

FOLIO

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SPAIN - A SAFE HAVEN

ONCE AGAIN, SPAIN IS PROVING
ITS VALUE AS A SAFE HAVEN

ITS BEEN A LONG ROAD TO STABILITY

THE TOURISM BOOM HITTING SPAIN IS BEING FELT
MOST INTENSELY ON THE COSTA DEL SOL

TORREMOLINOS: ABSOLUTELY FABULOUS

THE TOWN HAS MADE
A GLAMOROUS RETURN!

COASTAL WALKS WORTH WAKING UP FOR

APRIL IS AGUABLY THE
PERFECT TIME TO EXPERIENCE THEM

APRIL'S EDITION OF FOLIO MAGAZINE REFLECTS THE GROWING MOMENTUM ALONG THE COSTA DEL SOL AS THE SEASON BEGINS TO UNFOLD.

WE BEGIN BY EXPLORING HOW SPAIN IS INCREASINGLY VIEWED AS A SAFE HAVEN AMID INSTABILITY IN THE MIDDLE EAST – STRENGTHENING ITS APPEAL AMONG INTERNATIONAL BUYERS SEEKING SECURITY AND LONG-TERM VALUE.

CLOSER TO HOME, WE LOOK AT THE STRENGTH OF TOURISM, NOW FIRMLY A YEAR-ROUND DRIVER OF THE LOCAL MARKET. WE ALSO TURN TO TORREMOLINOS, WHICH HAS MADE A CONFIDENT RETURN AS ONE OF THE COAST'S MOST DESIRABLE DESTINATIONS.

THIS ISSUE ALSO STEPS OUTDOORS, HIGHLIGHTING COASTAL WALKS WORTH WAKING UP FOR THIS APRIL – A REMINDER OF THE LIFESTYLE THAT CONTINUES TO DRAW PEOPLE HERE.

AS ALWAYS, YOU WILL FIND OUR CURATED SELECTION OF STANDOUT RESALES AND THE LATEST NEW DEVELOPMENTS – BECAUSE GREAT INSIGHT SHOULD LEAD TO GREAT OPPORTUNITY.

Enjoy!

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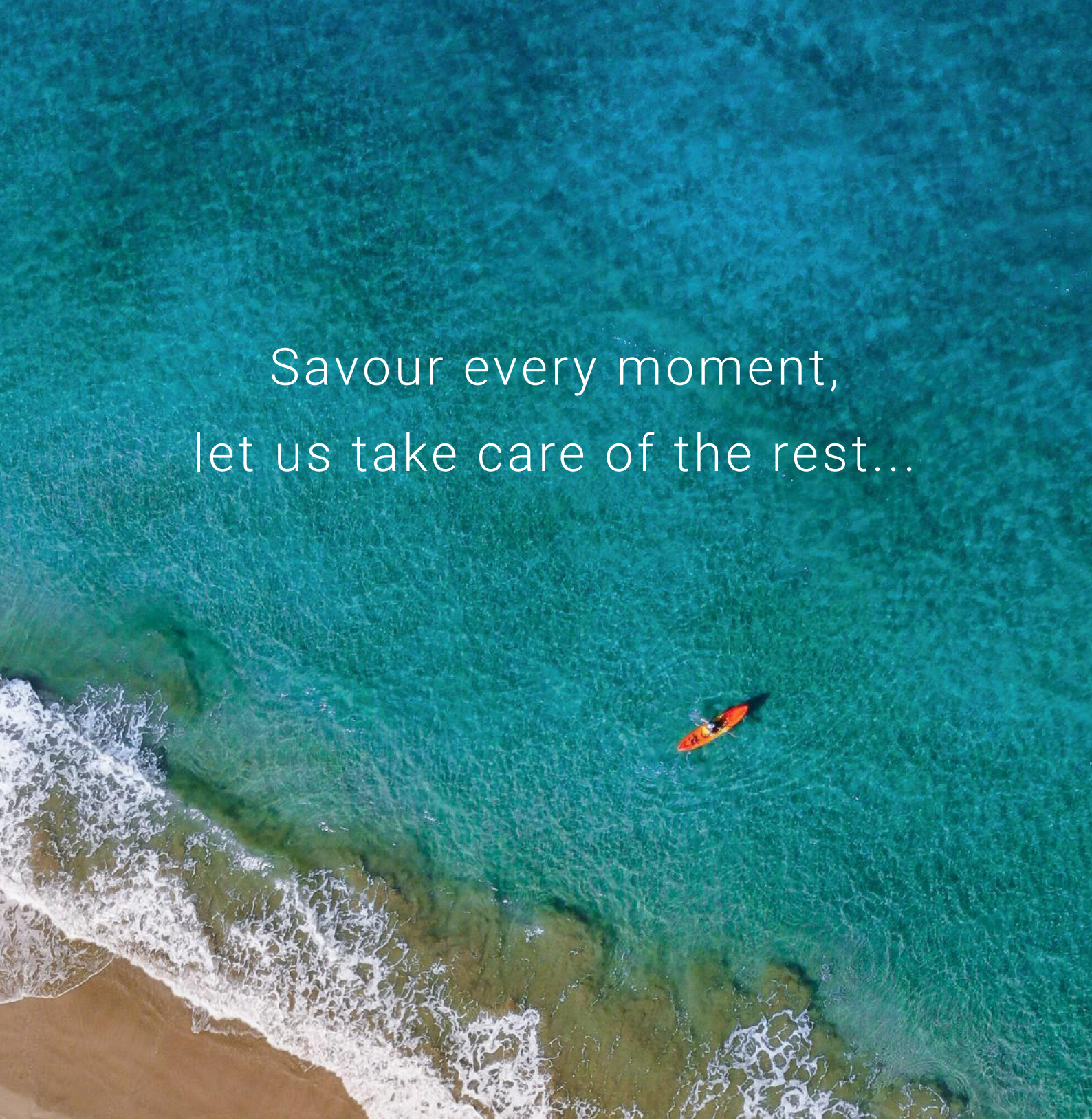
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SELLING YOUR HOME

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How Asset Folio can help you sell your home in 2026.

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let us take care of the rest...





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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.

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April 2026 · Edition 43

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ALSO IN THIS ISSUE: CASA F1, VILLA TERESITA, NYRA RESIDENCES, VIDA PROPERTY MANAGEMENT

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EXCLUSIVE PROPERTY LISTING

casaf1

Set within a peaceful, well-kept development that captures the charm of a traditional Andalusian village, this bright corner semi-detached home offers an excellent blend of space, comfort, and privacy. With only one adjoining wall, it enjoys a greater sense of independence compared to typical properties.

Fully renovated and arranged over two floors, the home features generous living areas with three spacious bedrooms and three bathrooms—ideal for families or those looking for a versatile, well-proportioned residence. The living room and kitchen flow seamlessly onto several sun-filled terraces and a charming Andalusian patio, perfect for outdoor dining or quiet relaxation.

A southeast orientation floods the main living spaces with natural light throughout the day, while the northwest-facing rear provides a cooler, more tranquil setting in the afternoons.

€749,000

SPECIFICATIONS

3 Bed
3 Bath
240 m² Built
100 m² Terraces
0 m² Plot









casaf1

Additional features include over 30 m² of storage across two separate rooms, along with two private underground parking spaces offering direct access. The property is also equipped with solar panels for improved energy efficiency.

The development itself offers a warm, traditional feel with well-maintained communal areas, including a swimming pool and paddle tennis court—ideal for enjoying a relaxed Mediterranean lifestyle year-round.

Overall, this is a standout opportunity for anyone seeking a spacious, well-designed home in a quiet yet well-connected residential location.

Click Here to find out more about Casa F1.





SPAIN A SAFE HAVEN



Once again, Spain is proving its value as a safe haven.

The continuing conflict in the Middle East is obviously a huge concern for everyone. The increasingly unpredictable situation in Iran and the missile attacks on the Gulf States has dramatically refocused investor attention on safer alternatives. Once again, Spain is proving its value as a safe haven.

The past few months has seen investors with globally mobile wealth radically rethink their strategies. Dubai, for example, with its sunshine, luxury housing, favourable tax regime and a lifestyle that appeals to



those looking to avoid high tax rates in countries such as the UK, has emerged as a strong competitor to Spain in recent years.

The images of missiles striking luxury hotels, air raid sirens echoing through the streets and desperate expats and tourists scrambling for flights out, have shattered that comfortable image.

Stability and safety are always paramount when it comes to relocation decisions – whether family, business or wealth. Even if the current crisis goes no further

than an exchange of missiles or drones, that is still a terrifying prospect for anyone with a family. Even if the conflict ends suddenly, the previous perception of Bahrain, Dubai or Abu Dhabi as safe locations that were somehow immune from the tensions of the region, has been shattered.

Spain already has many of the things that people looking to relocate are most concerned with: great climate, international schools, strong infrastructure, high quality of life, as well as a relatively favourable tax environment for new arrivals. The “Beckham Law”, offers reduced taxation on foreign income for a





income for a limited period—typically six years. For many internationally mobile professionals and entrepreneurs, that is more than enough time to relocate, enjoy the lifestyle, and consider their options later.

With Spanish Prime Minister Pedro Sanchez high profile in his criticism at the US actions (including not allowing the US to use American bases in Spain) the country is considered both as politically and geographically distant from conflict zones, making it one of the safest

in Europe.

In any case, Spain becomes an attractive destination to relocate to while the situation plays itself out.

It may not all be good news, however. The Confederación Nacional de la Construcción (CNC) recently said the conflict risks triggering a new surge in raw material prices. That would increase the cost of building homes and infrastructure, which might result in project delays, abandoned developments, and reduced investment.

Overall, the cost of new construction in Spain has risen by more than 32% between 2020 and 2025. Further increases linked to geopolitical tensions and energy prices could push costs even higher. On the other hand, the current conflicts have led to industry leaders arguing that Spain needs to accelerate investment in infrastructure, including projects linked to European defence capabilities. According to experts involved in the sector, the EU may soon increase spending on transport and logistics networks, that would be capable of supporting troop movements and strategic mobility. Although this

is a disturbing scenario, any upgrade to Spain's infrastructure, much of it already some of the best in Europe, would make the country an even more attractive location.

If international investors move away from the Gulf and start to reappraise Spain, luxury markets like the Balearics, Marbella, Madrid, and Barcelona could see a rise in

demand, while for owners wanting to sell, an influx of well-funded buyers fleeing a conflict zone could make it easier to find the right buyer at the right price.

In an uncertain world, Spain is proving itself to be a safe haven.

Click Here to read our other blogs.



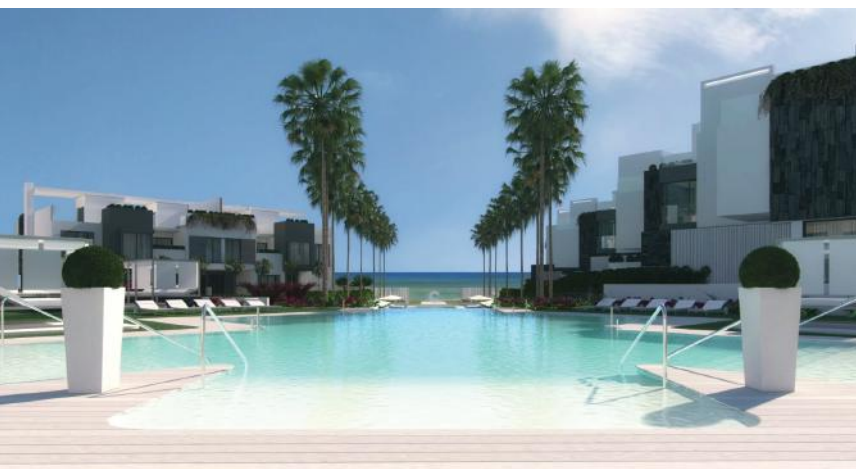




€3,450,000

SPECIFICATIONS

3 Bed
4 Bath
364 m2 Built
108 m2 Terraces
3 m2 Plot



**EXCLUSIVE
BEACHFRONT
TOWNHOUSE WITH
DIRECT ACCESS TO
THE BEACH**

Experience luxury coastal living in Estepona within an exclusive first-line beach residential community offering direct access to the Mediterranean. This prestigious development blends modern architecture with elegant design, creating the perfect balance of comfort, privacy, and sophistication.

Spacious contemporary townhouses feature expansive open-plan living areas, state-of-the-art kitchens, en-suite bedrooms, and private terraces with stunning sea views. Many homes also include rooftop solariums, private pools, and underground garages, ensuring maximum convenience and refined style.

Click Here to find out more about this beachfront townhouse.







FROM
€1,185,930

SPECIFICATIONS

16 units
2 & 3 Bed

STATUS

Under Construction

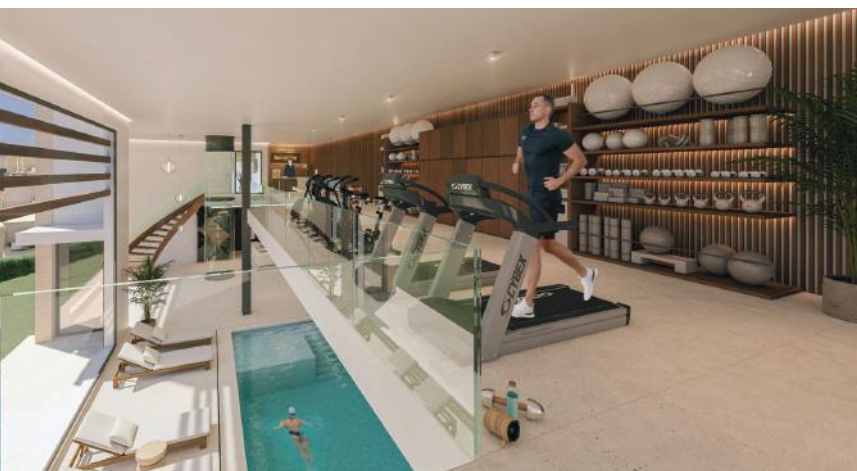
GOLF VALLEY LUXURY RESIDENCES WITH EXCEPTIONAL AMENITIES

Welcome to this exclusive residential development in Nueva Andalucía, Marbella. The project features 16 luxury multi-family homes with modern, high-quality design and a strong emphasis on energy efficiency.

Residents can enjoy generous communal areas, including a fully equipped gym, spa, and indoor swimming pool.

This sought-after location is known for its exceptional climate, beautiful beaches, and close proximity to Puerto Banús, renowned golf courses, and premium shopping areas.

Click Here to find out more about these luxury residences.







FROM
€495,000

SPECIFICATIONS

71 units
2 & 3 Bed

STATUS

Pre Launch



CONTEMPORARY APARTMENTS AND TOWNHOMES IN MONDA

A boutique residential development on the Costa del Sol offering a mix of contemporary apartments and townhomes, all delivered fully furnished and turn-key with high-end designer interiors. The project combines modern luxury with subtle Andalusian character, creating homes that are ready for immediate use, whether for personal enjoyment or rental investment.

Set in an elevated location near the traditional villages of Guaro and Monda, the development is surrounded by mountains and olive groves while remaining within easy reach of Marbella, beaches, golf courses, and Málaga Airport. This balance of tranquility and connectivity makes it appealing for both holidaymakers and long-term residents.

Click Here to find out more about these contemporary homes..



IT'S BEEN A LONG ROAD TO STABILITY





The tourism boom hitting Spain is being felt most intensely on the Costa del Sol – and nowhere more so than in Marbella. In 2025, Spain welcomed around 97 million international tourists, the highest figure on record. But the national headline masks a deeper reality: Andalusia was one of the fastest-growing regions, and the Costa del Sol captured a disproportionate share of high-spending visitors. Longer stays, higher daily spend and repeat visitors – particularly from the UK, Northern Europe, the Middle East and the US – are reshaping the local economy.

Marbella has effectively transitioned from a seasonal resort town into a year-round lifestyle and second-home market. Hotel occupancy is no longer just a summer story; winter and shoulder-season demand are now structurally higher than pre-pandemic levels. The knock-on effect is clear: restaurants, retail, services and leisure operate on a 12-month cycle, not a six-month one.

This shift is feeding directly into the property market.

Demand is being driven less by speculative buyers and more by end-users relocating lifestyle, tax residency or capital. Buyers are staying longer, spending more and – crucially – buying higher up the price curve. Prime and ultra-prime segments in Marbella, Benahavís and Estepona continue to see pressure on supply, not demand. New-build stock remains limited, and planning constraints mean that scarcity is structural, not cyclical.

The result is predictable:

prices are holding firm or rising, even as transaction volumes in other European markets soften under higher interest rates. On the Costa del Sol, tourism strength has translated into residential resilience.

Employment data reinforces the trend. Tourism-linked jobs across Málaga province are at or near record levels, pushing unemployment well below historical norms. This has supported domestic consumption and reinforced confidence in the local economy – a sharp contrast to the post-2008 period, when construction





collapse gutted employment.

The transformation is especially striking given where Spain – and Andalusia – came from. During the financial crisis, the Costa del Sol was ground zero for overdevelopment. When the property bubble burst, demand evaporated, credit froze and values collapsed. Marbella went from Europe's boomtown to a cautionary tale almost overnight.

Today, the model is fundamentally different.

Leverage is lower, buyers are more equity-driven, and

demand is international rather than domestic-credit-fuelled. At a national level, Spain is now growing at around 2.8%, well ahead of the euro-zone average, and tourism remains the single most important engine of that growth. On the Costa del Sol, that engine is running hotter than almost anywhere else in the country.

That said, success is creating friction.

Housing availability is tightening, especially in rental markets. Infrastructure – roads, water, healthcare and schools – is under pressure. Local protests

about overtourism, short-term rentals and affordability are no longer abstract political noise; they are part of the operating environment.

For Marbella, the challenge is not attracting demand. That battle is already won.

The challenge is managing growth without eroding the lifestyle and quality that made the destination desirable in the first place.

What is clear is this: Marbella is no longer riding Spain's recovery – it is one of the places driving it.

Click Here to read our other blogs





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.





TORREMOLINOS

ABSOLUTELY FABULOUS

The glamour hotspot of the 60s has recaptured its former glory to become one of the Coast's most desired destinations! Let's be brutally honest. Until recently Torremolinos was a byword for the worse excesses of package tourism – soulless architecture, all-inclusive hotels and the kind of bar that serves English Breakfast all day. The days when the former fishing village attracted the rich, famous and groovy (this was the 60s, after all) seemed to be gone forever.

In the best traditions of all divas in West End musicals, however, Torremolinos has made a glamorous return. The town has

positioned itself at the front of the avant-garde, with Town Hall stating that it has “the potential to resurface as a benchmark for modernity, nonconformity, tolerance and creativity”.

The decision by the Crown Prince of Denmark to take his honeymoon in Torremolinos in October 1950 first put this sleepest of sleepy fishing villages on the map. The “royal approval” resulted in countless celebrities, adventurers, novelists and partygoers discovering the village's streets and squares. Movie icons brought glamour to Torremolinos: Rita Hayworth went to the El Copo nightclub; Ava Gardner stayed with friends in La Roca; Greta Garbo at the Tres Carabelas



hotel; Marlon Brando in the chalets “La Verdad”; and Raquel Welch at the Tropicana Hotel. The “Pez Espada” Hotel was the place to see and be seen, became a hotspot for the stars, hosting lavish parties and events.

Frank Sinatra's experience at the Pez Espada, however, was somewhat different; while filming “Von Ryan's Express” in in 1964 a heated incident the hotel bar ended in him spending the night in jail, at 25,000 pesetas fine and Old Blue Eyes vowing never to return to Spain again!

The hub of nightlife in the 60s was El Pasaje Begoña, one of the first neighborhoods in the country to embrace gay nightlife, which

became a sanctuary for diversity and freedom, attracting a mix of locals and international visitors. The LGBTQ+ community has been integral to Torremolinos' revival, with an energetic gastronomic, lifestyle and cultural scene that culminates in *Prise Torremolinos*, which this year take place between May 26 – June 6. The town continues to be a popular destination for those seeking a lively and inclusive environment, and is recognised as the most “Gay Friendly” in Andalusia.

While traditional beach bars, or *chiringuitos*, may be fast disappearing in favour of beach clubs, Torremolinos has over 60 to choose from. Many specialise in “*espetos*”, the traditional method of cooking, which involves skewering



fish and roasting it at the edge of hot coals, others focus on fried fish, fresh seafood, traditional rice dishes, and even meat. Among the best are Los Manueles, La Jábega, and El Sardiná, which each offer a unique twist on local cuisine. The Miguel Cerdán Restaurant, one of the first chiringuitos in the area, has a history that dates back to 1941, making it a must-visit for anyone interested in the local food scene.

After your meal which not take a sundowner on one of Torremolinos' many roof top bars? From the recently opened Roof Top at the Hotel AluaSoul Costa Málaga, which offers spectacular views and a wide variety of snacks and drinks, as well as a sophisticated atmosphere

with background music, to the emblematic Hotel Meliá Costa del Sol, at Playa del Bajondillo, which has two terraces. One of them is open to the public, where you can enjoy breathtaking panoramic views of the sea and the city. On Playamar Beach, the Hotel Los Jazmines is a hidden treasure with its Lounge Bar on the 8th floor, while also on the beachfront in La Carihuela, is the Hotel La Barracuda, with panoramic views of the entire coast of Torremolinos, live music shows on Tuesdays and Thursdays, from 7pm, and on Fridays with a DJ.

If you are looking for a special location to take a few photos, check out Casa de los Navajas. This unique building, built in

1925, belonged to Luque-Navajas family, linked to the sugarcane business in the area that is now part of Málaga Airport. This small residential palace on a cliff overlooking Bajondillo beach is a superb example of neo-Mudéjar architecture. With its towers, fountains, staircases and arched interiors influenced by romantic Islamic inspiration, the Casa de los Navajas is a popular venue for a wide range of events but, but of all, is free to visit!

With easy road and rail links to both Málaga city itself and further along the Coast, Torremolinos is once again becoming the exciting centre of alternative and diverse lifestyle, but with a generous portion of traditional Andalusian gastronomy and tradition as well!

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FOLIO MAGAZINE · APRIL 2026

There is a particular kind of morning on the Costa del Sol that rarely makes it into brochures. Before the beach clubs open, before the traffic builds, and before the heat settles in, the coastline belongs to those who get out early.

April is arguably the perfect time to experience it. The air is fresh, the light is soft, and the pace is unhurried. It is when the coast feels most authentic – less like a destination, and more like somewhere to live.

For residents and second-home owners alike, these early walks are not just a pastime. They are part of the lifestyle that draws people here in the first place.



COASTAL WALKS WORTH WAKING UP FOR



THE RHYTHM OF THE COAST

Running along much of the shoreline is the Senda Litoral – an evolving network of coastal paths that, once complete, will connect the entire stretch from Manilva to Nerja.

Even in its current form, large sections are already walkable, offering a mix of wooden boardwalks, beachfront promenades, and natural coastal trails. What makes it special is not just the continuity, but the variety. One moment you are walking beside open sea, the next through quiet residential pockets, beachside cafés, or stretches of untouched sand.

It is a route designed not for speed, but for presence.

MARBELLA: POLISHED, YET EFFORTLESS

The promenade in Marbella offers one of the most refined walking experiences on the coast. Stretching from the town centre through the Golden Mile, it is wide, immaculately maintained, and framed by palm trees and open views of the Mediterranean.

Early in the morning, it feels entirely different to its midday counterpart. Locals move at an easy pace. Coffee spots begin to open. The light reflects off the water in a way that makes even familiar surroundings feel elevated.

It is this balance – polished, yet relaxed – that defines Marbella living.

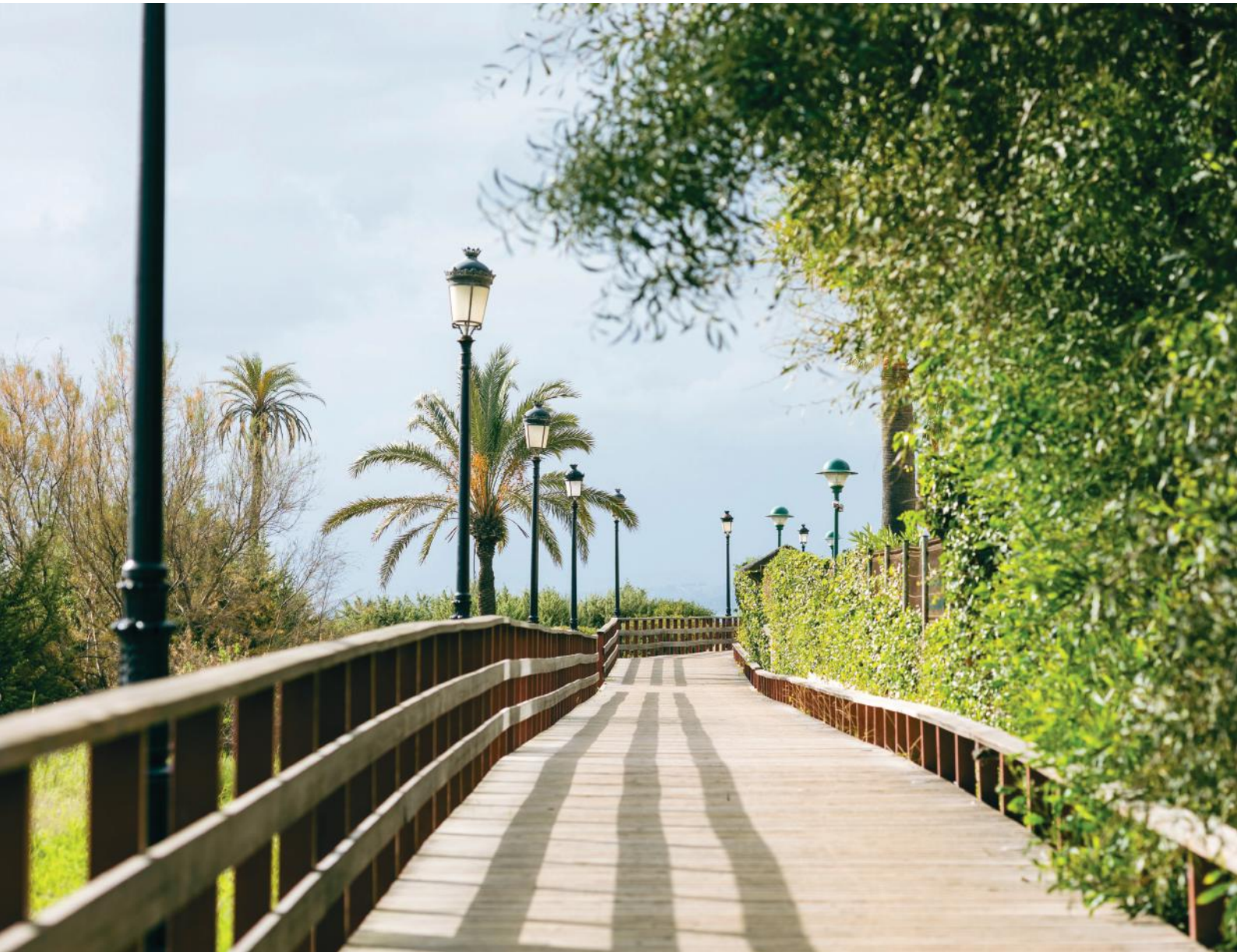
ESTEPONA: NATURE MEETS DESIGN

Further west, Estepona has quietly become one of the most enjoyable places to walk along the coast. Its sections of the Senda Litoral are particularly well developed, combining thoughtful landscaping with a more natural, open feel.

Here, the experience is softer. There are fewer crowds, more greenery, and long uninterrupted stretches where the only sounds are the sea and the wind. In spring, flowers line parts of the route, adding colour without feeling curated.

It is a reminder that the Costa del Sol is not just about energy





energy and activity, but also about space and calm.

THE SMALLER MOMENTS THAT MATTER

What makes these walks memorable is not just the scenery, but the small, repeated moments. A quiet coffee overlooking the sea. The rhythm of footsteps on a wooden path. The stillness before the day begins.

These are the details that rarely feature in property listings, yet they often

shape the decision to buy.

Because ultimately, people are not just purchasing homes here. They are buying into a way of living — one defined as much by these everyday experiences as by architecture or location.

A LIFESTYLE, NOT A LUXURY

There is a tendency to associate coastal living with peak-season energy: full beaches, busy restaurants, long summer days. But for

many, the real value lies in the opposite.

It is found in April mornings. In quiet stretches of coastline. In the ability to step outside and walk for miles without urgency.

These walks are simple. But they are also defining.

And once they become part of your routine, they are surprisingly difficult to give up.

Click Here to read our other blogs

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

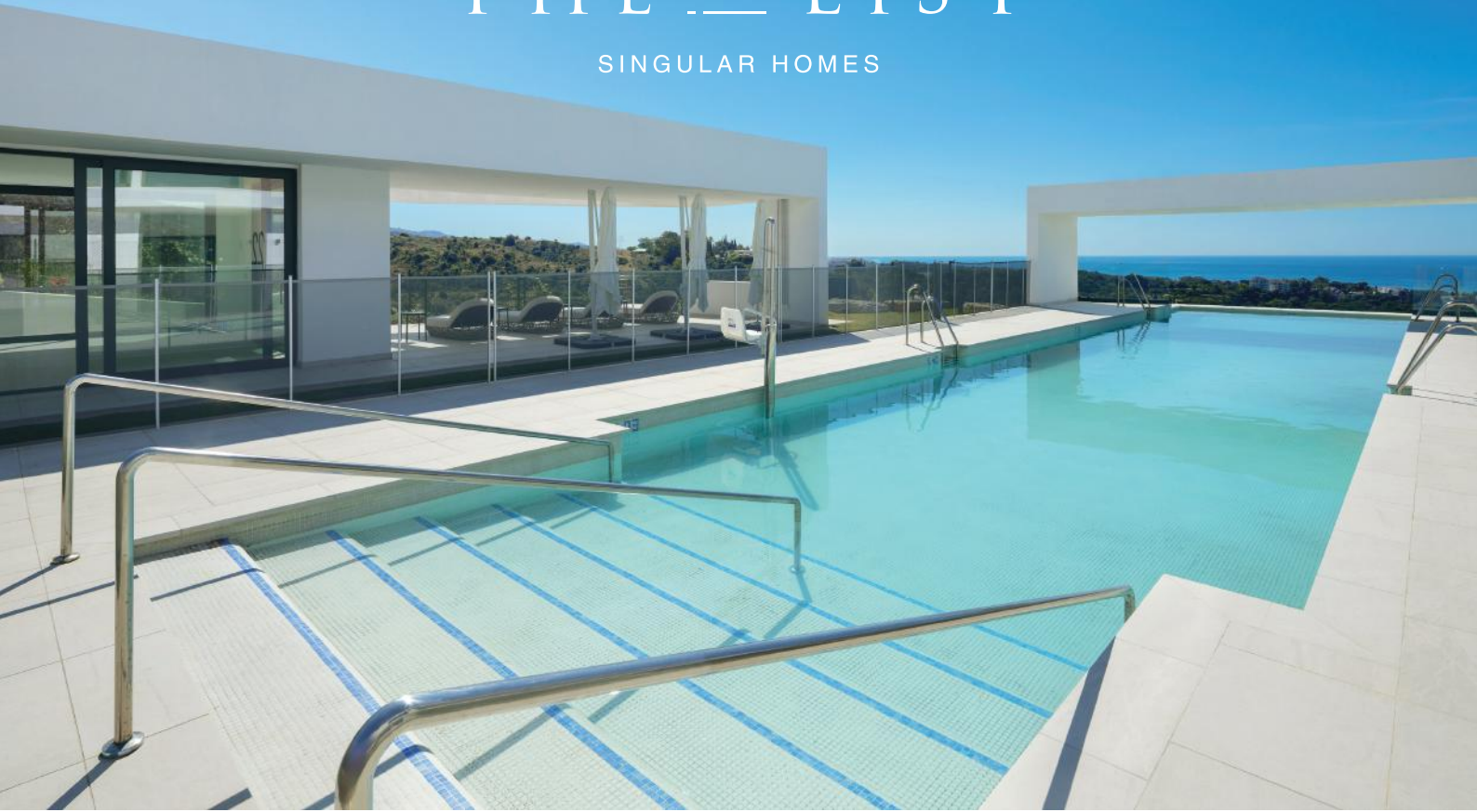


Developer



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.

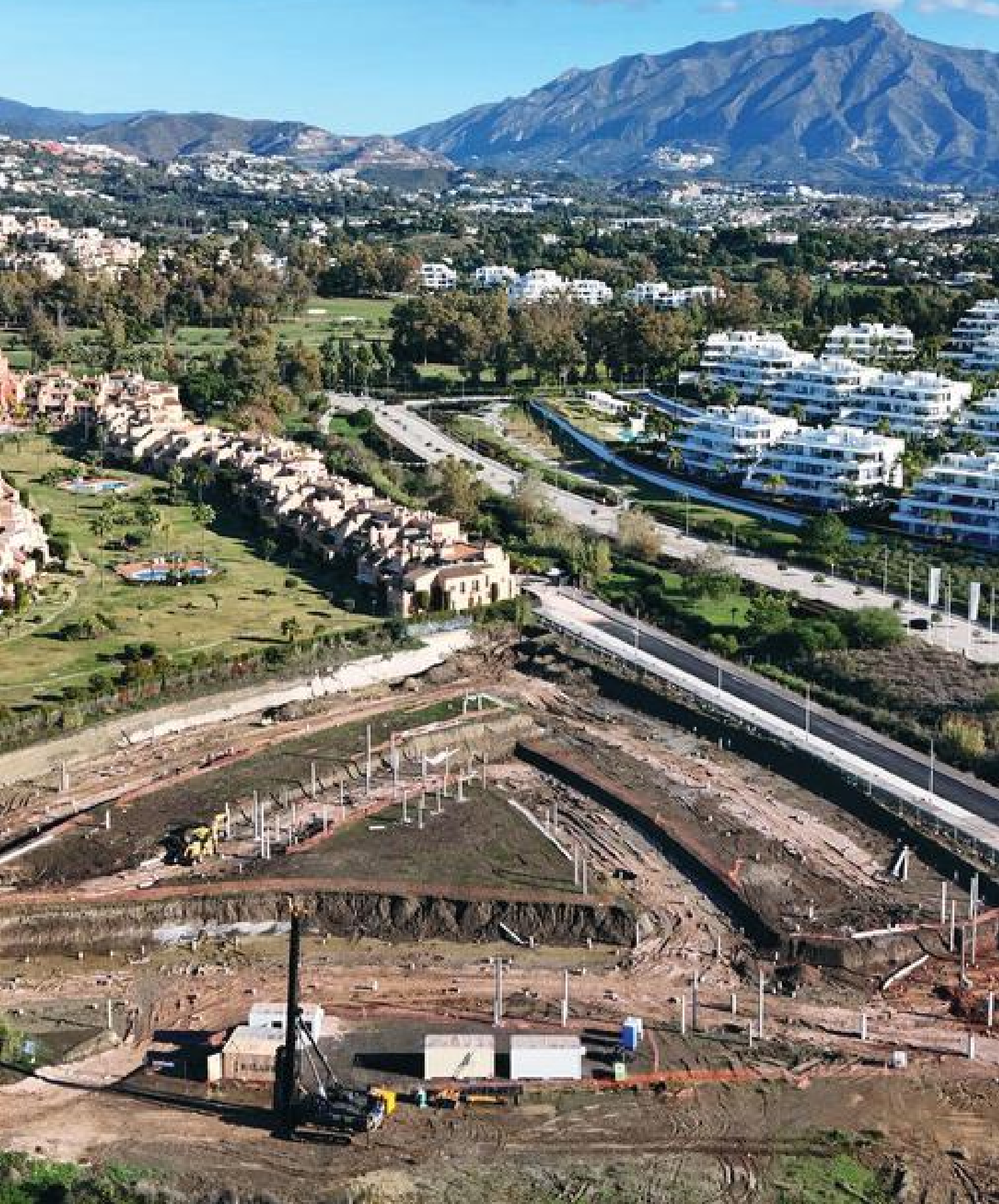
The List offers you the new and exclusive service “My Concierge Marbella”, with which you will have all the benefits of having a personal assistant with no need to hire one.

Click here to find out more about The List.



AssetFolio™ | **excl.**

PRICES FROM
€ 691,000





NR

NAYA RESIDENCES

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.

Click Here to find out more about Naya Residences.



Frontline Golf *Elevated Living*

PRICES FROM
€ 668,000

at this El Paraiso, front line golf development, combining contemporary architecture with a refined lifestyle.



NYRA
RESIDENCES

AssetFolio™ | DIRECT



Nyra Residences

Design-led living at the heart of the Golden Triangle

By Michel Cruz

If you wonder what modern, (life)style-driven living within a central yet private and green setting would look like at the very heart of the Golden Triangle then chances are Nyra Residences is your best reference.

More and more people are looking not just for a modern property but want it to be the base from which to enjoy real quality of life. This is the reason why they are attracted to Marbella in the first place, and where features such as a peaceful, private yet also well-communicated and convenient location top the list, along with security, stylish living and a good range of lifestyle amenities. The properties themselves have to offer space, quality and attractive design as well, not to mention a blend of privacy and community. It's a quite a list, and bringing all these elements together is no mean feat, yet some projects get it right, and when they do the result is pretty impressive.

Lifestyle inspiration

Nyra Residences is a new release of 81 two and three-bedroom apartments and penthouses set within a garden oasis at what really is the heart of the Golden Triangle, where Marbella, Estepona and Benahavis come together. From this highly central position you can be in all of these locations quickly, as well as having easy access to beaches, restaurants, shops, international schools, and leisure facilities such as sports clubs. What's more, Nyra Residences is situated close to where two golf courses touch, with a good choice of others within a five-minute range. In fact, among its many USP features are outstanding views across the green valley that is the El Paraíso golf course.

This private gated community also borders a new green parkland that further ensures unhindered access to and views of gardens and fairways, to which are added the landscaped grounds of the complex itself. With parking set in a luminous underground garage with pre-installation for electric vehicle chargers, the gardens at Nyra Residences are car-free and reserved for pedestrians. "The architectural styling, layout, landscaping and technical standards of the project are stand-out features," says Mark Strasek, founding partner of Asset Folio, which is bringing the Nyra Residences to market.

"The intention was always that Nyra Residences would be the canvas for a special way of life, so prominent Madrid-based design studio Domingo Corpas Arquitectura e Ingenieria was presented with the challenge of creating a community of spacious modern residences that blend sophisticated architectural design, functionality and sustainability into one concept, and they have certainly delivered." Nyra Residences is the product of an exceptionally high standard of aesthetic creativity, technology, and build quality where the different elements are well-balanced and reflected in residences with harmonious proportions and timeless styling that flows into its surroundings.

The two and three-bedroom apartments are set within low-rise buildings surrounded by greenery and positioned in such a way that they enjoy unhindered golf and garden views. Ranging from 90m² to over 140m², with terraces of between 35m² and more than 200m², the residences are available in a choice of four different configurations, including spacious ground-floor

NYRA

R E S I D E N C E S



apartments with private gardens, some with their own swimming pools, mid-level properties with large terraces, and penthouses either with large wrap-around terraces or rooftop solariums with pools. "The standard of finish is particularly high, with quality brands such as Miele, Krypton, Dekton, Porcelanosa, Villeroy & Boch, Zucchetti and Airzone used in the open-plan kitchens, bathrooms and also the technical installations. There is a range of options and finishes to choose from, as well as the possibility to engage the project's own interior designer," says Kathryn May, Sales Manager at Nyra.

A private resort

But as befits an exclusive modern offering, Nyra Residences' appeal extends beyond the properties themselves to also include a development rich

in lifestyle amenities such as a large saltwater swimming pool, a professional spa with Hammam and sauna, a gymnasium fitted with professional equipment and a gourmet club that forms the social hub of the community. "This is a contemporary living environment designed to tick all the boxes," says Kathryn, "a residential resort that offers style, comfort and leisure amenities without forgetting our sustainable goals such as minimal environmental impact, low energy usage and also easy maintenance." Indeed, solar panels, smart home systems and thoughtful landscaping are among the features that have earned Nyra Residences an A-Certificate in energy efficiency.

The complex stands at the heart of a new green zone that is emerging within one of the most upcoming residential areas on the Costa del Sol.



“El Paraíso is highly in demand with investors and buyers at the moment because it is a well-established leafy suburb dominated by villas set around sweeping fairways. It is centrally located and the last available plots are now being consolidated into luxurious modern developments such as Nyra Residences, with the renovation of many of the older surrounding villas amounting to the gentrification and revitalisation of an area that still offers great value for money and whose upwardly mobile status and property values also makes it a sensible investment.”

“Above all,” says Mark, “this blend of convenience and privacy, natural surroundings, timeless contemporary style, and luxury amenities sets the tone for the ideal way of life in Marbella.”

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Click here to find out more about Nyra Residences.





EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

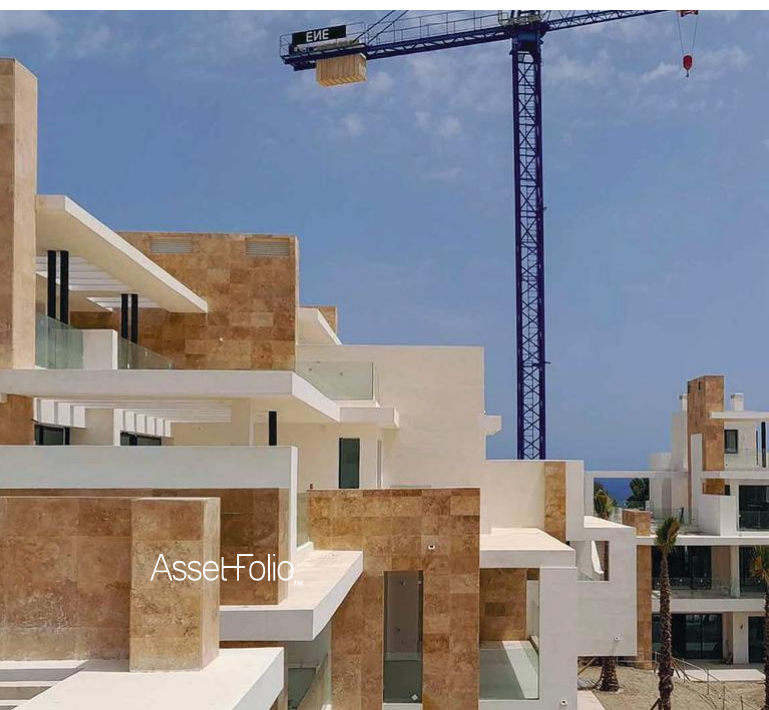
LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024





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.

from Gunni & Trentino and showcasing Lutron's wireless smart-home automation system as standard, a first for apartment development on the Costa del Sol .

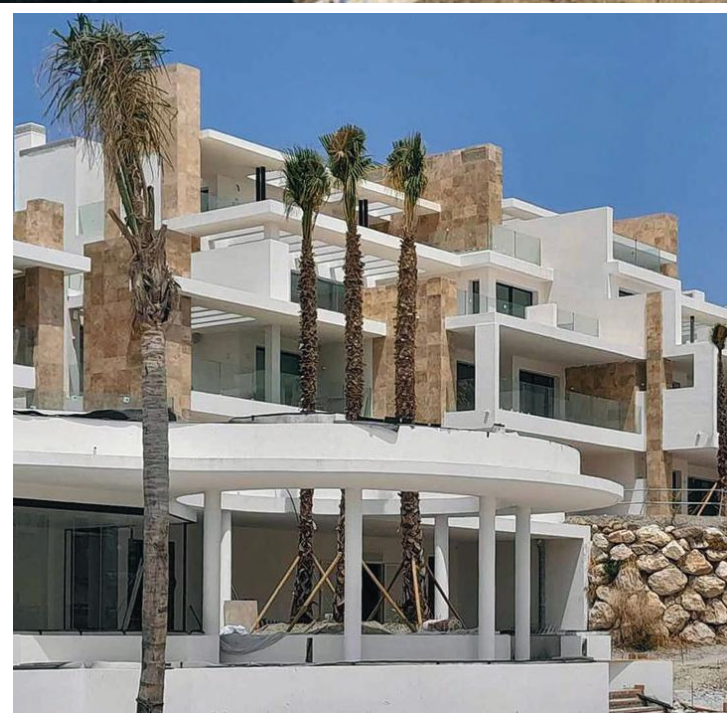
COMMUNITY

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.

SOPHISTICATED ARCHITECTURE

Ayana showcases an exceptional and truly effortless living experience. Featuring sophisticated architecture by Villarroel Torrico, inspiring interiors

Click Here to find out more about Ayana Estepona.



AssetFolio™

excl.

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.

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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.

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DOWNLOAD**

PROPERTY FOCUS

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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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DOWNLOAD**

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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.

€ 1,790,000*
€1,950,000 with furniture package

SPECIFICATIONS

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





THE LIST

NUMBER 02

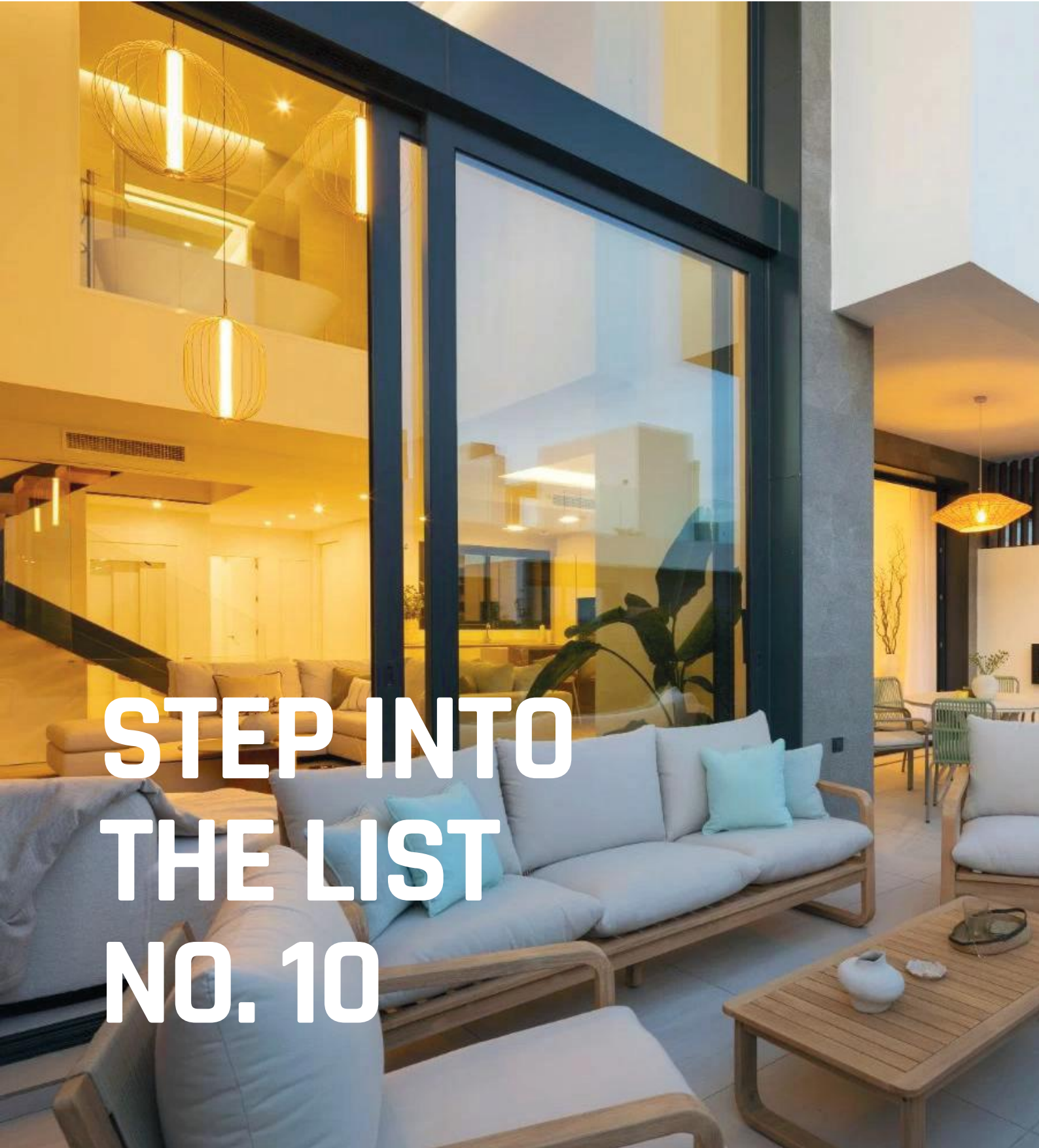


Designed by AFlores, the space blends modern sophistication with Mediterranean warmth through subtle textures, calming tones, and carefully curated details. All four bedrooms are en suite, with the principal suite featuring a walk-in wardrobe, private terrace, and spa-like bathroom.

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.



LORD DESIGNS
INTERIORS

€ 1,790,000*

€1,890,000 with furniture package

SPECIFICATIONS

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





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 a 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!

€1,417,500

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.



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