

FOLIO

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AYANA ESTEONA

INTRODUCING AYANA'S NEW
STYLISH SHOW APARTMENT!

FABULOUS FUENGIROLA

FUENGIROLA'S MULTICULTURAL MIX MEANS THAT
THERE IS ALWAYS SOMETHING TO EXPERIENCE

OUTDOOR LIVING

THE EARLY MONTHS OF SUMMER
MEAN ONLY ONE THING!

BEACH LIFE!

DISCOVER MARBELLA'S
BEACH BARS AND CLUBS

SUBLIM STYLE

OPENING OF SUBLIM BEACH CLUB
IN ESTEONA

CONTENTS



AYANA ESTEPONA

Find out what's been happening at Ayana Estepona, a unique concept in resort development.



ALYA MIJAS

Watch the progress update of this development of contemporary semi-detached houses.



NAYA RESIDENCES

Watch stylish development of 2 & 3 bedroom apartments & penthouses

Articles & Property Focus

14

FABULOUS FUENGIROLA

Fuengirola's multicultural mix means that there is always something to experience

18

OUTDOOR LIVING

The early months of summer mean only one thing!

22

BEACH LIFE!

Discover Marbella's beach bars and clubs

26

SUBLIM STYLE

Opening of Sublim Beach Club in Estepona



Folio magazine brings you all the latest from Asset Folio

46

IFIELD HOUSE

A brand new, luxurious 2-bedroom, 2-bathroom elevated ground floor apartment

66

MARBELLA LAKE

A brand new, luxurious 2-bedroom, 2-bathroom elevated ground floor apartment

72

LAS ROSAS

A magnificent 5 bedroom villa set in the heart of Nueva Andalucia Golf Valley.

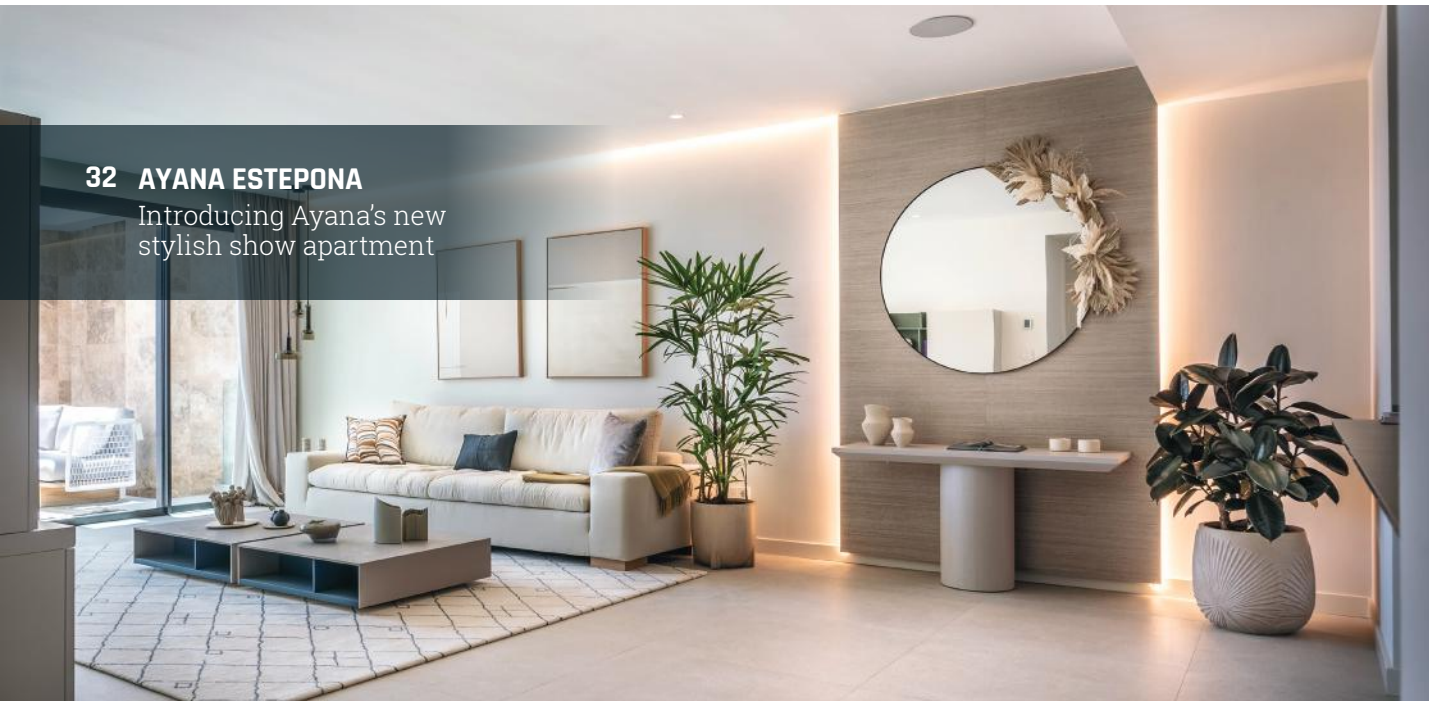
90

VILLA 17

A stunning modern masterpiece that exudes beauty and serenity

32 AYANA ESTEPONA

Introducing Ayana's new stylish show apartment



22 BEACH LIFE!

Discover Marbella's beach bars and clubs



AssetFolio

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.

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A wide-angle photograph of a modern office interior. The space features light-colored wood plank flooring and a ceiling with recessed circular lights. On the left, a long glass-walled corridor separates a lounge area with two green chairs and a white table from the rest of the office. In the background, there are black office chairs and white desks. On the right, a vertical wooden pillar has a large white letter 'A' on it.

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 in 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 and Mark Strasek 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.





CONSTRUCTION CONTINUES AT
NAYA RESIDENCES. WATCH THE PROGRESS:



NR

N A Y A R E S I D E N C E S

A STYLISH DEVELOPMENT
OF TWO AND THREE
BEDROOM APARTMENTS
& PENTHOUSES

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

With the towns of Marbella and Estepona within easy reach, the Mediterranean beaches within a short distance and a superb range of leisure and lifestyle facilities close by, yet set in a tranquil residential area, Naya Residences seamlessly encapsulates the very best that this enviable lifestyle has to offer.



The 88 units at Naya Residences, comprising two and three bedroom apartments and penthouses, have been designed with environmental considerations in mind. The development is one of the select few on the coast that is aiming to attain an A + clean energy rating. Solar panels will be discreetly fitted throughout the development, while the underground garages have electric car recharging points throughout.

Domestic hot water production is by means of the Aerothermia system, while Naya Residences' indoor pool is heated by geothermal energy. The installation of photovoltaic panels will also contribute to the reduction of energy consumption in the common areas in the development.







Naya Residences brings the amenities and ambience of a five-star luxury resort to a residential development. The main focal point is the centrally located 40 metre length swimming pool, which also has designated sunbathing areas that allow you to stretch out on a sun lounger and soak in the enviable climate.

A stairway leads down from the pool area to a very special and unique feature of Naya Residences. A purpose built, intricately designed, leisure area with the interior design by Gunni&Trentino.

Click Here to find out more about Naya Residences.





**From history to
gastronomy, shopping
to live events,
Fuengirola has
evolved from a small
fishing village to a
vibrant international
resort.**

Fuengirola's multicultural mix means that there is always something to experience. From history to gastronomy, shopping to live events, Fuengirola has evolved from a small fishing village to a vibrant international resort.

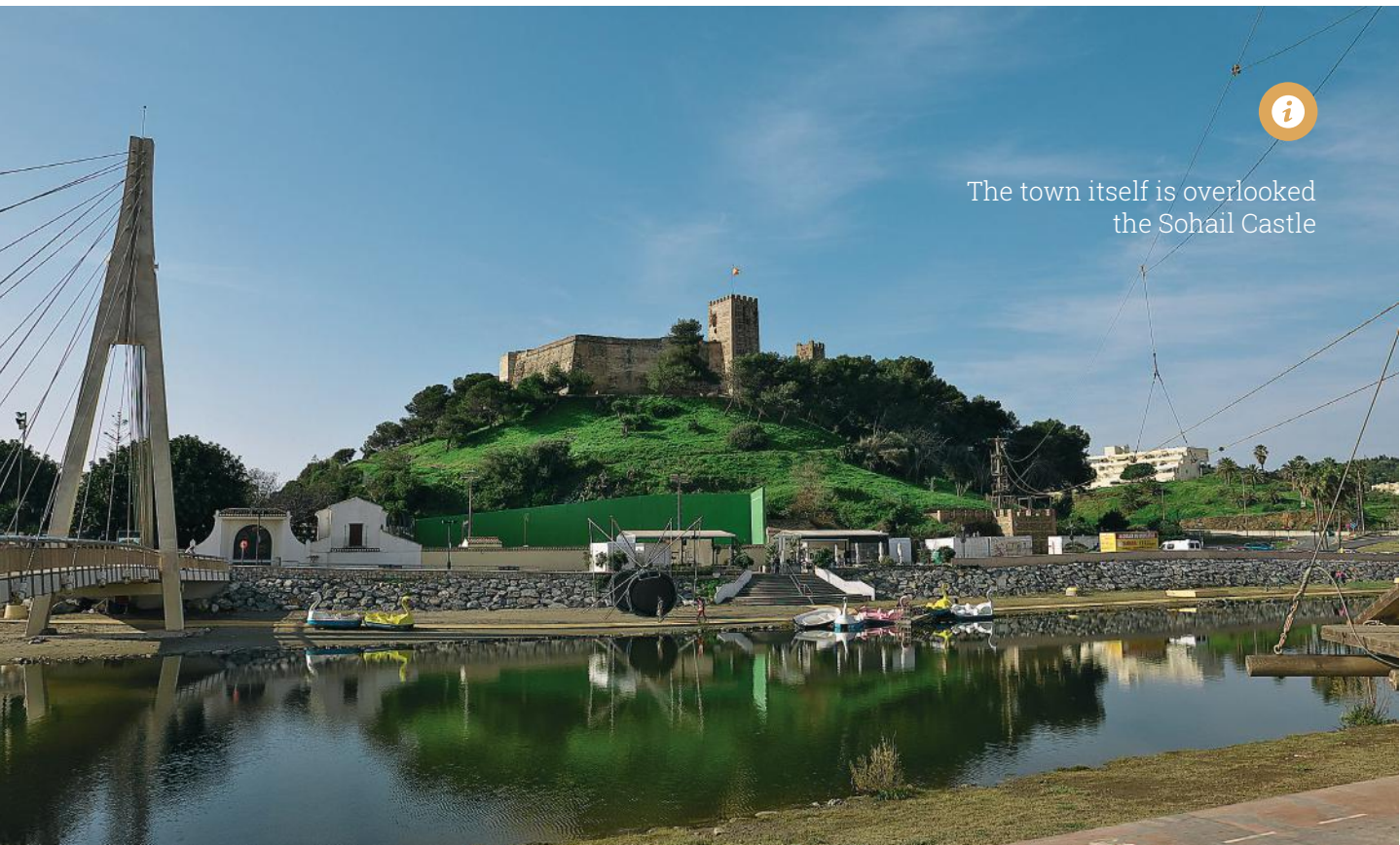
The town itself is overlooked the Sohail Castle, and it was on the slopes of the castle that the first settlements originated, when the Phoenicians and then the Romans established small towns. The Romans called the area Suel, although what a time travelling Centurion would make of Suel now, that overlooks the Marenostrum Fuengirola music festival, is anyone's guess!



FABULOUS FUENGIROLA

WHERE THERE IS ALWAYS SOMETHING TO EXPERIENCE





The town itself is overlooked
the Sohail Castle



Like Roman settlements on the coast, such as Salduba (Marbella), Suel was eventually taken over by the Visigoth and then became part of the Caliphate of Corboba. The Arabs renamed the castle and its surrounding fertile pastureland, used for the royal camels no less, "Suhayl".

There was a yet another name change when the Christian rulers took back the town. The Arabic Font-jirola, became Fuengirola, but the subsequent decades saw the population dwindle. The frequent raids by Barbary Pirates to carry off the very unfortunate as slaves was one the more colourful factors...

The next invasion of

the coast was more benign. By the early 60s Fuengirola was a fishing and agricultural village that attracted tourists from other parts of Spain. The arrival of mass tourism in the late sixties saw hotels and apartment buildings change Fuengirola into an internationally popular holiday destination, especially amongst the Scandinavians, several of whom decided to move to Fuengirola on a permanent basis.

In the past few decades, the town has reinvented itself from a mass tourism resort to a diverse leisure destination. A major part of this has been the regeneration of some

of the older areas with the installation of a series of large-format paintings by leading artists on the walls of some of the buildings in the 1980s.

The neighbourhood of "El Boquetillo" has also been embellished thanks to the Edusi programme and the collaboration of nationally and internationally renowned muralists, leading to the creation of an open-air urban art museum with more than 20 large works, known as "El Paseo de los Murales". A casual walk through the streets also reveals a considerable amount of sculptures.

Fuengirola is also a shoppers' paradise. The Miramar commercial centre, with its large variety of national and international brands, as well

as restaurants and a multi screen cinema complex, is always a popular destination. As well as this, there are two municipal markets, and two traditional street markets - Tuesdays in the fairground and on Sundays in the Doña Sofia Park, and an antiques flea market on Saturdays, also in the fairground.

MARENOSTRUM FUENGIROLA is one of the most spectacular outdoor music venues due to its proximity to the sea and the view of the monumental Sohail Castle.

In its few years of life, this festival has been able to attract the most prestigious national and international groups, thus achieving a great worldwide projection.

It was the venue chosen for the only stop in the EU on Jennifer López's tour, but it has been visited by such prestigious figures as Ricky Martin, Bob Dylan, Sting, Alejandro Fernández, Santana and Manuel Carrasco, among many others.

Fuengirola has experienced significant population growth, becoming a town in which citizens from different cultures and from different Autonomous Communities of the Spanish State as well as from the rest of the world, all live together.

With the intention of creating awareness of the customs, folklore, gastronomy and cultural, historical and tourist attractions of each inhabitant of our multicultural town, in 1994 a project was set up which over the years has become one of the most important events of this nature on the Costa del Sol, the International Trade Fair.

The Fuengirola International Fair is organised jointly by the Department of Tourism of the Town Council of Fuengirola, and the different national and foreign associations, entities, clubs and collectives located within the municipality. These national and international groups that participate in the event rely on the institutional collaboration provided by the communication media, Town Councils, District Councils, Autonomous Fuengirola International Fair, facilitating better promotion of the products, tourist destinations, cultural facilities and folklore of same.



Photo: Martin Cuijpers

FIP, as the Fuengirola International Fair is currently known, takes place every year, between the months of April and May, with free entry to the permanent Fuengirola fairground.

By visiting this event, you can experience a tour around the world in four days. Infectious and interactive music, played by authentic bands who are visiting from their countries of origin for the express purpose of performing in this Fair. Delicious dishes, prepared with all the colour and flavour to transport us, through the palate, to faraway countries and communities. Exotic drinks, intense flavours indigenous to each culture. Exhibition and sale of typical products...

The ideal place and time to live a unique experience, stepping up to the window on the world and enjoying the more than thirty three countries and communities represented. Governments, Embassies and Consulates, all of whom lend their support to notably improve the presence of their country or region at the Fair.

Click Here to read our other blogs.

OUTDOOR LIVING

THE EARLY MONTHS OF SUMMER MEAN ONLY ONE THING!



The early months of Summer in southern Spain mean only one thing: the return of outdoor living.

The early months of Summer in southern Spain mean only one thing: the return of outdoor living. From evening dining with friends under the stars to impromptu poolside barbecues, or just enjoying a perfect shaded area to unwind with a cool drink, the options are almost endless.



Rather than just drag out the same old sun loungers, now is the perfect time to rethink how to get the most from outdoor living this summer.



Rather than just drag out the same old sun loungers, however, now is the perfect time to rethink how to get the most from outdoor living this summer.

STAY COOL BY THE POOL

If you are fortunate enough to have a private pool, then it might be time to consider updating. A quick dip in your swimming pool provides a welcome respite from the heat of high summer, but with a little imagination it can become focal point as well. It is well known that swimming has huge benefits - it doesn't put the pressure on your joints in the same way that other exercises do, and so is ideal for the over 40s as well as those who are recovering from injury. Even small

plunge pools can be used by more active swimmers with the installation of water jets to swim against.

If you want your pool to be a place that you can relax in, then you can opt for: massage jets, update your pool lighting and even install a current generating machine, lagoon or glamour style- ProMas know exactly what to do to get what you'd like out of your pool. Upgrade your sunbathing area and perhaps add a freshwater shower and you have pool perfection!

GET COOKING!

There is something very special about outdoor eating in the summer – food always seems to taste better! But rather than having the hassle

of cooking inside and then having to bring out the food, consider an outdoor kitchen.

A simple set up with a preparation area, fridge, sink and cupboard space takes the stress out of summer dining. Add a dedicated barbecue or even wood burning oven, as well as a bar area, and you are good to go. Another benefit of living here is that you won't be restricted to using the outdoor kitchen solely in summer. If the sun is shining (which it normally is) you can enjoy al fresco eating year round – even Christmas lunch!

SUMMER CHILLING

Let's face it – summer on the coast can be hectic as the maddening crowds descend to enjoy our little slice of paradise. If you have had a





busy morning getting provisions for your evening poolside dinner, or just want to kick back and relax, then a book with a cool drink in the shade is just the thing. A poolside pergola is always a great option and provides another level to luxury to your day.

INSIDE OUT

You can also make a fresh new use of your terrace, by treating it as an extension of your main interior space. Installing glass

curtains rather than sliding doors, and restyling a tired terrace with new flooring, mood lighting and new furniture will complete a seamless transition from inside to outdoor living.

With just a little imagination you will be able to enjoy the best of summer living, all year round!

Click Here to read our other blogs.

BEACH LIFE!

DISCOVER MARBELLA'S BEACH BARS AND CLUBS





Marbella's Beach Bars
and Clubs, luxurious,
laid back or lively, offer
the perfect slice of
Beach Culture!

Marbella's Beach Bars and Clubs, luxurious, laid back or lively, offer the perfect slice of Beach Culture! St Tropez or the Costa Esmeralda may claim to have more class, and the Caribbean or the Maldives may have more golden beaches and crystal blue seas but Marbella has a greater variety of beach bars, clubs and simple chringuitos than the rest of them combined.



The choice is yours. Your day at the beach can be a stylish affair, sipping cocktails and sampling sushi on your designer beach bed as the live DJ plays the latest sounds or you can go low key, laid back and traditional, with the sand between your toes, beer in hand as you groove to the band. Marbella has it covered.

Marbella's chilled and cosmopolitan beach clubs allow you to show off your designer beachwear, sip on a classic cocktail and enjoy some innovative cuisine. There are no transport issues as the convertible has been safely valet parked or the dingy is waiting to take you to the yacht moored in the shimmering Mediterranean. Sit

back, relax and take in the views surrounded by the beautiful people, sports stars enjoying a little down time and the seriously wealthy.

Top of the list when it comes to sampling this little slice of hedonistic heaven, are Nikki Beach, Ocean Club, El Chringuito at the Puente Romano Hotel, Spiler at the Hotel Kempinski Bahia Marbella, La Cabane at the Hotel Los Monteros, Estrella del Mar at the Vinicci and La Sala by the Sea.

The healthy combination of fresh sea air and sunshine is an excellent way to work up an appetite. Marbella's beach clubs have a mouth-watering range of cuisines for you to enjoy. From

contemporary to traditional, from Far Eastern to European and all possible styles of fusion in between, the chefs at Marbella's beach clubs never fail to surprise and delight. If you want your beach day to feature fabulous food, the La Plage Cassanis, Besaya Beach, El Oceano, Mistral Beach, La Sala by the Sea, Nikki Beach, Max Beach and Bono's Beach are all highly recommended.

You might want to let your hair down, slip on your sexiest summer outfit and to party hard on the "playa"?. With big name DJs, scandalously sensual go-gos, live sax and percussion and the inevitable champagne spray parties, can get up to some serious Marbella mischief on the beach both night and day! Be warned though, these beach parties are all day affairs, so pace yourselves. You can find the party crowd - especially on

Sundays – at Nikki Beach, Max Beach, Playa Padre and Ocean Club.

Other sun seekers search out a different vibe. For them the beach is a place to wind down and chill out with a bottle of something cool in your hand. “Boho Chic” is the vibe, informal

and very, very relaxed. Great food, frequent live music and the sensuous feeling of sand between your toes always rank as one of quintessential Marbella beach bar experiences and you will find this and more at Sonora, Mistral, Victor’s Beach – one of the longest established and Trocadero Playa.

There is no doubt about it - Marbella really does have the best beach culture in Spain, with beaches for all of the summer season. So what are you waiting for? We’ll see you on the beach!

Click Here to read our other blogs.



Images: sublimbeach.com/

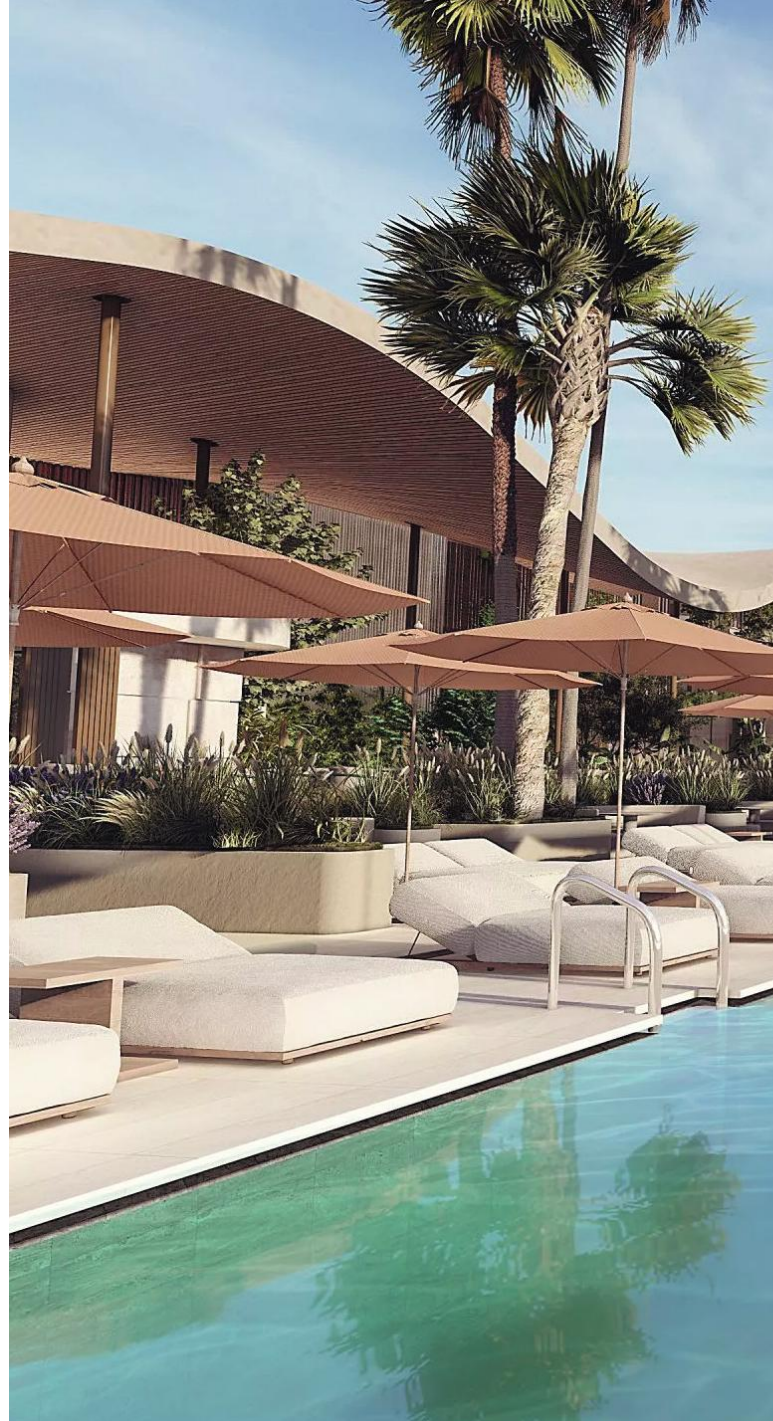
LIFESTYLE

SUBLIM STYLE

OPENING OF SUBLIM BEACH CLUB
IN ESTEPONA



The opening of Sublim Beach club in Laguna, the luxurious leisure complex just to the east of Estepona, underlines the resort town's renaissance as a five star destination.



Rebuilt from a dramatic fire that devastated the original Laguna Village, Laguna has risen “Phoenix -like” as a hub of hospitality, gastronomy, leisure, and entertainment and a meeting point for lovers of the good life.

The rebuild prompted a rethink about the priorities of those enjoying the luxury lifestyle. Laguna set out to create a unique gastronomic experience, embracing an innovative concept that seamlessly combines world cuisine, lifestyle, leisure, and a diverse array of entertainment. All



this is set in a breathtaking environment with that harmoniously merges with the surrounding greenery with cutting-edge eco-friendly architecture, captivating interior design, and state of the art technology.

Surrounded by palm trees and lush vegetation and spread across an expansive 13,000 square metres of land, Laguna's purposely planned complex has been strategically designed to create a unparalleled environment where top-tier brands from various sectors come together. As a result guests can enjoy great ambience, friendly and efficient service and high quality hospitality while enjoying magnificent sea views.



SUBLIM

Located close to Kempinsky Bahia Hotel and the luxury Ayana development.



Sublim Beach Club is the jewel in Laguna's crown. Opened this year it brings an understated and unparalleled elegance to the beach experience. Sublim offers





a variety of leisure and dining options, from poolside light bites to a gastronomic journey at the restaurant, which seamlessly combines natural ingredients of the highest quality to achieve sophisticated and unique combinations.

As well as the food, Sublim benefits from one of the finest beachside locations in the world, and has created an exciting, innovative and luxurious collection of

the innovative cocktails. Taking inspiration from the bohemian and sophisticated styles of the Mediterranean, the mixologists have developed their own twists on some of the world's 'classic' cocktails. Reflecting worldwide trends in mixology there is also a selection of healthy and low-alcohol cocktails as well as cocktail alternatives aiming to boost your health.

Sublim, however, is not just about the food

and drink. It aims to provide unique and vibrant experiences through a variety of events. Guests can immerse themselves in the spirit of Sublim while dancing around the pool under the warm rays of the sun or beneath the moonlit sky while the African coast sparkles in harmony with the rhythms of the music. Each theme cultivates the atmosphere and weaves a sonic narrative that transports them on an emotional journey, creating an unparalleled experience where music becomes the guiding thread of unforgettable moments.

Located just a few minutes from the Kempinski Bahia Hotel and the luxury Ayana development, Sublim is where leisure and lifestyle seamlessly merge. Thoughtfully designed to offer modern elegance and comfort and with scenic views, world-class gastronomy, amenities, smart technology, and a vibrant community Sublim provides unrivalled comfort and classic contemporary style, ensuring that your visit is a unforgettable experience.

Click Here to read our other blogs.





**EUROPEAN
PROPERTY
AWARDS**
DEVELOPMENT

L AUFEN



**BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN**

Ayana
by Merlin Real Estates S.L.

2023-2024

**PROGRESS
UPDATE:**

**Construction continues
at Ayana Estepona.**





FROM

€1,395,000

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.

AssetFolio | **excl.**



AYANA

ESTEPONA

WELCOME TO THE NEW SHOW APARTMENT AT AYANA ESTEPONA

Step into the show apartment at Ayana Estepona, where every detail has been thoughtfully curated to offer an exceptional living experience. This apartment transcends mere opulence, presenting a masterclass in design that harmoniously blends contemporary aesthetics with functional living spaces. Created by a team of renowned architects and interior designers, the showflat provides potential buyers with a vivid preview of the refined lifestyle that Ayana Estepona promises.

As visitors step inside, they are immediately welcomed by a spacious open-plan living area that epitomises modern elegance. The integration of



**EUROPEAN
PROPERTY
AWARDS**
DEVELOPMENT

LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024









AYANA

ESTERONA



AssetFolio | **excl.**



AYANA

ESTEPONA

the kitchen, dining, and living spaces is both seamless and sophisticated, ensuring a fluid living experience. This layout not only maximises space but also enhances the feeling of openness and connectivity throughout the apartment.

One of the most striking features of the show apartment is the abundance of natural light. Large floor-to-ceiling windows allow sunlight to pour in, creating a warm and inviting atmosphere. This natural illumination highlights the meticulous attention to detail evident in every corner of the apartment. The interior design features a palette of neutral tones, which provides a calming backdrop and accentuates the luxurious materials used. High-quality finishes, including countertops made from a single piece of porcelain tile and hardwood flooring in the bedrooms, add layers of sophistication and elegance.

The furnishings and decor have been carefully selected to complement the architectural style of the apartment.







AYANA

FOLIO MAGAZINE | JUNE 2024 | 39





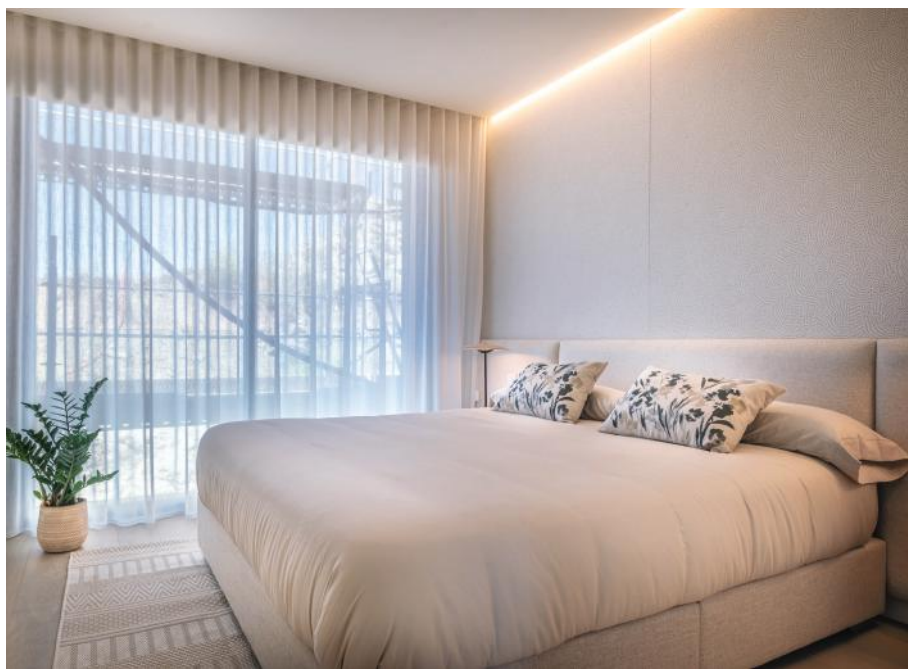
AYANA

ESTEPONA

The kitchen, designed with both aesthetics and functionality in mind, boasts top-of-the-line appliances, sleek cabinetry, and ample countertop space. It's a space where culinary creativity can flourish, whether you're preparing a quick meal or hosting a dinner party. The living area, furnished with plush seating and contemporary art pieces, offers a perfect blend of comfort and style. It's an ideal space for relaxation or entertaining guests, embodying the luxurious yet inviting essence of Ayana Estepona.

Beyond the indoor spaces, the show apartment extends its luxury to the outdoors with a private terrace. This area serves as a personal sanctuary, offering stunning views of the Mediterranean Sea and the meticulously landscaped gardens of the Ayana complex. The terrace is designed for versatility, making it perfect for everything from morning coffees to evening gatherings under the stars.

The show apartment at Ayana Estepona is more than a model home; it is an embodiment of a lifestyle defined by elegance, innovation, and comfort. This space invites you to experience firsthand the sophisticated living that Ayana Estepona offers. It stands as a testament to exceptional design and thoughtful planning, promising a life of luxury and tranquility in one of Spain's most desirable coastal locations.



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

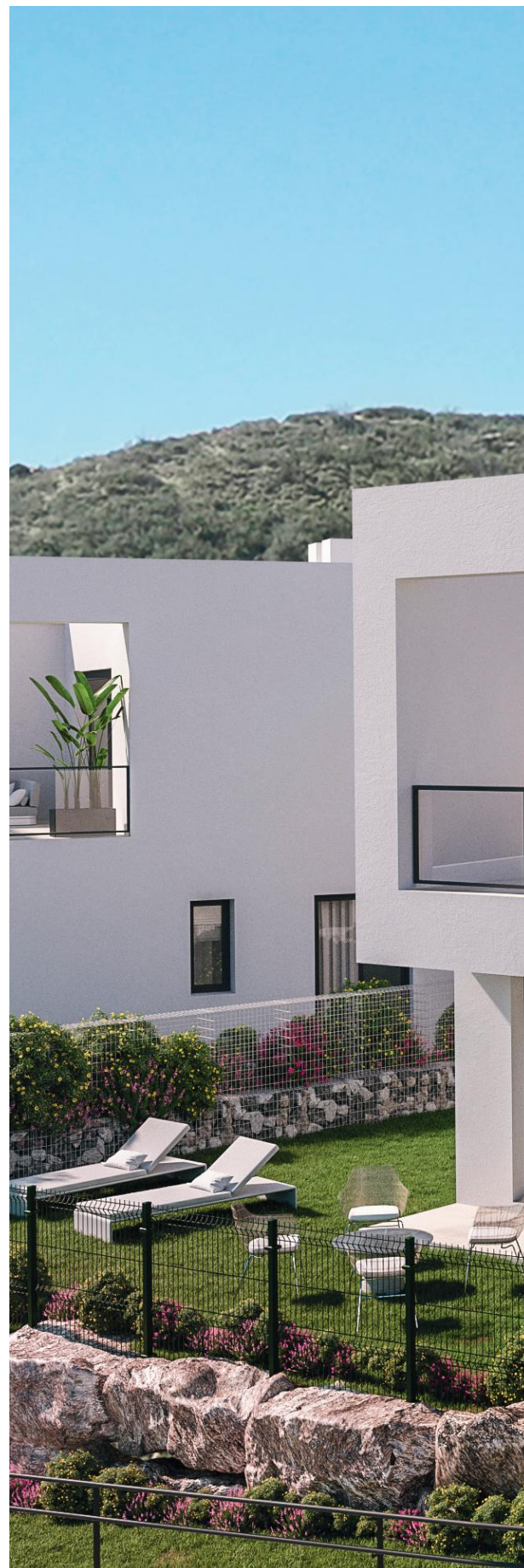
Alya Mijas is superbly located on a hillside overlooking the mediterranean close to Mijas. All facilities are in close proximity, including good access to the highway, beautiful beaches, international schools, fine dining, golf courses and the lively cosmopolitan towns of Mijas, La Cala de Mijas and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





PROGRESS UPDATE:

Watch the latest construction update from Alya Mijas.

PRICES FROM JUST
€406,000



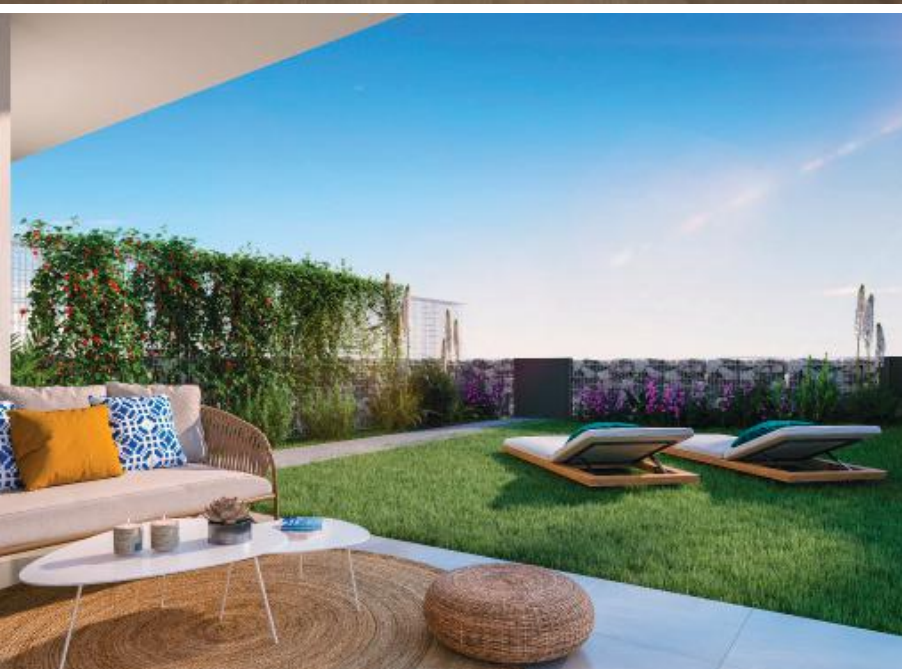


Alya Mijas

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.









IFIELD HOUSE

Situated in the serene Forest Hills of Estepona, 'Ifield House' offers breathtaking panoramic views of the sea and mountains. Surrounded by evergreen cork oak and pine trees, this location provides a lush, green environment even during the height of summer. Forest Hills is a tranquil community home to a diverse mix of year-round residents, including families and retirees from various nationalities. The closest neighbours are English, and owned a renowned local golf course. Despite its peaceful setting, the area is well-equipped with amenities, including a tennis club, gym, riding school with stables, two local restaurants and a beach just four minutes down the hill where there is a supermarket, petrol station, Beso Beach club and restaurant, the newly opened Sublim beach club, bar and restaurant at Laguna Village and the facilities of the neighbouring 5* Kempinski Hotel.

€1,395,000

SPECIFICATIONS

- 3 Bed
- 4 Bath
- 200 m² Built
- 98 m² Terraces
- 880 m² Plot







IFIELD HOUSE

Located on the 'New Golden Mile,' Ifield House is a mere 5-minute drive from Estepona, 15 minutes from Puerto Banus, and 20 minutes from Marbella. Malaga and Gibraltar airports are just 40 minutes away, making them conveniently equidistant from either direction.

One of the unique attractions is a 50m² infinity swimming pool lined with bottle green mosaic tiles inspired by the pool from the movie 'Stealing Beauty,' with a natural stone surround, blending seamlessly with the natural landscape of the lush green valley. A large hardwood decking terrace with sun loungers to enjoy all-day sunshine has access to the lower lawn, bedroom suites, upper lawn, and terraces via traditional wooden railway sleeper steps. Additional stone steps lead up to the large private terrace and sunloungers of the master bedroom suite.

Click Here to find out more about Ifield House.







€995,000

SPECIFICATIONS

3 Bed
2 Bath
254 m2 Built
70 m2 Terraces
302 m2 Plot



RESALES

**ALOHA GOLF
FRONT LINE NEWLY
RENONVATED
TOWNHOUSE**

Newly renovated spacious townhouse, located front line to Aloha Golf, in the prestigious gated community Peña Blanca. Walking distance to the clubhouse and close to all amenities. The south west facing corner property offers an open plan living layout. The entrance level offers a fully equipped kitchen, wine cellar, dining area, spacious living room. Double glass sliding doors open up to the expansive terrace and garden. From the garden lovely views across over Aloha golf course. Possibility of having a private pool in the garden. The first floor features three bedrooms, the master being en-suite, one further bathroom and a terrace. Carport with space for two cars and installed charger for electric cars.

Click Here to find out more about this newly renovated townhouse.







€695,000

SPECIFICATIONS

3 Bed
2 Bath
151 m2 Built
39 m2 Terraces
0 m2 Plot




RESALES

**FULLY RENOVATED
FRONTLINE
BEACH DUPLEX
PENTHOUSE**

Fully renovated 3 bedroom duplex penthouse front line beach and located on the 9th floor with spectacular unbeaten and panoramic views to the Mediterranean and the coast. South facing. Direct access to the beach and walking distance to the port and town center of Estepona.

Spacious living/lounge area with open plan fully fitted kitchen with Bosch appliances. Direct access to a big covered and open terrace with amazing views. Guest toilet.

Community pool and mature gardens, tennis court, social area with BBQ. Direct access to the beach and the Estepona promenade.

Click Here to find out more about this fully renovated duplex penthouse. 





€4,150,000

SPECIFICATIONS

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



RESALES

**SPLENDID
CONTEMPORARY
HOME IN NUEVA
ANDALUCIA**

This is a splendid semi-detached property, part of an exclusive housing project. Nestled in a secure community in Nueva Andalucia, this modern architectural jewel shines with its clean lines, mesmerizing geometric exterior, and chic natural materials in soothing neutral shades.

The property invites you to embrace the outdoors with a covered terrace perfect for dining and relaxation. A custom-designed solarium with a private pool offers awe-inspiring panoramic views of the Valley, La Concha, the Mediterranean Sea, and Gibraltar.

Click Here to find out more about this contemporary home in Nueva Andalucia.







€1,765,000

SPECIFICATIONS

3 Bed
2 Bath
127 m2 Built
43 m2 Terraces
0 m2 Plot



RESALES

**NEW GOLDEN MILE
FRONTLINE BEACH
FULLY RENOVATED
APARTMENT**

Fully renovated top quality 3-bedroom ground floor apartment in Cabo Bermejo.

Frontline beach, south/west facing, sea views, quiet and private. Direct access to the beach.

Spacious living and dining area with fully fitted open plan kitchen (Miele appliances) and direct access to a large terrace, master bedroom ensuite and two guest bedrooms sharing one bathroom. One underground parking and one storage. Communal nature, lush gardens, gym and community outdoor and indoor pool. Great location. Less than 5 minutes drive to all amenities.

Click Here to find out more about this fully renovated apartment.







€229,000

SPECIFICATIONS

- 2 Bed
- 2 Bath
- 86 m2 Built
- 33 m2 Terraces
- 0 m2 Plot



RESALES

ESTEPONA GOLF CHARMING 2-BED APARTMENT

This beautiful and rental potential charming 2-bed apartment is located next to the Estepona Golf club house. The property enjoys morning and evening sun, terraces on both sides. It is also close to all amenities and Estepona port and town center.

The living/dining area with an open plan fitted kitchen, master bedroom en suite and one guest bedroom with bathroom. and ample terraces. The community offers a gardens and swimming pool.

Click Here to find out more about this charming 2-bed apartment.







FROM
€540,000

SPECIFICATIONS

15 units
2-3 Bed

STATUS

Pre-launch



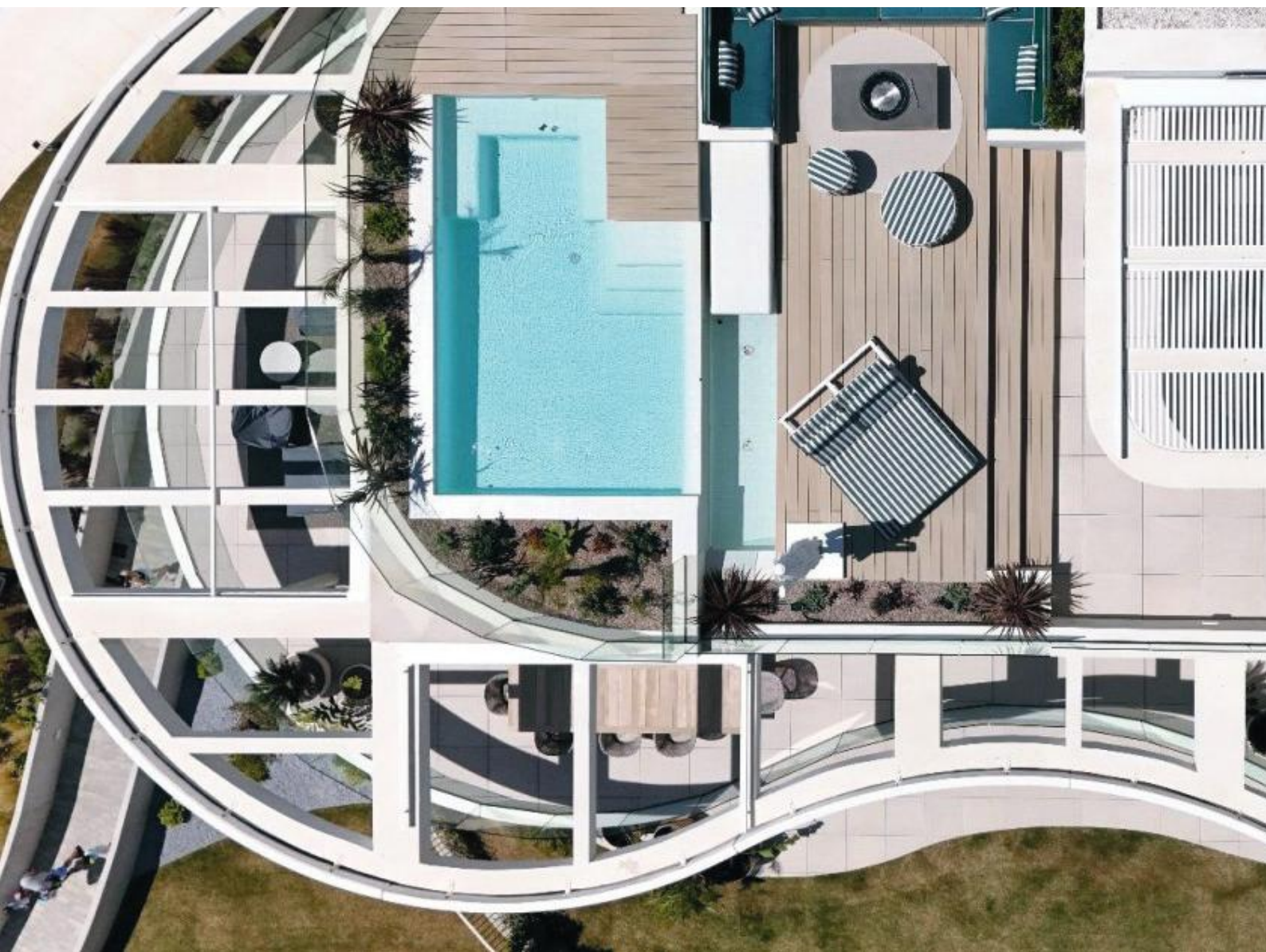
NEW DEVELOPMENTS

**MODERN PRIVATE
APARTMENT
COMPLEX WITH
BREATHTAKING
SEA VIEW**

This residential complex comprises of 15 apartment located in Estepona West walking distance to the beach. Privacy guaranteed with its gated community with video surveillance. It offers well-thoughtout modern layout and panoramic windows, something uncommon in this location. It stands out for its used of high quality materials and top-notch construction.

Click Here to find out more about these modern private apartments.







FROM
€1,199,000

SPECIFICATIONS

20 units
2, 3 & 4 Bed

STATUS

Completed



NEW DEVELOPMENTS

KEY READY LUXURY RESIDENTIAL COMPLEX BETWEEN MARBELLA & BENAHAVÍS

At this development you will experience luxurious and contemporary living in an exclusive location. The buildings are beautifully integrated within the natural surroundings and take full advantage of the amazing views.

Starting with seven iconic buildings that will house 49 spacious residences set in beautiful gardens, it will create a unique boutique complex atmosphere. The innovative concept will be followed in the second phase by a further 70 residences to complete the project.

Click Here to find out more about this residential complex.







MARBELLA LAKE

This brand new, luxurious 2-bedroom, 2-bathroom elevated ground floor apartment is nestled in a serene gated complex adjacent to a picturesque lake.

As you enter, you're greeted by sleek, modern finishes that exude sophistication and style. The spacious living area boasts floor-to-ceiling windows, allowing natural light to flood the space while offering breathtaking views of the shimmering sea. Step outside onto your expansive terrace, an inviting extension of your living space where you can take in the panoramic vistas.

€625,000

SPECIFICATIONS

2 Bed
2 Bath
93 m² Built
42 m² Terraces
0 m² Plot











MARBELLA LAKE

The gated complex offers residents exclusive access to sparkling pools, surrounded by meticulously manicured gardens, providing a serene oasis to relax and unwind.

Convenience is key with this apartment, as it comes complete with a private underground parking space for your vehicle and a storage room.

Click Here to find out more about Marbella Lake.





VILLA ROSAS

Villa Rosas is a magnificent 5 bedroom villa set in the heart of the Nueva Andalucía Golf Valley, close to the beach and just a short distance from the luxury amenities of Puerto Banus and Marbella.

It is a superb property set on a spacious plot of over 1,218m² and surrounded by some of the most prestigious championship golf courses in the area including Las Brisas, Los Naranjos and Aloha. Its enviable location makes Villa Rosas the perfect holiday retreat or permanent home for those looking for a healthy mediterranean lifestyle.

The immaculate exterior spaces of the villa are perfect for enjoying an outdoor lifestyle. The enticing turquoise swimming pool with integrated sun beds is surrounded by mature tropical gardens, natural stone floors, balinese sun beds, an exterior dining area and chill-out terraces.

€3,995,000

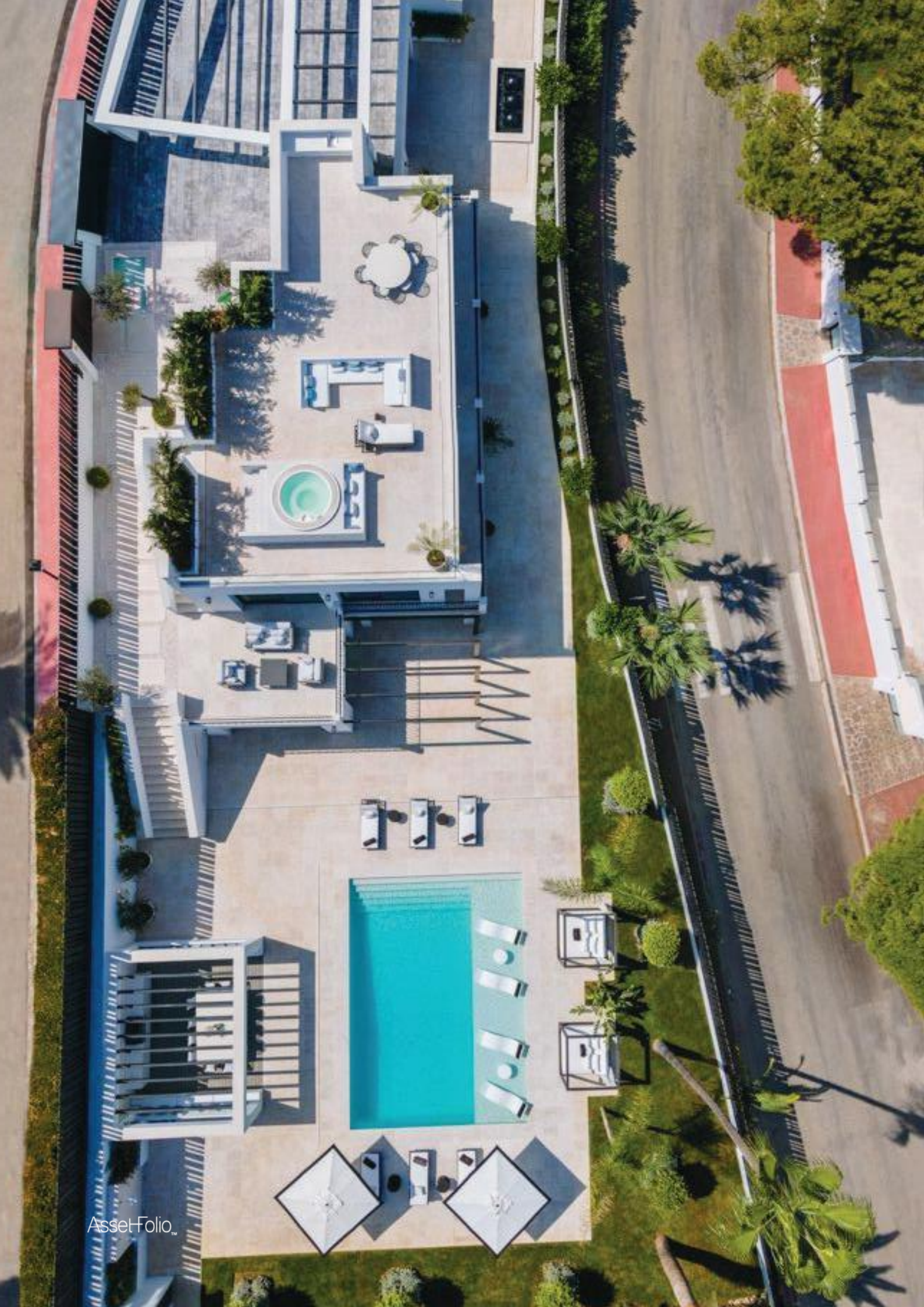
SPECIFICATIONS

5 Bed
5 Bath
446 m² Built
171 m² Terraces
1218 m² Plot









VILLA ROSAS

The interior of Villa Rosas is exquisitely presented with contemporary open-plan living spaces. The lounge boasts floor-to-ceiling windows, a modern fireplace and a spacious dining area. The luxurious contemporary kitchen combines marble and oak wood for a sophisticated finish and is equipped with high-end Miele appliances. The master suite has been intricately designed and decorated with luxury and comfort in mind, and enjoys direct access to the swimming pool area. The elegant and contemporary guest bedrooms are all on-suite and have direct access to the swimming pool or beautiful views of the tropical gardens.

Villa Rosas is also equipped with an array of entertainment and wellness areas. The remarkable TV lounge, located on the lower level, has direct access to an elegant cocktail bar. The villa also enjoys a chic gym area, accompanied by a bathroom, steam bath and sauna.

The prime location of Villa Rosas, makes this magnificent property a must-see. Viewing highly recommended!

Click Here to find out more about Villa Rosas.



JACARANDAS 12

Palo Alto. This 1st floor luxury apartment has a spacious and beautiful interior leading out to a huge terrace which offers fantastic panoramic views of the Mediterranean sea and mountain views with the most spectacular sun rises you can view.

This home has been developed up to the highest standards and completed in 2022, this unique apartment offers an open plan living room connecting the kitchen and dinning area together. The kitchen is designed by Gunni & Trentino with Siemens appliances and has direct and convenient access to the separate laundry area.



€769,000

SPECIFICATIONS

2 Bed
2 Bath
116 m² Built
40 m² Terraces









JACARANDAS 12

Set over six low rise buildings, Jacarandas in Palo Alto has a private outdoor pool with gardens. Residents will also have full access to all the amenities of Palo Alto including a superior gym, hammam and jacuzzi in the Palo Alto Club available to owners and your guests also you will have access to the community engagement program, farmer's market, tennis court and pools.

Palo Alto offers you access to concierge services, a shared workspace for collaboration, and endless spaces to enjoy the natural beauty of the Sierra de las Nieves.

Click Here to find out more about Jacarandas 12.







Scenic 4-2-1

E S T E P O N A

Discover modern luxury living in this breathtaking 2-bedroom penthouse, nestled in the heart of Estepona's prestigious Las Mesas neighborhood. With panoramic views and over 150 square meters of internal living space, this brand new penthouse sets a new standard for contemporary coastal living.

Perched high above the charming town of Estepona, this penthouse provides mesmerizing panoramic views of the Mediterranean Sea, the lush green surroundings, and Estepona's picturesque landscape. Enjoy stunning sunsets and endless vistas from the comfort of your own private oasis.

Step into a world of modern elegance with this brand new penthouse. Every detail has been carefully considered, from the high-quality finishes to the sleek and stylish design. The spacious living areas are flooded with natural light, creating an inviting and airy ambiance. The heart of this penthouse is its sprawling open terrace. Imagine dining al fresco, hosting gatherings with friends, or simply relaxing in your private outdoor sanctuary while gazing at the Mediterranean.

€815,000

SPECIFICATIONS

2 Bed
2 Bath
150 m² Built
193 m² Terraces
0 m² Plot









Scenic 4-2-1

ESTEPONA

Located in the desirable Las Mesas area, you're just minutes away from Estepona's beautiful beaches, a vibrant culinary scene, golf courses, and all the amenities you could desire. This penthouse offers the perfect blend of tranquility and accessibility.

You'll be the first to call this penthouse home. Everything is fresh, pristine, and ready for your personal touch. This property is the epitome of modern living.

Whether you're looking for a primary residence, a vacation home, or an investment opportunity, this penthouse is a wise choice. The growing popularity of Estepona makes it an excellent long-term investment.

Don't miss the chance to make it yours. Contact us today to arrange a viewing and experience the magic of Costa del Sol living.

Click Here to find out more about Scenic 4-2-1.







VILLA 17

Located on a private and tranquil street front line to the golf course of Valle Romano, Villa 17 is a stunning modern masterpiece that exudes beauty and serenity, boasting panoramic sea golf and mountain views and only minutes from the ever talked about town of Estepona . Within this prestigious location you are within a short distance to the beachfront, enjoying the fantastic outdoor lifestyle and entertainment Estepona has to offer.

This 6 bedroom, 5 bathroom home sits on a plot of over 1000m2 with over 383m2 of liveable space plus solarium and terracing, walking in through the impressive front door opens you up to a spacious and bright living room area with a beautiful interior bespoke design and floor to ceiling windows which allow plenty of natural light to shine through.

Boasting of a generous terrace with sunken lounge and fire pit complete with pool and Outdoor kitchen which includes a gas BBQ and hot/ cold tap dining area, this setting overlooks the views towards the Mediterranean sea over the golf course.

€2,800,000

SPECIFICATIONS

6 Bed
5 Bath
383 m² Built
150 m² Terraces
1005 m² Plot









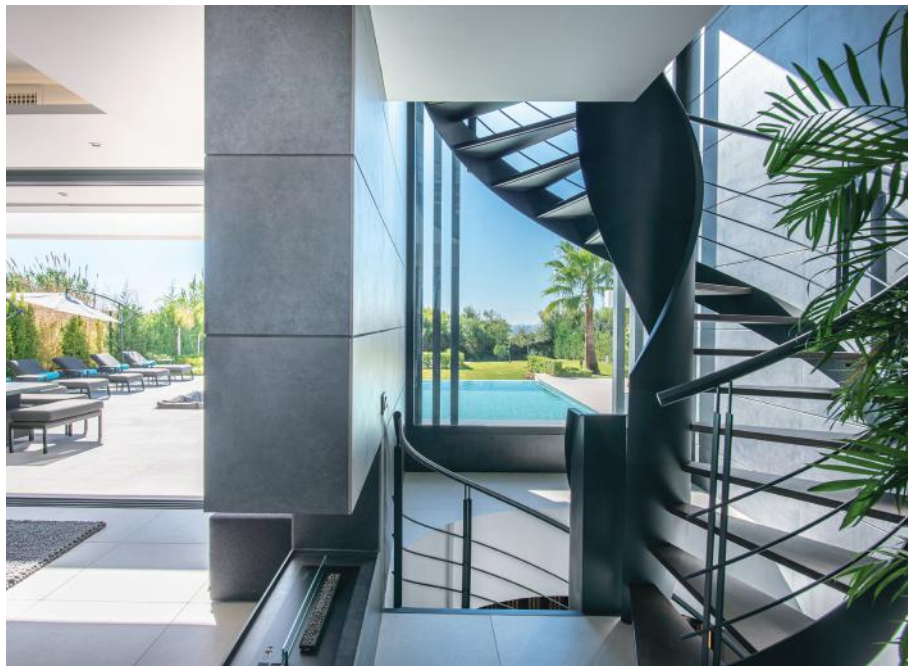
VILLA 17

Upstairs a sophisticated master suite opens to a terrace with gorgeous views. An impressive basement level includes plenty of entertaining features such as a TV area, wine bodega and cinema room.

The villa has been designed to be as cost efficient as possible and utilise a state of the art demotic system for interior lights (excluding bathroom), exterior and interior lights, Air condition solar panel, Heat pump for swimming pool, intercom and alarm which is all power by a 16 double panel Photovoltaic solar panel system which powered by an app allowing you to monitor consumption and feed any excess into your own power bank.

Each detail has been carefully considered, giving this villa the perfect blend of style and sophistication, ready to impress the most discerning buyer.

Click Here to find out more about Villa 17.



PURCHASING PROCESS

2024



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.

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SELLING YOUR HOME?



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