediterranean and the penthouse also overlooks a lake.

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



Due for completion in June 2023



# NEW DEVELOPMENT WATCH

Here we highlight just some of the newest developments being constructed along the Costa del Sol.

## MARBELLA GOLDEN MILE DESIGNER VILLAS

This project is the crown jewel of Sierra Blanca with spectacular views of the Mediterranean.

**PRICES FROM €1.65M**

[Click Here](#) for more info.



## KEY READY LUXURY VILLAS IN THE RESIDENTIAL AREA OF EL PARAISO

A new exclusive project of 9 luxury luxurious villas located on the New Golden Mile.

**PRICES FROM €2.775M**

[Click Here](#) for more info.



## CONTEMPORARY DESIGN ATTACHED VILLA PROJECT

An exclusive new boutique development with sea, golf and mountain views.

**PRICES FROM €680K**

[Click Here](#) for more info.



## APARTMENTS IN THE PRESTIGIOUS AREA OF ATALAYA

This development is surrounded by golf courses and close to all type of services.

**PRICES FROM €475K**

[Click Here](#) for more info.





PROPERTY FOCUS

# COSTA DEL SOL'S PROPERTY MARKET



2022 has been a busy year for the Costa del Sol's property market.



In fact, it has arguably been the busiest since 2007. This is reflected in a range of independent research which all report positive trends.

Tinsa (Spain's largest property valuation company) released their property data for Q2 2022, reporting that property prices in the province had risen by 8% compared to the previous year. Malaga city had risen by 6.9% and Marbella by 5.9%.

Spain's Institute of National Statistics similarly reported a strong housing market, with 22 per cent more mortgage loans being signed in Malaga between January and July 2022, compared to the same period in 2021.

Recent research by the property portal Idealista showed that property rentals had also risen in 2022, with average rents in Malaga increasing by over 19% compared to 2021. This increase was even higher in areas such as Marbella and Estepona, where rents rose by over 27%.

Malaga's Association of Architects approved 2,987 new development projects in the first half of the year, representing a 22 per cent increase on 2021. Head of the Malaga's Association of Architects, Francisco Sarabia commented that this reflected a "steady growth".

During this period, the



Costa del Sol saw a rise in the number of new development projects being approved, including 48 in Benahavís, 39 in Mijas, 37 in Marbella, 27 in Benalmádena, and 23 in Estepona.

There is the concern that the property market could overheat due to inflation. However, CaixaBank Research published a report in July showing that Spain

and Italy sit at the very bottom of the table in terms of risk. Their conclusion is that "for the moment, there are no signs of overvaluation or excessive imbalances in their real estate markets".

It remains to be seen what effects external factors will have on the market but there are currently no signs of foreign demand diminishing.

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





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  
MANAGES A  
PROPERTY  
PORTFOLIO OF  
OVER €500M

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.



## OUR SERVICES

Asset Folio provides a full-suite of advisory and marketing services when it comes to selling your home.

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