

FOLIO

AssetFolio™

SPAIN IS (MUCH) MORE

GEN Z TOURISTS ARE MORE INTERESTED IN DISCOVERING
A MORE SUSTAINABLE AND AUTHENTIC SPAIN.

POLISH PROMISE!

POLISH PROPERTY INVESTORS
RISE ON THE COAST

GOLDEN HOUR ON THE COAST

THE BEST PLACES TO WATCH THE
SUNSET ON THE COSTA DEL SOL

START UP SPAIN!

SPAIN HAS BECOME ONE OF EUROPE'S
HOT SPOTS FOR STARTUP COMPANIES

ALSO IN THIS ISSUE: ZOCO HOME, LORD DESIGNS INTERIORS, THE LIST Nº27

JULY HAS ARRIVED ON THE COSTA DEL SOL, WHEN “I’LL AVOID THE BEACH THIS WEEKEND” LASTS UNTIL ABOUT 11AM, SUNSETS BECOME A DAILY EVENT WORTH PLANNING AROUND, AND EVERY TERRACE SOMEHOW FEELS LIKE THE BEST SEAT IN THE HOUSE.

IN THIS MONTH’S EDITION OF FOLIO MAGAZINE, WE DISCOVER WHY A NEW GENERATION OF TRAVELLERS IS LOOKING BEYOND THE BEACHES TO EXPERIENCE A MORE AUTHENTIC AND SUSTAINABLE SPAIN. WE ALSO EXPLORE THE GROWING PRESENCE OF POLISH INVESTORS IN THE COSTA DEL SOL PROPERTY MARKET, REVEAL SOME OF THE BEST SPOTS TO WATCH THE SUNSET, AND TAKE A LOOK AT HOW SPAIN HAS QUIETLY BECOME ONE OF EUROPE’S MOST EXCITING DESTINATIONS FOR START-UPS AND INNOVATION.

AS ALWAYS, YOU’LL ALSO FIND OUR LATEST COLLECTION OF STANDOUT RESALE PROPERTIES AND EXCITING NEW DEVELOPMENTS FROM ACROSS THE COSTA DEL SOL - BECAUSE BROWSING BEAUTIFUL HOMES NEVER GOES OUT OF SEASON.

WE HOPE YOU ENJOY THIS MONTH’S EDITION - PREFERABLY SOMEWHERE WITH A SEA VIEW.

Enjoy!

CONTENTS

New Developments


44

THE LIST

Homes at this premier development are ready to move in!


50

AYANA ESTEPONA

New units are available at this resort development in Estepona.


52

ALYA MIJAS

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

Articles & Property

8

ZOCO INTERIOR DESIGN STUDIO

Special offer for Ayana Estepona buyers.

12

LORD DESIGNS INTERIORS

Special offer for Ayana Estepona buyers.

16

SPAIN IS (MUCH) MORE

Gen Z tourists are more interested in discovering a more sustainable and authentic Spain.

28

POLISH PROMISE!

Polish Property Investors rise on the coast.

32

GOLDEN HOUR ON THE COAST

The best places to watch the sunset on the Costa del Sol.

36

START UP SPAIN!

Spain has become one of Europe's hot spots for startup companies.

44

THE LIST NO. 27

Contemporary Luxury Living in Marbella.

54

BUYING OR SELLING YOUR HOME?

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

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





PROPERTY
MANAGEMENT

At Vida Property Management, we deliver tailored services that ensure peace of mind, exceptional care, and top property standards for homeowners and their guests.

Our services include:



Property Management

We deliver integrated property services with personal care, maintaining the highest standards to ensure trust, efficiency, and peace of mind for homeowners.



Rental Management

We provide full rental management for short- and long-term stays, maximising returns while delivering professional care and service for owners and guests.



Concierge

With over 100 years of combined experience on the coast and a trusted network of partners, our team is ready 24/7 to support you with expert knowledge and care every step of the way.

Click Here to find out more about Vida Property Management.

AssetFolioTM

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

July 2026 • Edition 46

FOLIO

AssetFolio™

SPAIN IS (MUCH) MORE

GEN Z TOURISTS ARE MORE INTERESTED IN DISCOVERING
A MORE SUSTAINABLE AND AUTHENTIC SPAIN.

POLISH PROMISE!

POLISH PROPERTY INVESTORS
RISE ON THE COAST

GOLDEN HOUR ON THE COAST

THE BEST PLACES TO WATCH THE
SUNSET ON THE COSTA DEL SOL

START UP SPAIN!

SPAIN HAS BECOME ONE OF EUROPE'S
HOT SPOTS FOR STARTUP COMPANIES

ALSO IN THIS ISSUE: ZOCO HOME, LORD DESIGNS INTERIORS, THE LIST NO27

GET YOUR FREE COPY OF FOLIO MAGAZINE

Join our newsletter and receive our free
monthly magazine direct to your inbox.

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

[JOIN NOW](#)

ZOCO HOME INTERIOR DESIGN STUDIO



ZocoHome

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

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



AYANA
ESTEPONA

10% OFF
for Asset Folio Clients



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

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

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


ZocoHome


AYANA
ESTEPONA

AssetFolio™

Interior Design and Turnkey solution

Interior design, space planning, furniture and decor selection

Full design coordination from concept to completion

Warehousing, delivery and installation

Take advantage of our ready-made furniture packages



Furniture and Availability

In-house production and exclusive designs

Over 100,000 products available in stock

Zoco Home | Marbella

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



LORD DESIGNS INTERIORS

Interior Design

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



LORD DESIGNS
INTERIORS




AYANA
ESTEPONA

10% OFF
for Asset Folio Clients

Work Process

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

EUROPEAN
PROPERTY
AWARDS
WINNER 2021-2022



Our Focus

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

Our Goal

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



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

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



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



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



SPAIN IS (MUCH) MORE!



Sun, Sand, Sea, Sangria (and if you were lucky, S*x) might have been the historic selling points of the Spanish tourist market, but times move on. 'Spain is (Much) More', an international initiative, launched by Turespaña in collaboration with Paradores, aims to showcase to the world a diverse, sustainable Spain that is connected to the authenticity of its regions. Rather than getting messy in Marbs, Gen Z tourists are more interested in discovering a more sustainable and authentic Spain.



> At an event to launch the initiative, The Minister for Industry and Tourism, Jordi Hereu, emphasised that digital talent is one of the keys to transforming the way we discover the world and one of the fundamental tools for the future of tourism. To underline this, 30 content creators from 18 international markets took part in six simultaneous routes, a week-long journey through some of Spain's most unique nature, culture and heritage destinations.

Staying at Paradores (historic and heritage hotels), they explored national parks, protected natural areas, heritage sites, local traditions and gastronomic experiences rooted in the local culture.

After six days of simultaneous journeys across Spain's mainland and islands, content creators from Poland, the UK, France, Japan, Canada, Denmark, Sweden, Belgium, the Netherlands, Germany, the USA, China, Mexico, Argentina, Korea, Italy, Ireland and Brazil gathered in Cardona, one of Catalonia's most unique heritage destinations. There, they shared their experiences and insights from their Spanish journeys with one another and with other collaborators.

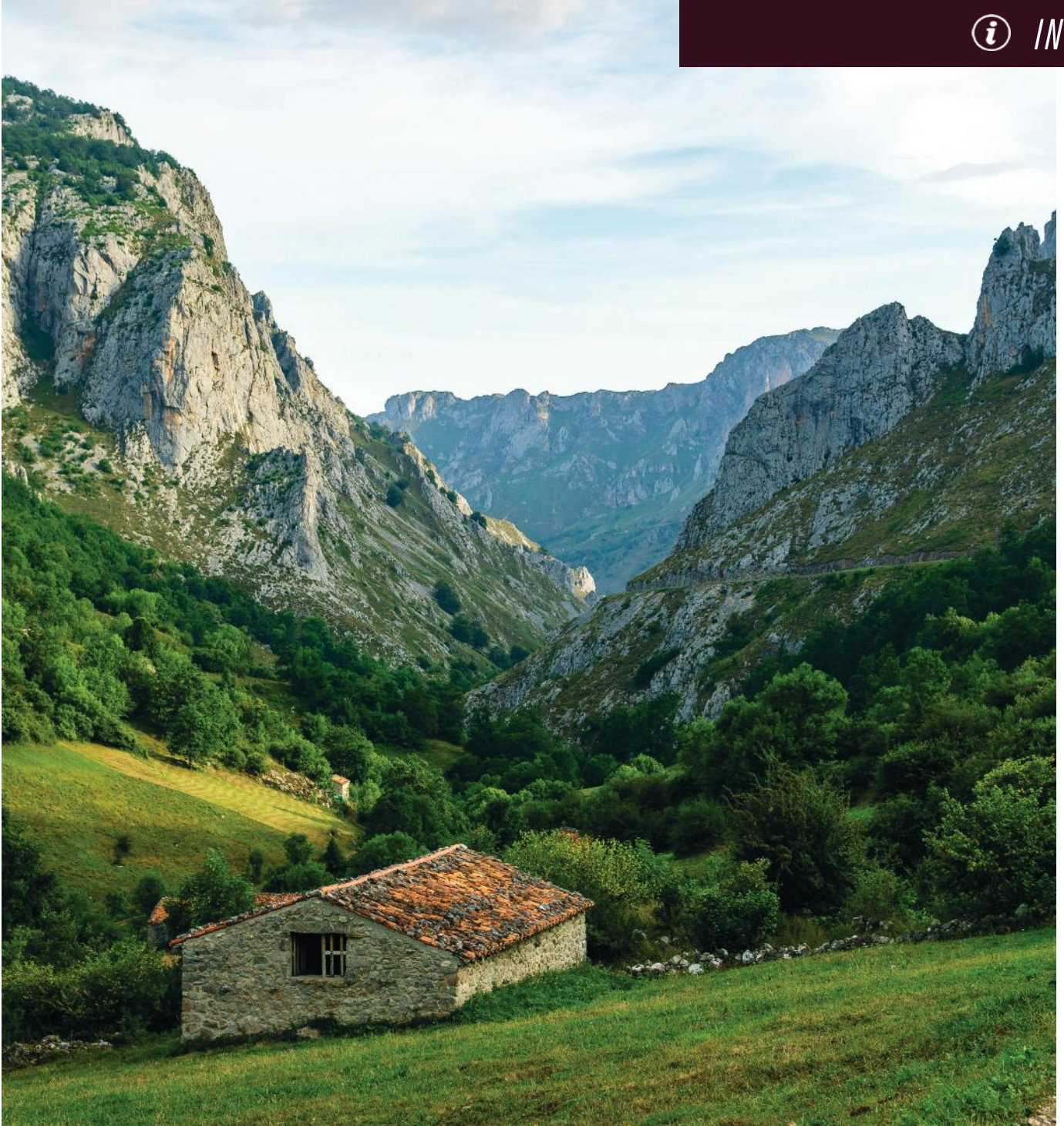
This initiative aligns with the Spain Tourism Strategy 2030 and Turespaña's Framework Action Plan. This aims to promote activities linked to both

sustainability and nature, as well as attract tourists to lesser-known destinations.

The initiative also aims to promote destinations throughout the year, not just the tradition high season periods. Just as importantly, the strategy hopes to drive a transformation towards social, economic and environmental sustainability in tourism.

The international content creators - specialising in sustainability and nature – were chosen by 18 of Turespaña's overseas Tourism Offices (located in Warsaw, London, Paris, Tokyo, Toronto, Copenhagen, Stockholm, Brussels, The Hague, Berlin, New York, Miami, Beijing, Mexico City, Buenos Aires, Rome, Dublin and São Paulo).





The initiative enjoyed the active support of the autonomous communities involved in each of the six routes - Andalusia, Aragon, Castile-La Mancha, Galicia, the Canary Islands and the Valencian Community - and served to showcase some of the most iconic tourist attractions found in Spain's interior, natural landscapes and islands.

During the final event content created throughout

the week was screened, and a joint gathering was held bringing together participants, institutional representatives and collaborating organisations to share their experiences from this second edition. The content created by participants during the trip will be shared in the coming months via their own channels and Turespaña's international platforms, helping to showcase a renewed image of Spain

rooted in diversity, authenticity and sustainability

From the positive feedback from all involved, 'Spain is (Much) More' underlined its aim of becoming an international showcase for the destinations and experiences that encouraged a more mindful, enriching way of travelling, one tis more closely connected to the identity of each region..

Click Here to read our other blogs





€539,000

SPECIFICATIONS

3 Bed
3 Bath
134 m² Built
13 m² Terraces
0 m² Plot



EXCL ALYA MIJAS TOWNHOUSE 57

Townhouse 57 at Alya Mijas is a stylish three-bedroom enjoying a desirable south-facing orientation and sea views from the ground floor. Located within this contemporary new development in Riviera del Sol, Mijas, the property has been thoughtfully designed to maximise natural light, comfort and indoor-outdoor living.

Distributed over two levels, the home offers spacious open-plan living areas, modern finishes and generous outdoor spaces, including a private garden with the option to add a swimming pool. The south-facing position ensures all-day sunshine, while the Mediterranean views create a relaxing backdrop for everyday living.

Combining contemporary architecture, quality specifications and an excellent location on the Costa del Sol, townhouse 57 presents an ideal opportunity as a permanent residence, holiday home or investment property.

Click Here to find out more about this modern townhouse.







BENAHAVIS LA QUINTA GOLF FULLY REFORMED LUXURY APARTMENT

This fully reformed three-bedroom luxury apartment is located in the highly sought-after Eagles Village, beautifully positioned on the iconic La Quinta Golf Course and within walking distance of the prestigious Westin Hotel. Renowned for its charming Andalusian architecture, expansive swimming pool, and meticulously maintained gardens, the community offers a peaceful and picturesque setting in one of the Costa del Sol's most desirable locations.

The property features three spacious en-suite bedrooms, a guest toilet, a modern fully fitted kitchen with brand-new appliances, underfloor heating in all bathrooms, and Airzone climate control with individual air conditioning in every room. The bright living spaces open onto a southwest-facing terrace complete with a built-in BBQ, perfect for outdoor dining and entertaining. Sold fully furnished and ready to enjoy.

Click Here to find out more about this reformed luxury apartment. 



€799,000

SPECIFICATIONS

3 Bed
3 Bath
167 m2 Built
20 m2 Terraces
0 m2 Plot







€4,995,000

SPECIFICATIONS

3 Bed
4 Bath
331 m² Built
125 m² Terraces
0 m² Plot



ELEGANT ANDALUCIAN-STYLE DUPLEX PENTHOUSE IN TORRE BERMEJA

Situated within the exclusive beachfront community of Torre Bermeja on Estepona's prestigious New Golden Mile, this exceptional duplex penthouse combines timeless Andalusian architecture with elegant contemporary design.

Offering over 200 m² of refined interior living space and 125 m² of private terraces, the residence features a light-filled open-plan living area with an electric fireplace, a designer kitchen with premium appliances, bespoke wardrobes, and an integrated Bang & Olufsen sound system.

The luxurious primary suite boasts a walk-in dressing room, a freestanding bathtub, and direct access to the upper terrace. Outside, the private rooftop retreat is designed for relaxation, complete with Kettal furnishings, a jacuzzi, and a sauna.

Click Here to find out more about this duplex penthouse.







€1,429,000

SPECIFICATIONS

2 Bed
2 Bath
290 m² Built
160 m² Terraces
0 m² Plot



NEW DUPLEX PENTHOUSE IN MARBELLA EAST WITH SEA VIEWS

This brand-new duplex penthouse is located in a secure gated community in Marbella East. It features two ensuite bedrooms, a guest bathroom, and a bright open-plan living area that seamlessly connects the kitchen, dining, and lounge spaces. Floor-to-ceiling windows flood the interior with natural light and open onto a spacious terrace with stunning views of the sea, mountains, and golf course.

Designed with comfort and modern living in mind, the property includes underfloor heating, solar energy, and a private laundry room. The semi-covered terrace provides the perfect setting for outdoor dining, entertaining, or relaxing while overlooking the landscaped gardens and coastline.

Click Here to find out more about this duplex penthouse.



POLISH PROMISE!



Polish Property Investors Rise on the Coast

Polish property investors have become the rising trend in the luxury real estate market in the coast. One of Europe's fastest-growing economies, the Registradores de España reported that between January and March 2025, Polish investors purchased almost 1,000 flats and houses in Spain, nearly 25 per cent more than during the same period in 2024. That is an impressive four of all foreign purchases last year, up from 1.6% in 2019

One of the major factors behind this surge of



investment has the outbreak of the war in Ukraine, with agents reporting properties being brought unseen over the phone, as Polish nationals turned to Spain as a back up plan.

Spain's recent stance on the European stage, with its determination not to increase its military spending to meet the demands of U.S. President Trump, plus its geographical location far from the potential flash points of Eastern Europe, has also been an important consideration.

Neinor one of Spain's largest property

developers, sold 70% of its premium 102-home Santa Clara complex completed in Marbella last year to Polish clients. In 2025, Poles purchased as many as 4,136 properties in Spain, placing them seventh in the ranking of foreign buyers. However, in some municipalities—such as Mijas, Estepona, and Manilva—Poles rank at number three.

"Diario Sur" notes that in as many as 11 Andalusian municipalities, Poles ranked among the top five foreign buyers of houses and apartments

In the same way that conflict on Poland's





eastern border has driven Polish purchase, Spanish agencies are also seeing an influx of demand from investors based in the Gulf following the outbreak of the Iran war.

Dubai, formally regarded as a peaceful haven for the rich and extremely popular amongst eastern European investors, has been dealt a serious blow. Cyprus, another attractive destination for international property investment, is also being revaluated following security alerts at the large British army base on the island as nearby Beirut has once again

descended into conflict.

While Spain does not offer the zero-property tax that foreign investors were able to enjoy in Dubai, autonomous regions such as Madrid and Andalucía (which includes Malaga and the Costa del Sol) have implemented wealth tax exemptions and allowances. This low tax situation has made them considerably more attractive to luxury property investors than other parts of Spain.

Spain already has strong international links with Poland. In 2023, Spain

was also the fifth largest foreign investor in Poland, while Polish companies are beginning to expand into Spanish markets.

What is more significant are the sectors that offer the greatest potential for the expansion of Polish companies in Spain. They include the IT industry and digital technologies – Poland is one of the leaders in IT outsourcing in Europe, and Spanish companies are increasingly using the services of Polish technology companies; Pharma and biotechnology – Poland is one of the leading manufacturers of generic drugs in Europe (EUR 207.19 million in 2024);



the automotive industry – Poland is an important supplier of automotive parts and components. Spain, as one of the largest car manufacturers in Europe, is eager to import high-quality products from Poland (EUR 1.625 billion in 2024).

Tourism is also a key area for relations. Up to October 2024, more than 2.1 million Polish tourists had visited Spain, an increase of 33% year-over-year. This growth reflects the dynamic exchanges between the two countries and the attraction that Spain continues to exert for Polish visitors.

"Spain and Poland are strong allies and

strategic partners in Europe. The strength of our bilateral relationship and our shared commitment to European values drives us to continue working together for a future of greater cooperation and progress," Spanish Foreign Minister Jose Manuel Albares commented on a recent visit by a Polish delegation to Madrid.

Poland, with a skilled workforce in the modern, high tech industries that Spain is eager to develop, seems set to consolidate its position as the "next big thing" in Spain's property market.

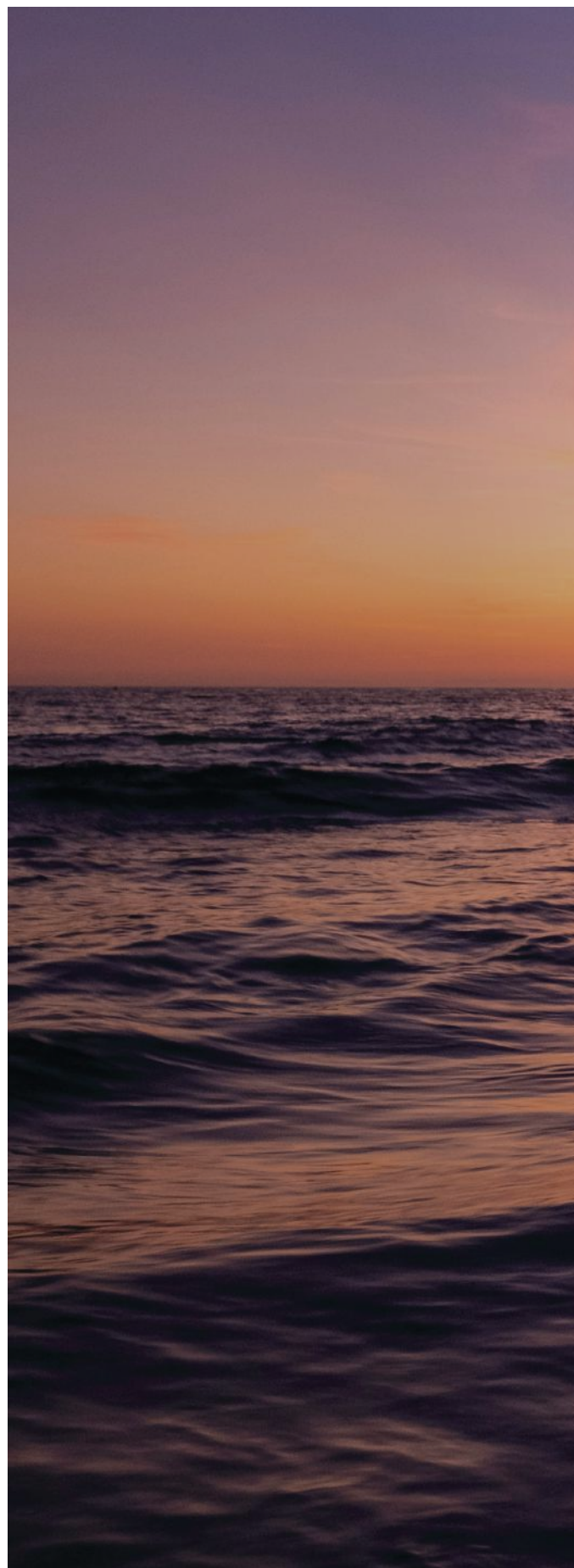
Click Here to read our other blogs.



FOLIO MAGAZINE • JULY 2026

There is a particular moment in summer when the Costa del Sol seems to pause. The heat softens, the light turns golden, and the sea begins to reflect the last colours of the day. Whether enjoyed from a beach bar, a marina, a rooftop terrace or a quiet stretch of promenade, sunset is one of the simplest pleasures of life on the coast.

For visitors, it is often one of the moments they remember most. For residents, it is a daily reminder of why this part of southern Spain is so easy to love. Here are some of the best places to enjoy golden hour along the Costa del Sol.



GOLDEN HOUR ON THE COAST

THE BEST PLACES TO WATCH THE
SUNSET ON THE COSTA DEL SOL



ESTEPONA: RELAXED SUNSET BY THE SEA

Estepona is one of the most atmospheric places to spend the early evening. The town's long promenade, beachside restaurants and relaxed pace make it ideal for a sunset stroll before dinner. Playa del Cristo is especially popular for its sheltered setting and calm waters, while the seafront closer to town offers plenty of places to sit, walk or enjoy a drink as the light fades.

Estepona's sunset appeal lies in its simplicity. It is less about dressing up and more about slowing down, watching the sky change colour and letting the evening begin naturally.

MARBELLA PROMENADE: A CLASSIC COASTAL EVENING

Marbella's paseo marítimo is made for golden hour. Stretching along the seafront, it offers an easy way to enjoy the sunset without needing a plan. Walk from the centre of Marbella towards the Golden Mile, stop for a drink by the beach, or continue towards one of the area's well-known restaurants and beach clubs.

The combination of sea

views, palm trees, people-watching and the soft evening light gives Marbella its unmistakable summer charm.

PUERTO BANÚS: SUNSET WITH A SENSE OF THEATRE

For a more glamorous setting, Puerto Banús offers sunset with a little more spectacle. The marina comes alive in the evening, with yachts, boutiques, restaurants and terraces creating a lively backdrop. It is not the quietest place to watch the sun go down, but it is certainly one of the most iconic.

Arrive before dinner, take a walk around the harbour, and enjoy the atmosphere as the day turns into night.

CABOPINO: DUNES, SEA AND SOFTER LIGHT

Cabopino has a different feel from the busier parts of Marbella. Known for its marina, protected dunes and natural beach setting, it offers a more relaxed and scenic place to enjoy the end of the day. The light over the dunes and sea can be especially beautiful in summer, making it a favourite for those looking for something a little quieter and more natural. It is a good choice for families,

couples or anyone who prefers a sunset with less noise and more space.

MIJAS COSTA AND LA CALA: EASY, FAMILY-FRIENDLY EVENINGS

La Cala de Mijas is one of the coast's most enjoyable places for a relaxed evening by the sea. The boardwalk, beach restaurants and village atmosphere make it easy to combine a sunset walk with dinner. It feels informal, welcoming and very easy to enjoy.

For those who like a simple summer routine, La Cala offers exactly that: sea views, a gentle walk, good food and a beautiful evening sky.

MÁLAGA: ROOFTOPS AND CITY VIEWS

For a different kind of sunset, Málaga city offers rooftops, viewpoints and an urban coastline that brings together culture and sea views. The areas around the port, the cathedral and the historic centre are particularly atmospheric in the evening, while rooftop terraces offer some of the best views over the city.

Málaga is ideal for those who want to pair sunset with dinner, culture or a late-night city atmosphere.

HILLTOP VIEWS: WHEN YOU WANT THE BIGGER PICTURE

Some of the most memorable sunsets are not directly on the beach. The hills above the coast offer wide views across the Mediterranean, the mountains and the towns below. Areas around Benahavís, Mijas Pueblo and the higher parts of Marbella can provide spectacular perspectives, especially when the evening light settles over the coastline.

These viewpoints are a reminder that the Costa del Sol is not only about the sea. Its beauty also comes from the contrast between coast, mountains, villages and sky.

A MOMENT WORTH MAKING TIME FOR

Sunset on the Costa del Sol does not need to be complicated. It can be a rooftop drink, a barefoot walk along the beach, dinner by the water or a quiet moment looking out across the Mediterranean. In July, when the evenings are long and the coast is at its most alive, golden hour is one of the best times to experience the region.

It is the moment when the day slows down, the light becomes softer, and the Costa del Sol shows one of its most beautiful sides.

Click Here to read our other blogs.



STARTUP SPAIN!

SPAIN HAS
BECOME ONE
OF EUROPE'S
HOT SPOTS
FOR STARTUP
COMPANIES





Spain has become one of Europe's hot spots for startup companies. Spanish startups raised €4bn in 2025, according to Sifted data — an increase from the €3bn raised in 2024. >

The country's current growth rate of 2.8% is double the Eurozone average, according to data from Spain's National Statistics Institute (INE). Spain's economy and geographic positioning is increasingly appealing to UK businesses looking to expand into Europe and further afield. Since the Brexit vote in 2016, Spain has become a prime location for UK companies seeking stable European expansion.

The post-Brexit surge has "a lot to do with the fact that Spain is a good platform to access the wider European market without any barriers," says Micaela Arias, executive director of ICEX-Invest in Spain, a government body helping drive foreign investment into the country.

“International investors are often surprised by how much transformation has actually been happening in Spain over recent years,” she adds.

“In today’s uncertain world, stability is important for investors and in Spain we have both political and regulatory stability. We are very open to business”.

Leading this Spanish surge were firms such as quantum company Multiverse Computing, which raised an impressive €157m in June.

AI companies are also gaining traction with Barcelona-based AI sales platform Enginy ranking third on the Sifted’s leaderboard of fastest-growing startups in Southern Europe.

“Companies are looking for a combination of market access, high-quality talent and the ability to scale efficiently,” says Pablo Mira, Iberia director at data and AI company Quantexa. “Spain offers a strong balance across all three.

Spain is a good platform to access the wider European market without any barriers.

“We identified Spain as a key region where we could build on the success we’ve seen in the UK and US. This led us to open our largest technology and analytics hub outside of London in Malaga.”

Spain has several AI advantages due to its green infrastructure.

Other data centre hubs across Europe are using massive amounts of electricity. However, due to the climate, many data centres in Spain use renewable energy, including solar and wind.

“Where fossil fuel dependence has become a problem, Spain is creating an advantage,” says Fernando Chueca, partner at VC firm The Carlyle Group.

“We have plenty of renewable power. During the day, the price of electricity is almost free. For businesses that require data centre infrastructure, there is very good availability.”

“Either we embrace AI seriously, or Europe, not just Spain, is going to be left behind.

Data centres also require large amounts of flat non-urbanised land. Regions in Spain such as Aragon and Castilla La-Mancha offer land directly beneath some of the highest solar zones in Europe.

Chueca warns that Spain and wider Europe shouldn’t try to build a €10bn frontier lab to try and compete against the likes of OpenAI and Anthropic. Instead, Spain’s opportunity lies in enterprise AI.

“Either we embrace AI seriously, or Europe – not just Spain – is going to be left behind,” he says. One of the biggest advantages Spain has to offer is its pool of loyal workers. “In London, it’s harder to retain talent and

people move jobs often,” says Chueca “If you have a good job in Spain, you keep it for longer. You find a combination of good but loyal talent’ That talent retention makes a big difference.”

Spain also hosts many international founders. Barcelona currently ranks as the second city in Europe for international startup founders.

Another important factor is the skill set available. Talent in Spain tends to be spread out within different hubs across the country rather than only in the capital.

“In Spain we have two solid hubs which would be Madrid and Barcelona, but we’re seeing interesting things happening in other points,” says Arias.

“There is a lot of action in Málaga, for instance in semiconductors, and in Valencia.”

Madrid is home to B2B SaaS, deeptech and fintech, while Barcelona culture is built on internationalism and offers many multi-lingual roles in sectors such as design and product management.

Málaga is also becoming the top choice for global companies looking to build dedicated offshore development centres. For example, fintech company Ebury opened a facility in the region in 2023 to serve as a hub for tech talent and developer training.

“There is a misconception that there is not much talent here,” says Chueca. “The biggest economy in Spain is tourism and people think everybody here is a waiter which isn’t the case.” Since 2020, Spain has become

the fourth-largest recipient of greenfield R&D investment projects globally, according to FDI Markets.

"More and more people are here to invest in R&D. We are really modernising the economy and moving up the value chain," Arias says.

There is a growing partner landscape, from consultancies to technology providers, working together to support these initiatives.

Quantexa's Malaga hub dedicates R&D to support wider adoption not only in Spain but across Europe, Mira adds.

"This shift towards R&D facilities is driven by a combination of high-quality talent, a competitive operating environment and strong regional ecosystems like Málaga.

"Spain brings together several structural advantages, including talent, ecosystem and market opportunity, but what really stands out is how those elements come together in practice.

There is a growing partner landscape, from consultancies to technology providers, working together to support these initiatives."

Click Here to read our other blogs.



THE LIST

Nº 27 BY PEDRO PEÑA
INTERIOR DESIGN

CONTEMPORARY LUXURY
LIVING IN MARBELLA

€4,950,000



AssetFolio™

excl.

Located in the exclusive gated community of The List in Río Real, Marbella, this exceptional six-bedroom villa offers contemporary Mediterranean luxury at its finest. Fully furnished and interior designed by Pedro Peña, the home blends striking modern architecture with warm natural materials, designer finishes and sophisticated indoor-outdoor living. Dramatic double-height ceilings, floor-to-ceiling glass and expansive terraces maximise natural light, privacy and seamless connection to the surrounding landscape.

Distributed across four levels with approximately 600 m² of internal space, the villa is designed for both elegant entertaining and comfortable everyday living. The main floor features a spectacular double-height lounge opening onto landscaped gardens and a private swimming pool, alongside an open-plan designer kitchen and dining area with bespoke cabinetry and premium appliances. The first floor hosts the luxurious principal suite with dressing room, en-suite bathroom and private terrace, plus two additional en-suite guest bedrooms.

The lower ground floor has been transformed into a private lifestyle and wellness retreat, complete with a stylish entertainment lounge, custom-designed bar, media area and fully equipped gym connected through floor-to-ceiling glazing.





THE LIST

Nº 27 BY PEDRO PEÑA
INTERIOR DESIGN

Two further guest bedrooms are also located on this level. One of the villa's standout features is the expansive rooftop solarium, offering panoramic sea views, outdoor kitchen and bar facilities, al fresco dining spaces and multiple lounge and sunbathing areas designed to enjoy Marbella's year-round climate.

Additional highlights include a private elevator, large garage, landscaped gardens, premium contemporary finishes and close proximity to golf courses, beaches and Marbella centre. This is a rare opportunity to own a fully realised designer residence in one of Marbella's most prestigious modern developments.

Click Here to find out more about The List Nº27.





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

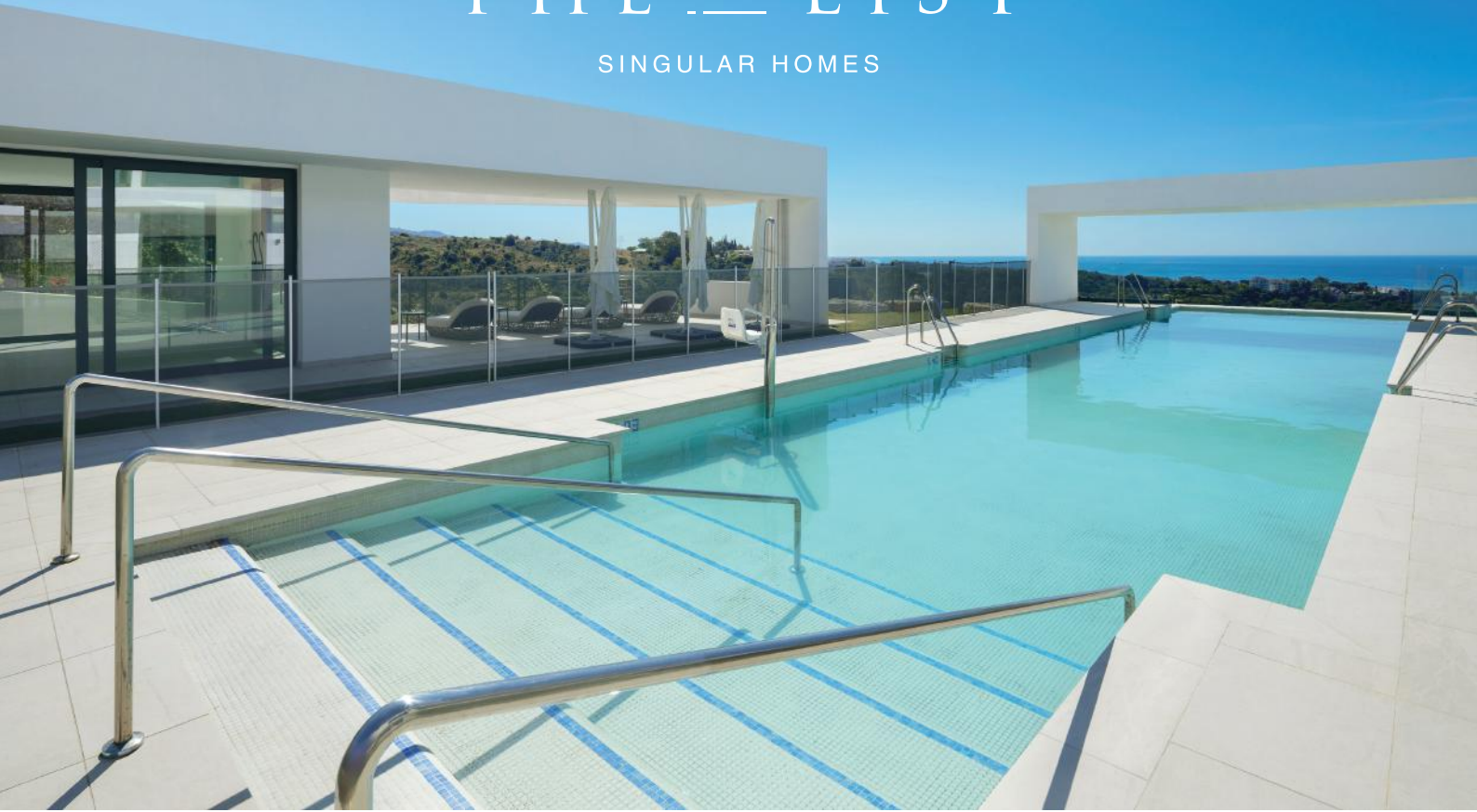


Developer



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.







€3,250,000

SPECIFICATIONS

5 Bed
5 Bath
320 m2 Built
235 m2 Terraces
920 m2 Plot



RENOVATED GATED VILLA WITH POOL, PRIVACY AND MOUNTAIN VIEWS

Beautifully renovated and set within the exclusive gated community of Los Naranjos Hill Club in the heart of Nueva Andalucía, this five-bedroom villa offers privacy, comfort, and a relaxed lifestyle surrounded by lush greenery and mountain views. Designed for both year-round living and holiday enjoyment, the home features bright, welcoming interiors and a practical layout that seamlessly connects indoor and outdoor spaces. The generous exterior areas include a private swimming pool and multiple terraces, creating ideal settings for relaxation, dining, and entertaining. A versatile lower level provides additional living space with a cosy TV and family room, a wine cellar, and a sauna with direct access to the pool area. Located within a secure and well-maintained community, this inviting residence combines tranquillity, convenience, and effortless living in one of Nueva Andalucía's most sought-after locations.

Click Here to find out more about this villa.



NEW UNITS AVAILABLE

From € 745,000





EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024

AssetFolio™

excl.



AYANA

E S T E P O N A

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

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.





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.

€ 1,950,000

SPECIFICATIONS

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

JAFLORES
EXCLUSIVE DESIGN





THE LIST

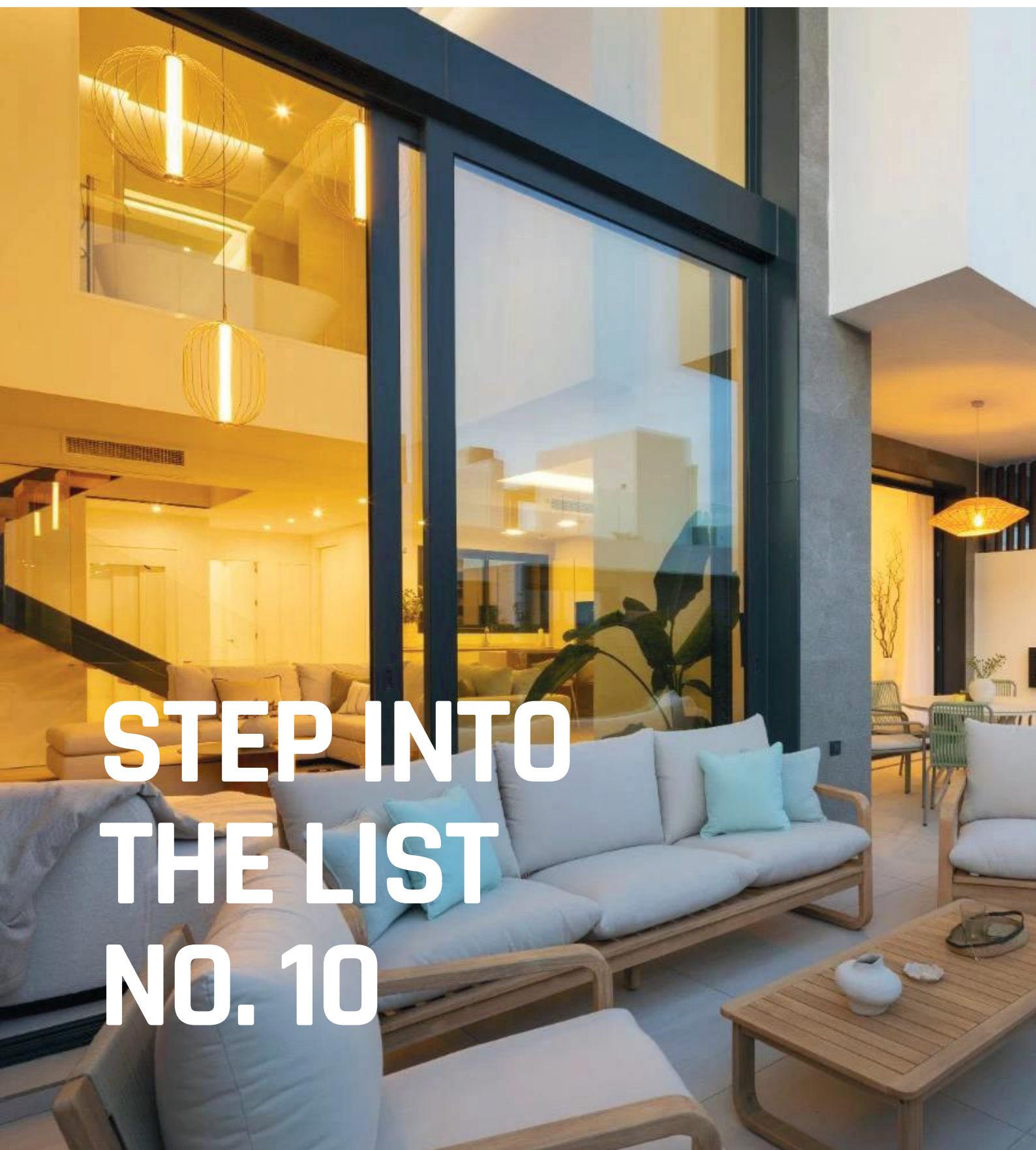
NUMBER 02

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.

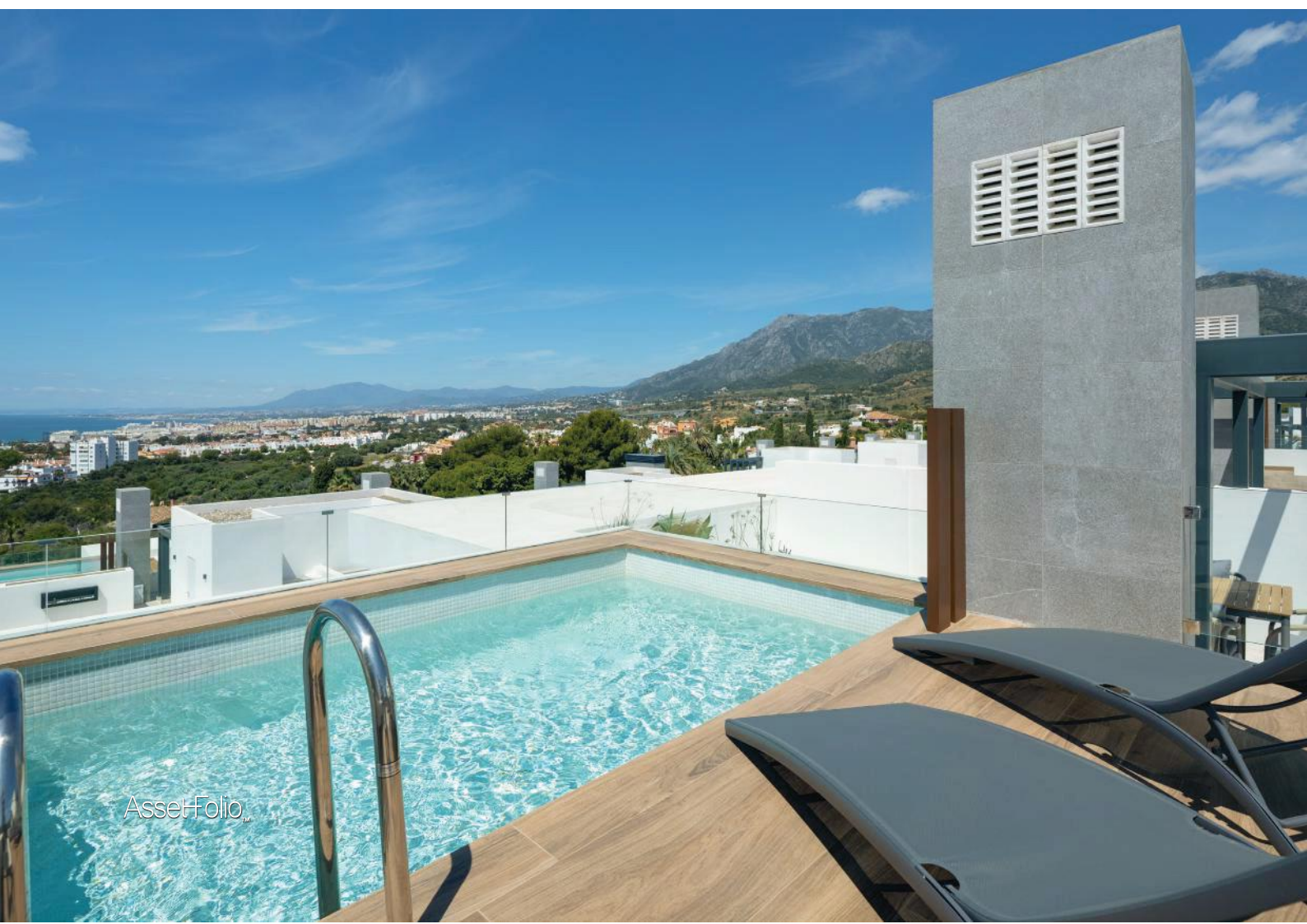
€ 1,890,000

SPECIFICATIONS

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



LORD DESIGNS
INTERIORS



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 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!

€1,495,000

SPECIFICATIONS

2 Bed
3 Bath
204 m² Built
32 m² Terraces
0 m² 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.







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 m² Built
30 m² Terraces
131 m² 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.







EXCLUSIVE PROPERTY LISTING

VILLA
Terezita

Stylish 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 m² plot with 404 m² built and 386 m² 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 m² Built
150 m² Terraces
1400 m² 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.



A modern office interior with a long wooden table, chairs, and large pendant lights. The scene is dimly lit, with the primary light source being the large, woven pendant lights hanging from the ceiling. In the background, there are desks with computers and a person working. The overall atmosphere is professional and contemporary.

FOLIO

AssetFolio™

assetfolio.com

ASSET FOLIO SL URB. LA ALZAMBRA NUEVA ANDALUCIA, 29660, MARBELLA, MALAGA, SPAIN · +34 952 908 120