

FOLIO

AssetFolio™

MARBELLA SHOPPING

MARBELLA ISN'T JUST ABOUT HAUTE COUTURE

MALAGA OPEN

MALAGA JOINS SPAIN'S TOP TIER TENNIS TOURNAMENTS

SEPTEMBER SURPRISES!

THERE IS STILL PLENTY TO DO IN MALAGA IN SEPTEMBER

BACK TO SCHOOL

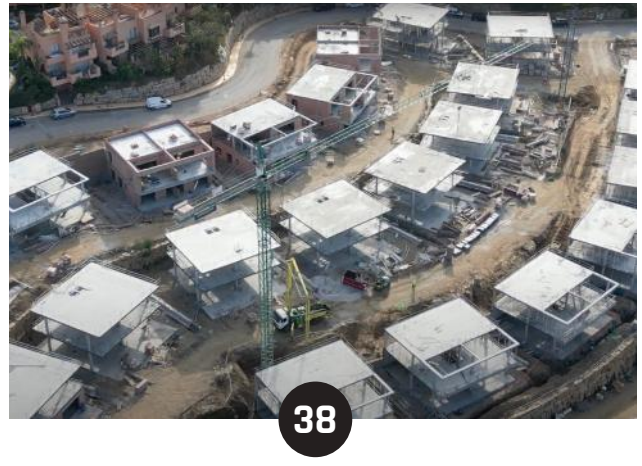
WHST ARE THE OPTIONS ON THE COSTA DEL SOL

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.

Articles

20

MARBELLA SHOPPING

Marbella isn't just about Haute Couture

24

MALAGA OPEN

Malaga joins Spain's top tier tennis tournaments

28

SEPTEMBER SURPRISES!

There is still plenty to do in Malaga in September.

32

BACK TO SCHOOL

What are the options on the Costa del Sol.



Folio magazine brings you all the latest from Asset Folio

8

VILLA 17

A stunning modern masterpiece that exudes beauty and serenity.

14

JACARANDAS 12

A 1st floor luxury apartment with a spacious and beautiful interior

42

VILLA ROSAS

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

50

BUYING OR SELLING A HOME

Find out more about the buying and selling process and download guides.



20 MARBELLA SHOPPING

Marbella isn't just about
Haute Couture



24 MALAGA OPEN

Joins Spain's top tier
tennis tournaments

AssetFolio

Welcome to this special twelfth edition of Folio magazine, brought to you by Asset Folio, where we consolidate interesting articles, relevant news, and profile our exclusive properties and new developments.

FOLIO MAGAZINE EDITION 12

September 2023

Designed by Pixelperfect SL Articles by: Giles Brown

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

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



PROPERTY FOCUS

ASSET FOLIO



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

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

Asset Folio is actively involved at all levels in the real estate ecosystem. We represent the key players in property – buyers, sellers, investors and developers – and our services stretch right across the real estate spectrum.

Established in Marbella Spain in 2013, Asset Folio has rapidly made a name for itself as a key player in providing full real estate services to international investors. The management team led by Thomas Harper, Mark Strasek and Roberto Campolucci Bordi brings nearly four decades of real estate expertise to the company that also counts on a team of specialist investment advisors whose expert knowledge allows clients to realise their investment visions.

The Asset Folio group is made of two divisions, each a specialist in its niche segment of the real estate industry and providing comprehensive services to its clients:

PROPERTY FOCUS

AssetFolio_™ | DIRECT

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

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

AssetFolio | **excl.**

Asset Folio Excl. provides a full-suite of advisory, marketing and sales services for new-build and off-plan real estate. With nearly two decades of experience

in this sector we are able to offer a complete turn-key solution for property developers, funds and investors.

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









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









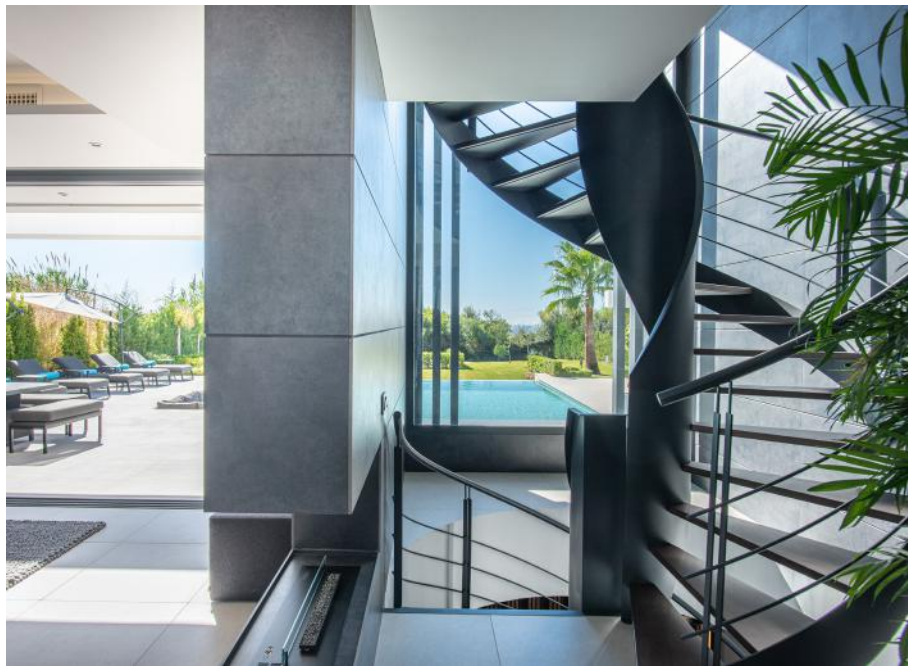


Upstairs a sophisticated master suite opens to a terrace with gorgeous views. An impressive basement level includes plenty of entertaining features such as a TV area, wine bodega and cinema room.

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.



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.



€799,000

SPECIFICATIONS

2 Bed
2 Bath
116 m² Built
40 m² Terraces







JACARANDAS 12



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.





As a luxury lifestyle destination, Marbella is renowned for its luxury shopping.

As a luxury lifestyle destination, Marbella is renowned for its luxury shopping. A short stylish stroll along the front line of Puerto Banus reveals more designer names than Milan Fashion Week – Gucci, Tom Ford, Dolce & Gabbana – to name a fabulous, fashionable few.

A close-up photograph of a hand holding several shopping bags. The bags are in various colors and patterns, including a white bag with large black polka dots, a brown paper bag, and a white bag with small green polka dots. The background is bright and out of focus, suggesting an outdoor setting with sunlight. The overall mood is one of luxury and shopping.

MARBELLA SHOPPING

MARBELLA ISN'T JUST ABOUT HAUTE COUTURE



However, Marbella isn't just about haute couture. If you are looking for something a little different, then the town is home to several unique business.

The beautiful streets of Marbella's old town – the casco antiguo – may seem at first glance to have nothing more to offer than the usual tourist gifts, "boho" style and ice cream parlours on every corner. If, however, you look a little closer, you will discover some shopping gems.

VINTAGE DÉJÀ VU

Vintage Déjà Vu, located on a pedestrianised street just up from the Cafeteria Marbella, has been specialising in hard to find and beautiful items for over two decades. Run by wonderfully friendly husband and wife team Rich and Amanda Zizzi, this is



The Book Shop is one of the most friendly stores in San Pedro.

the place to find that 'out of the ordinary' item with class and style.

Wander in and be amazed by the range - from designer clothing to accessories, interior design items to paintings and art prints. Although much more fun to visit in person, you can also visit

their website and shop online.

Vintage Déjà Vu, Calle Pedreza 8

D-OLIVA

A million miles away from the bland olive oils that you find on the shelves of your local supermarket is D-OLIVA. This family business, located in the heart of the old town, prides itself on a comprehensive collection of some of the best





extra virgin olive oils in Spain, many of which have won national and international awards.

Walking into D-OLIVA 's spacious store is somewhat akin to opening a door to a world that you probably did not know existed. The fantastic range of flavours that includes Black Truffle, Wasabi and even 'Marbella in Flower', and many come in funky packaging (check out Malapipa) making great gifts. In addition D-OLIVA also stocks a range of olive pastes and olive oil based cosmetics.

D-OLIVA, Nueva, 9

THE BOOK SHOP

Marbella bookworms (yes they do exist) already know about one of the most friendly stores in San Pedro, The Book Shop. Run by husband and wife team Derek and Alicia Duggan, The Book Shop does so much more than just stock the latest arrivals (although they do that quite brilliantly as well). There is a great

selection of greeting cards, ranging from the arty to the quirky and even the raunchy, as well as board games and jigsaw puzzles. The Book Shop also holds "Storytime" every Saturday morning from 11am for children of all ages. These are free to attend, last about 30 minutes and no booking is needed! For the older bookworm there is The Book Club, which meets regularly for informal chats about specific books, and the shop is the venue for book signings by visiting authors.

The Book Shop, CC La Colonia, San Pedro de Alcántara

CASA NATURA

Established over 30 years ago, Casa Natura has always had the principles of environmental awareness, fair trade and sustainability at the very core of what they do. With a passion for travel, founders Simon and Suzy also ensured that their suppliers had an unblemished record when

it came to working practices, equal right and an absolute rejection of child labour.

Originally providing unique handmade furniture and decorative items from around the world, Casa Natura expanded its portfolio of products with the introduction of its best selling backpacks and bags made from recycled fabrics from military tents. A superb example of "upscaling", the fact that the colour of materials used in the bags can vary due to a combination of factors, means that no two are the ever the same.

Stylish, ethical and sustainable, Casa Natura can be found at their small unit at the Saturday market in Nueva Andalucía – close to Yanx restaurant – or you can visit the main showroom by appointment only

Casa Natura Design, S.L. C/ Niquel, 5 Poligono Industrial La Ermita. Tel 34 620 144 729 or +34 654 175 962

Click Here to read our other blogs.

MALAGA OPEN

JOINS SPAIN'S TOP TIER TENNIS TOURNAMENTS



**Malaga Open has
been upgraded
from an ATP
Challenger 80
tournament to an
ATP Challenger
125 event.**

Malaga is staking its claim as one of the most important venues in Spain for tennis. This was underlined with the recent announcement that the Malaga Open had been upgraded from an ATP Challenger 80 tournament to an ATP Challenger 125 event.

For those unfamiliar with the ranking systems, this means that the Malaga Open is now in the second level of tournaments, just below the main ATP events such as Wimbledon, the French Open or the Madrid Masters.

For young, ambitious players, the Challenger circuit is vital. It provides an opportunity to gain valuable experience playing against other pros, while also earning vital ranking points and prize money.



Many of the world's top players have competed in Challenger events at some point in their careers. Rafael Nadal, Novak Djokovic, and Andy Murray all spent time on the Challenger circuit before making it to the main tour scheduled to take place from October 9-15 at the Inacua Racquet Center, (on the western side of Malaga, close to the athletics stadium), the ATP 125 Malaga Open will become the fourth most important tennis tournament in Spain.

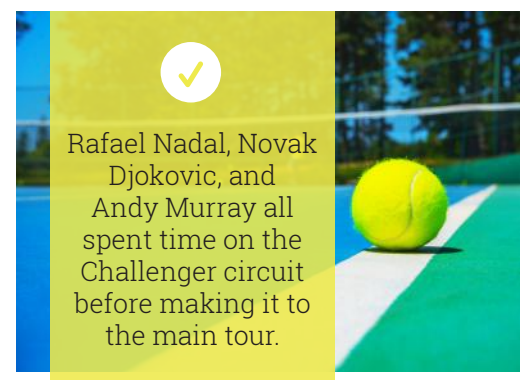
Only the three main ATP Tour events, the Madrid Masters 1000 (on clay), the Barcelona ATP 500 (also known as the Godó, also on clay) and the Mallorca ATP 250 (in Calviá, on grass), will be ranked higher.

The upgrade also means that the tournament is able to offer more prize money – €144,920, as opposed to the €45,000 it awarded in 2022, when it was a level 80 tournament. Even more intriguingly, as a Challenger 125 event the Malaga Open will be able to offer three 'wild card' invitations to players from the world's top 50.

As opposed to last year, when the Malaga Open clashed with Wimbledon, this year's tournament has been deliberately scheduled to coincide with the second week of the Shanghai Masters 1000. This means that players ranked in the top 50 that have already lost in China and are not traveling to the next ATP Tournament - the Tokyo Masters - can be invited.

This year's Malaga Open will have 24 players plus four 'wild card' players, and four players from the earlier qualifying rounds. Frenchman Constant Lestienne, who defeated Ecuadorian Emilio Gomez in the final in three sets last year, will obviously be hoping to repeat his victory in 2023.

The tournament also coincides with the "long weekend" Puente de Pilar holiday on Thursday October 12, which the organisers hope will increase the numbers of spectators to the only Challenger 125 event in Europe that week.



Rafael Nadal, Novak Djokovic, and Andy Murray all spent time on the Challenger circuit before making it to the main tour.



The venue itself is superbly located for tennis fans on the coast, easily accessible from the main motorway as you approach Malaga from the west. Inacua Malaga is home to the Inacua Racquet Centre, one of the largest tennis sports complexes on the Costa del Sol. In addition to its paddle tennis facilities, it has four hard surface courts plus a central court for 4000 spectators, where the final of the Malaga Open will be held. The Inacua Malaga complex also includes restaurant areas for the public and a VIP restaurant for ATP circuit players, as well

as a gym, players' lounges and VIP parking facilities. In short, everything you need to host a tournament that is expecting to welcome 28,000 visitors during the week of the event.

With Spain still on a high after Carlos Alcaraz's sensational Wimbledon win, get ready for a great atmosphere and superb skill at the Malaga Open!

Click Here to read our other blogs.

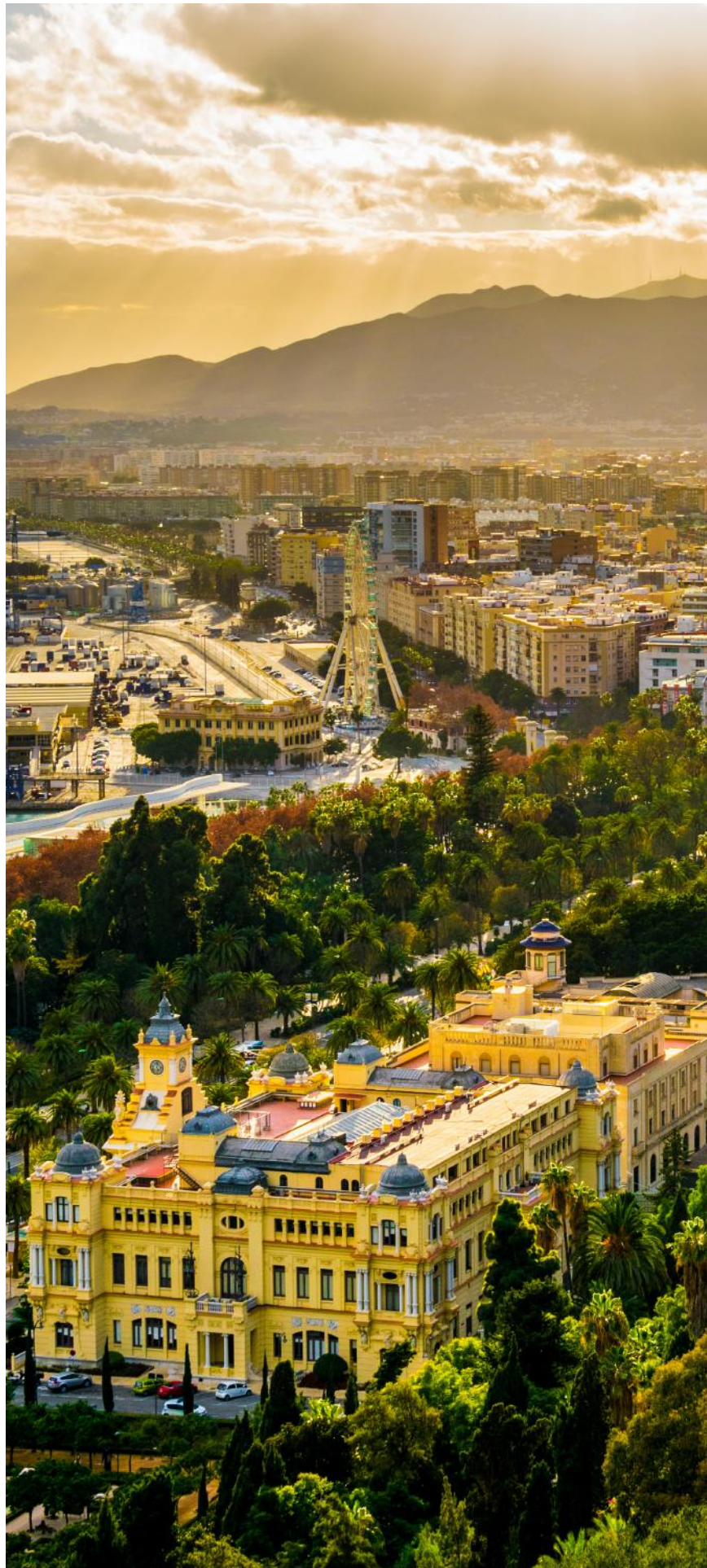
PHOTOS

Rudy Issa

September may herald the end of summer and a welcome change of pace from the hectic hedonism of August, but there are still plenty of things to do. We pick some of our favourite events and places in Malaga, now that the madding and frequently maddening crowds have gone.

CALA MIJAS FESTIVAL

After a blistering debut last year that saw Arctic Monkeys, The Chemical Brothers and Liam Gallagher take to the stage, the three-day Cala Mijas festival is back between August 31 and September 1 and 2.



An aerial photograph of a city, likely Seville, Spain, featuring a large cathedral with a prominent dome and a tall spire. The city is built on a hillside, with a dense forest of green trees in the foreground. The sky is filled with dramatic, golden-hued clouds, suggesting a sunset or sunrise. The overall scene is vibrant and scenic.

SEPTEMBER SURPRISES!

IT MAY BE THE END OF SUMMER BUT
THERE ARE STILL PLENTY OF THINGS TO DO

Highlights this year include Arcade Fire and queen of Punk, Siouxsie on Friday, New York guitar band and live legends The Strokes on the Saturday and the iconic and magical British band Florence + The Machine, plus the internationally adored Glasgow band Belle & Sebastian on the Sunday. As well as the headline acts, Cala Mijas will also feature more than 50 other artists, as well as a huge cross section of DJs in the La Caleta dance area.

FESTIVAL DE GUARO

If you prefer your festivals a little less frantic, then head to the pueblo blanco of Guaro. This white village, less than 20 minutes' drive from Marbella on the road to Coin, is the venue for the Festival de Guaro - or



The Luna Mora Festival recreates the ambience and atmosphere of al - Andalus, the 700-year-period when the Moors ruled most of Spain.



Festival de la Luna Mora. Taking place on the nights of September 9 and 10, Guaro is lit up by 25,000 as it recreates the ambience and atmosphere of al - Andalus, the 700-year-period when the Moors ruled most of Spain. The event that mixes live music, workshops, heritage visits and storytelling for children, but be advised.

From its humble beginnings a decade ago, the Festival has become incredibly popular!

MALAGA FASHION WEEK

Fashionistas take note! Malaga Fashion Week takes place between Friday 15 September and Saturday 16 September. Highlighting the latest fashion trends and talents from around Spain





Malaga's Alcazaba palatial fortress

but with a particular focus on Malaga based designers, Fashion Week is fast becoming one of the most exciting nationally.

Malaga Fashion Week also sees the city's most famous street, Calle Larios rolling out a bright blue carpet and becoming a huge catwalk. The event is free, but seats are limited, so it is best to get there early!

WORLD TOURISM DAY

Wednesday, September 27 is World Tourism Day so, as a city that has seen an incredible transformation into a major tourist destination over the past 20 years, it comes as no surprise that Malaga will be celebrating!

Many of Malaga's museums

and monuments offer free admission on the day, including activities and guided tours. This is the perfect opportunity to take a cultural tour through the city and learn about its main places of interest.

Art galleries such as the Pompidou, Picasso Museum and the Carmen Thyssen Museum are all free to enter, as well as historical landmarks. This means that you can Roman Theatre and Interpretation Centre, then transport yourself to Muslim Malaga through a visit to the Alcazaba and the Gibralfaro Castle, built in the 14th century to protect the Alcazaba and the city. And if you really want to get the most out of your day, visit the Basílica de la Victoria, one of Malaga's most iconic

churches, constructed on the site where the Reyes Católicos (Catholic Monarchs) camped during the siege of the city during the Reconquest.

Finally, if you fancy a little September sport, a visit to La Rosaleda, home to Malaga CF – the city's football team – should be on your list. These are, however, troubled times for Malaga. The team, which just over a decade ago reached the quarterfinals of the Champions League, was last year relegated to the third tier of Spanish football. The Malaga supporters – boquerones – are still as passionate as ever, however, and the team enjoys great support from the foreign population, making each game a loud and lively event!

Click Here to read our other blogs.

EDUCATION

BACK TO SCHOOL



Relocating To Marbella? Then Your First Decision is Which School? - Take A Look at The Options....

AssetFolio_



With the new school season about to start the Coast is leading the way with exceptionally high standards in the education sector,

We continue to see the real estate market on the Costa Del Sol move in the direction of a mature market and the trends are showing more of our clients finding property with the sole reason to relocate and proximity to schools is top priority, this continues to follow in the footsteps of other globally mature markets.

In certain areas the demand is now so high that being able to secure long term lets is



almost impossible and capital growth is breaking trends in these areas

Catering for this growing market we often get asked about which schools are best - below are the leading private schools on the coast.



There are plenty of al fresco venues in and around Marbella



ALOHA COLLEGE

Ages 3-18, co-ed day school. IGCSEs at age 16. 16-18 year olds do the IB diploma only. Founded 1982. On the outskirts of Marbella. Known for its academic and sporting achievements. Generally considered by parents as one of the top schools on the coast. By far the largest of the schools listed - around 1000 students. Has recently dropped some of its emphasis on sport to concentrate on bringing academic results back up to expectations. Pupils go on to leading universities in the UK and Continent. Many nationalities.





BENALMADENA INTERNATIONAL COLLEGE

Ages 3-18, co-ed day school. British school, mostly attended by British pupils. Founded 1997. English Curriculum education with IGCSEs, AS and A Levels. For those not wanting to do A levels, the school has recently introduced vocational courses.

LAUDE SAN PEDRO INTERNATIONAL COLLEGE

Formerly King's College, Marbella, and then International College San Pedro. Pupils aged 2-18, co-ed day school. Two form entry school. Pupils follow the English National Curriculum. IGCSEs at age 16. AS and A levels at 16-18.

MAYFAIR ACADEMY

Midway between Marbella and Estepona. Pupils aged 4-18, co-ed day school. Offers I.G.C.S.E. and A Levels. It also has an alternative Sports, Skills, Study & Career (SSS) Technology Curriculum available from age 15 (Year 10 through 13). which is unique to the Costa del Sol. The SSS includes 7 GCSEs and 1 A Level. This gives an alternative university entrance route with two NVQs and a Community Sports Leaders Award, or a full gym instructor/personal trainer qualification.

ST ANTHONY'S COLLEGE

Ages 3-18, co-ed day school; an officially recognised bilingual school offering an English curriculum with GCSEs at 16 and a wide range of A Levels at 18. Established in 1968. It also offers Spanish EGB, BUP

and COU. Spanish Section gives lessons in Spanish Language and Culture. Enables the validation of British studies by the Spanish Ministry of Education, leading to Graduado en Educación Secundaria (GCSE equivalent) and Título de Bachiller Español (GCE equivalent).

ST GEORGE'S BRITISH SCHOOL OF MALAGA

Situated just east of Malaga. Co-ed day school. Ages 3-18. English National Curriculum. IGCSE from ages 14-16, A Levels from 16-18. Also, a number of Spanish language courses help with preparation for Universities in Spain.

SOTOGRADE INTERNATIONAL SCHOOL

Near to Gibraltar, this is the southernmost international school on the Costa del Sol. Situated in a particularly wealthy area. Founded in 1978. Co-ed day (ages 3-18 years) and boarding (ages 11-18). It is the only international boarding school in Southern Spain).

Students obtain good IB examination results, and do well in inter-school sports competitions. The school is highly regarded and offers PYP, MYP and IB Diploma and certificates.

SUNLAND INTERNATIONAL SCHOOL

Situated around 20km inland from Malaga. Lovely, spacious rural setting, this growing 300 pupil school gives a particularly friendly welcome. Mostly used by inland families, In May 2008, the growing secondary school

saw its first IGCSE exam sittings, and began its first A Level course in September 2008.

SUNNY VIEW SCHOOL

Founded 1971. In the hills above Torremolinos. Over 450 pupils. Co-ed day school. Ages 3-18. Pre-School, Primary and Secondary Schools. Complete English National Curriculum education, including GCSE from ages 14-16, A Levels from 16-18.

SWANS INTERNATIONAL SCHOOL (PRIMARY)

Swans School, founded in 1971, teaches children from ages 3-12. 300 pupils. Two classes in each year. English National Curriculum plus full Spanish Primary course in language and humanities. From Year 4 (age 8-9) all pupils they also study French. French, Arabic and German languages are also available extra-curriculum.

SWANS SIERRA BLANCA (SECONDARY SCHOOL)

Swans Secondary school has been growing incrementally since 2003. Co-ed day ages 11-18. It offers IGCSE, and since Sept 2008 provides the full IB diploma to Sixth Form students. It offers a wide range of extra-curricular activities.

THE BRITISH COLLEGE BENALMADENA

Ages 5-18. Co-ed day school. A 5 minute walk from Torremuelle train station on the Fuengirola - Malaga line, which is much used by the older pupils. In addition to its British and other European pupils, it is well represented by Spanish pupils, who are given intensive English language tuition. English National Curriculum. Students do IGCSEs for ages 14-16, A/S Levels at 17, and A Levels at 18. A bilingual school for all

ages. Spanish Language and Literature, and Spanish History and Geography, are taught in the Secondary school. It has a Psychology department staffed by three psychologists where the staff are used within the school.

THE ENGLISH INTERNATIONAL COLLEGE

Founded 1982. At Las Chapas, close to Marbella. Around 500 boys and girls aged 3-18 years. Most students are British, with around 1 in 5 who have English as a second or third language

A very popular school on the coast, because of its focus on providing a traditional English National Curriculum education, and its high academic and sporting standards. Reassuring to parents who are yet to become familiar with the IB programme. It provides SATS tests for ages 7, 11, and 14, IGCSEs and A Levels. Has a large Spanish language department, also covering the Spanish national exam systems. It assesses pupils before entrance. Most pupils go on to good, mostly British, universities.

THE INTERNATIONAL SCHOOL ESTEPONA (PRIMARY SCHOOL)

Benavista, Estepona, near Marbella. Primary School Only. Ages 2 to 12 years. Co-ed day school. Bi-lingual (English & Spanish). Small Classes. English National Curriculum. Montessori for ages 2-5. Includes an all weather sports court, landscaped gardens, school vegetable garden. Air-conditioned and heated classrooms, child sized toilets, rounded walls, a state of the art computer suite with digital smart boards, sports grounds and a soft play area for the younger children.

Click Here to read our other blogs.





**EUROPEAN
PROPERTY
AWARDS**
DEVELOPMENT

LAUFEN



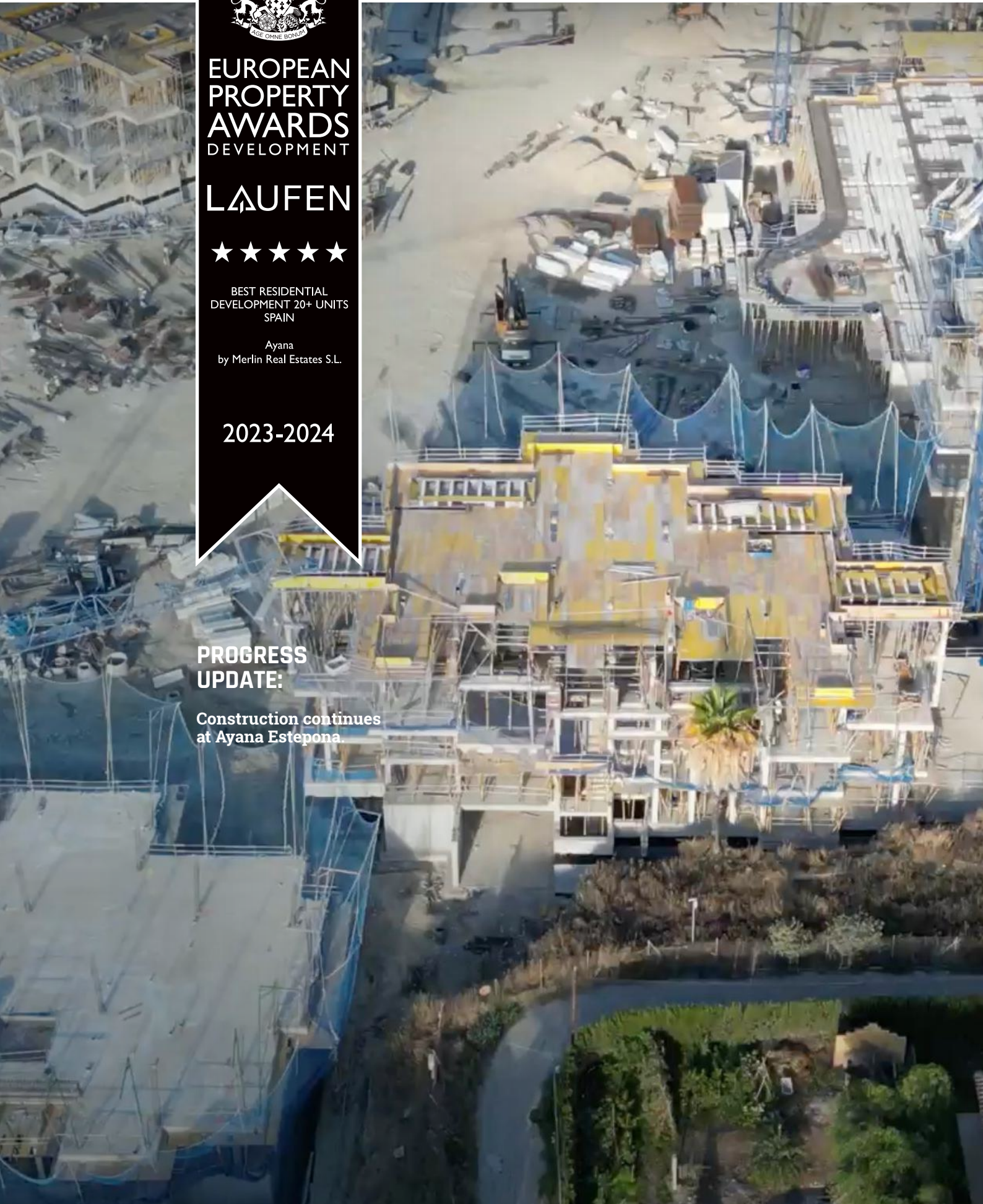
BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024

**PROGRESS
UPDATE:**

Construction continues
at Ayana Estepona





RESIDENCES FROM

€625,000

PENTHOUSES FROM

€1,295,000

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.**

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
€389,000



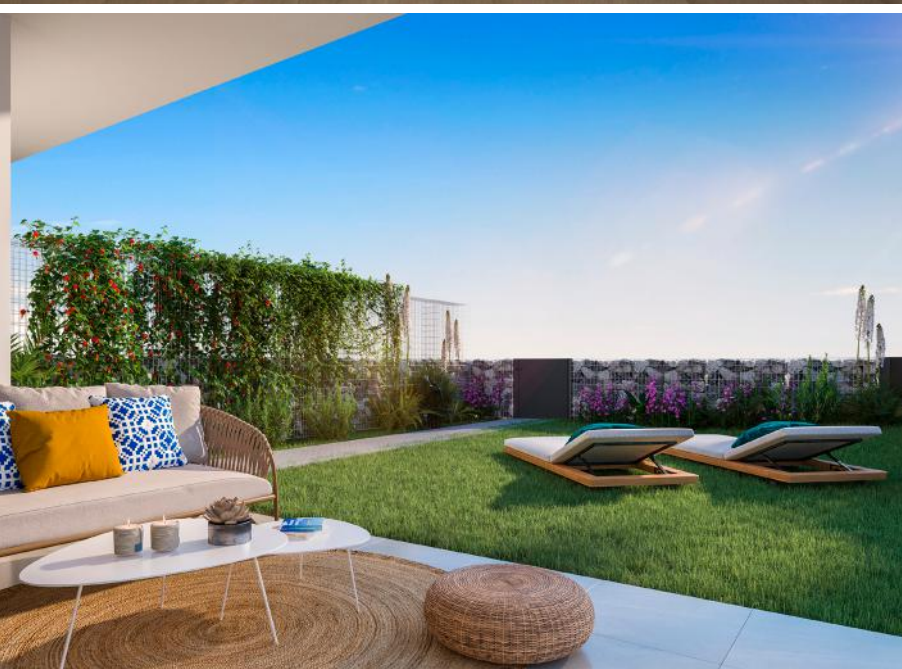


Alya Mijas

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.









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.

€4,650,000

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!

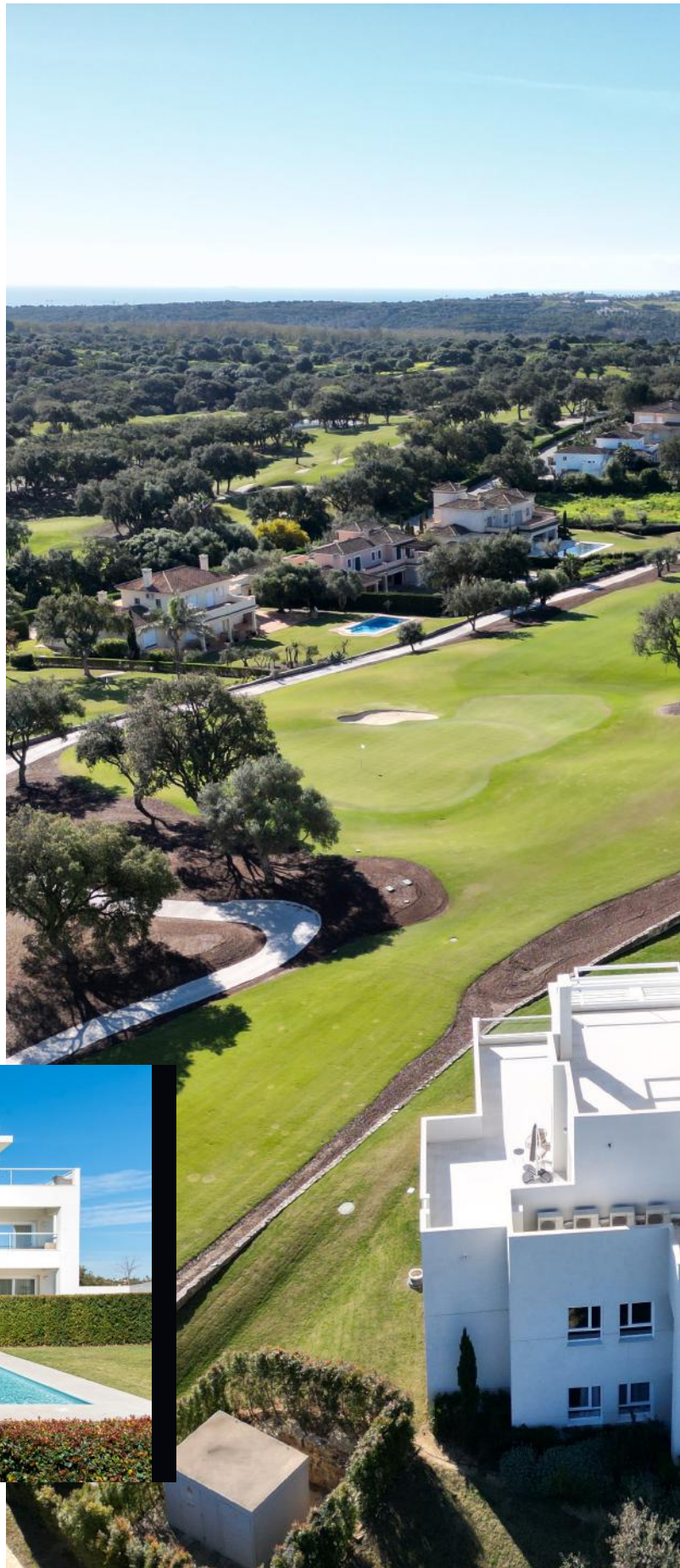
Click Here to find out more about Villa Rosas.



EXCLUSIVE LISTING

EMERALD GREEN BLO 1

Brand new corner 3
bedroom apartment
in San Roque, close to
Sotogrande





€499,000

SPECIFICATIONS

3 Bed
2 Bath
116 m2 Built
28 m2 Terraces

Enjoy indoor/
outdoor living
in this never
lived in luxury
apartment overlooking
the esteemed old course
of San Roque Club and the
Mediterranean Sea.

VIEWS

This modern apartment
is perfect for a holiday
or full time living home
with views of the sea,
the golf course and the
surrounding mountains
from every window.

PRIVATE ACCESS

Arguably the best position
in the entire development
with its own private
access.

LOCATION

With underground
parking and storage
room this development is
arguably sat in one of the
most tranquil incredible
locations on the entire
coast.

Click Here to find out
more about Emerald
Green Blq.1.







€895,000

SPECIFICATIONS

- 2 Bed
- 3 Bath
- 84 m2 Built
- 29 m2 Terraces
- 0 m2 Plot



RESALES

**CHARMING TWO
BEDROOM DUPLEX
PENTHOUSE IN
MARBELLA GOLDEN MILE**

This charming two bedroom duplex penthouse has been completely renovated. The combination of Scandinavian design and wooden carpentry create a cozy and welcoming atmosphere in this modern home.

From the upstairs living area and spacious terrace, you'll be treated with amazing views of the mountains and the Mediterranean sea. This property features a spacious terrace with dining and lounge area as well as a refreshing plunge pool which is perfect as Marbella offers a wonderful climate that invites you to spend the majority of your time outside.

Click Here to find out more about this charming penthouse..







€4,195,000

SPECIFICATIONS

5 Bed
4 Bath
418 m2 Built
70 m2 Terraces
1263 m2 Plot



RESALES

LUXURIOUS LAX STYLE HOME LOCATED IN THE HEART OF NUEVA ANDALUCIA

Luxurious LA style home located in the heart of Nueva Andalucia, with outstanding views over the Golf Valley towards La Concha mountain. A fully loaded home, with 5 bedrooms, 6 bathrooms, TV and entertainment lounge, garage for 4 cars and an enviable infinity pool.

Finished to the highest specifications delivering exquisite design and located in one of Marbella's most desirable areas.

Click Here to find out more about this luxurious home..







FROM
€975,000

SPECIFICATIONS

65 units
2, 3 & 4 Bed

STATUS

Pre-launch



NEW DEVELOPMENTS

UPSCALE RESIDENTIAL COMMUNITY AT FINCA CORTESIN

Situated in the immediate vicinity of Finca Cortesin Resort, this project is designed around Costa Del Sol's breathtaking landscape, the mesmerizing Mediterranean Sea, and a world-class golf course. This exclusive gated community offers 2-, 3- and 4-bedroom residences, features a private entrance, and 24/7 premium security services, to guarantee the highest standard in terms of security and privacy.

An upscale residential community at Finca Cortesin, offering a harmonious blend of refined living within the pristine landscapes of Costa del Sol.

Click Here to find out more about this upscale development..



PURCHASING PROCESS

2023



PROPERTY FOCUS

AssetFolio™

When it comes to purchasing property in Spain, it is important to know what to expect so you are not faced with any surprises.

Once you have found the right property, the purchase process begins with a reservation agreement, which takes the property off the market and also “freezes” the purchase price.

Click here to download our comprehensive purchasing process guide.

PROPERTY FOCUS

AssetFolio™

Choosing the right real estate agency is essential when it comes to selling your home. It can mark the difference between your home sitting on the market for months or selling quickly.

Asset Folio is a young and dynamic property investment company that specialises in Real Estate. With a dedicated team drawn from a wide range of backgrounds and nationalities, we have quickly earned an enviable reputation for our professionalism, honesty, experience and expertise in the real estate market - with a primary focus in the luxury sector.

Our extensive portfolio of exclusively managed properties ranges from a quarter of a billion euros to a billion euros at any one time, making Asset Folio a trusted partner when it comes to selling property.

Our reputation and extensive reach amongst a vast network of over 3,000 agents on the Costa del Sol via our agent portal, as well as an active overseas network of affiliates, allows maximum exposure for each property we promote.

That's why we are able to sell between 50 to 100 million euros worth of property each year.

Click here to download our seller's guide.

AssetFolio™



SELLING YOUR HOME?



FOLIO

AssetFolio™

assetfolio.com