

# FOLIO

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## OLIVE OIL

10 THINGS YOU SHOULD KNOW  
ABOUT SPANISH OLIVE OIL

## REMOVAL OF WEALTH TAX

WEALTH TAX IN ANDALUCIA  
TO BE REMOVED

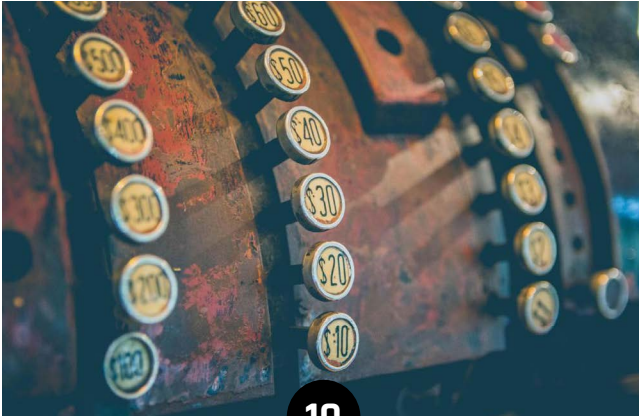
## BEST BEACHES

ACCORDING TO NATIONAL  
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## LA ZAGAleta

SPAIN'S MOST EXPENSIVE PLACE  
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Welcome to the first 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.



**A**sset Folio is a full-service real estate specialist operating in the luxury property sector on Spain's Costa del Sol and is actively involved at all levels in the real estate ecosystem. We represent the key players in property – buyers, sellers, investors and developers – and our services stretch right across the real estate spectrum.

#### **KEY PLAYER**

Established in Marbella Spain in 2013, Asset Folio has rapidly made a name

for itself as a key player in providing full real estate services to international investors.

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

#### **ASSETFOLIO DIRECT**

A dynamic investment company advising sellers and buyers of residential real estate. With a dedicated team drawn from a wide

range of backgrounds and nationalities, we have earned an enviable reputation for our professionalism, experience and expertise in the real estate market .

#### **ASSETFOLIO EXCL.**

Provides a full suite of advisory, marketing and sales services for new-build and off-plan real estate. With nearly two decades of experience in this sector, we are able to offer a complete turn-key solution for property developers, funds and investors.



Olive Oil is a huge part of Spanish culture and cuisine, with a long 3000 year history. The Spanish use it in absolutely everything, from morning till night. Olive oil is always a key ingredient in Spanish food, whether drizzled over fresh bread, used in salad dressings or for cooking.

# OLIVE OIL

10 THINGS YOU SHOULD KNOW ABOUT SPANISH OLIVE OIL



## PHOTOS

Polina-Tankilevitch / Antonio Molin / Cottonbro  
Dimitri Karastelev / Jorge Fernandez Salas

There are lots of interesting facts about Spanish Olive Oil and below is a list of the top 10 things you should know about this staple ingredient.

### **1. SPAIN PRODUCES THE MOST OLIVE OIL IN THE WORLD.**

Many believe that Italy is the main producer of Olive Oil but Spain produces approximately 44% of the world's olive oil supply each year which amounts to over a million tonnes.

### **2. ITALIAN OIL MAY NOT ACTUALLY BE FROM ITALY**

Spain exports a large proportion of its olive oil and



Spain produces approximately 44% of the world's olive oil supply





About 70% of all Spanish olive oil comes from Jaen.



many countries bottle and label the oil in their own country, implying that it is local. One of the biggest culprits of this is Italy.

**3. MOST OLIVE OIL IS PRODUCED IN THE PROVINCE OF JAEN**

As you travel through Jaen all you see are endless olive groves covering the entire landscape. The climate is perfect for growing olive trees and olive oil production is centred in the province. In fact, about 70% of all Spanish olive oil comes from Jaen.

**4. SPAIN IS THE 2ND LARGEST OLIVE OIL CONSUMER IN THE WORLD**

Despite Spain producing so much olive oil, Greece consumes more on an annual basis. The average

consumption in Spain is approximately 10 litres per year.

**5. THE OLIVE TREE WAS INTRODUCED TO SPAIN ALMOST 3000 YEARS AGO**

The Phoenicians brought the olive tree to Spain in around 1050 BC. The Romans then distributed

olive groves throughout Spain and the Moors brought more advanced cultivation methods.

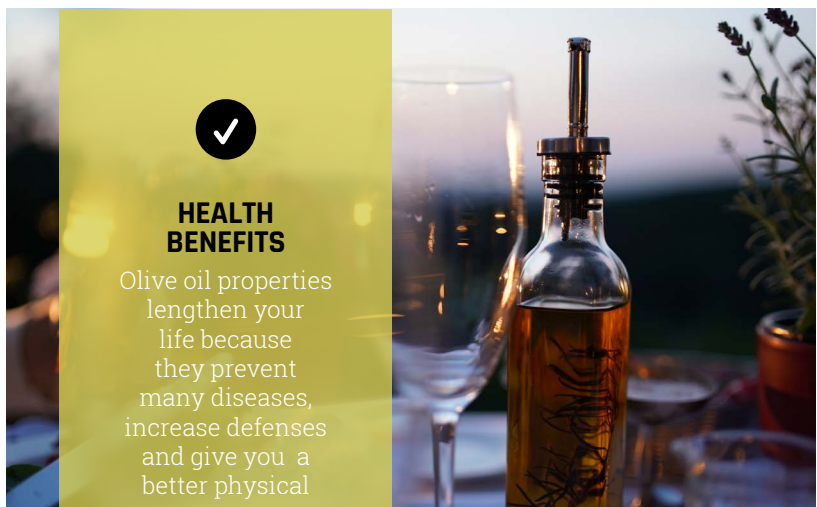
**6. GREEKS AND ROMANS REFERRED TO OLIVE OIL AS 'LIQUID GOLD'**

Olive Oil was extremely valuable in both Ancient Greece and the Roman Empire, hence the reference 'liquid



**HEALTH BENEFITS**

Olive oil properties lengthen your life because they prevent many diseases, increase defenses and give you a better physical appearance.



gold', and they used it for cooking and as fuel. It is also thought that it was used to light the earliest Olympic torch.

### **7. SPAIN HAS OVER TWO HUNDRED VARIETIES OF OLIVES**

Of the large number of varieties, only about 25 are used for oil, each with its own unique flavour and aroma.

### **8. THE AVERAGE LIFESPAN IF AN OLIVE TREE IS BETWEEN 300-600 YEARS.**

Spain is home to some of the oldest olive trees in the world. Tarragona's Museo del Arión displays a tree that is said to be over 2,000 years old.

### **9. SPAIN IS HOME TO 300 MILLION OLIVE TREES.**

That is almost the same as the population of the entire USA!

### **10. OLIVE OIL CAN BE USED FOR FRYING.**

Although we are often told that olive oil burns, many varieties of olive oil are ideal for frying

### **OLIVE OIL IS A JUICE**

Technically olive oil is a fruit juice! It is crushed like other fruits; oranges, lemons etc.

### **EACH OLIVE TREE GIVES 4 LITRES OF OIL YEARLY**

One olive tree can produce around 30 kilos of fruit which is approximately 4 litres of oil every year



## **FACTS**

Cooking with olive oil is considered the healthy option and some studies have shown that frying vegetables in extra virgin olive oil can actually be healthier than boiling them.

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



Olive oil is extremely beneficial and healthy, tasty and eco friendly. Olive oil is an integral part of Spanish cuisine and it is the primary source of fat in the celebrated Mediterranean Diet.



## LIVE THE MEDITERRANEAN LIFESTYLE

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

OUR LATEST DEVELOPMENT

# Alya Mijas

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





PRICES FROM JUST  
€388,000

**A**lya Mijas offers the opportunity to 'live the 'mediterranean lifestyle' at an affordable price. This beautiful new development of contemporary semi-detached houses has been designed with quality and comfort in mind. Each home provides that all important private outdoor space for entertaining and enjoying the Costa del Sol's magnificent climate.

#### **PERFECT LOCATION**

Alya Mijas is superbly located on a hillside overlooking the mediterranean close to Mijas. All facilities are in close proximity, including good access to the

highway, beautiful beaches, international schools, fine dining, golf courses and the lively cosmopolitan towns of Mijas, La Cala de Mijas and Calahonda.

#### **THE DEVELOPMENT**

The 3 and 4 bedroom homes each have a built area of 120m<sup>2</sup>-145m<sup>2</sup>, distributed over 2 floors, together with a garden and the option to add a private pool.

The communal areas include a saline chlorination pool, gymnasium, co-working area, and landscaped garden areas.

**Click Here** to find out more about Alya Mijas.





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## MOVE WILL ATTRACT INVESTMENT

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Moreno estimated that the tax reduction will attract 7,000 new residents. "We will exceed by far that 0.6% of income, through income tax and indirect taxes," he said.

## WATER TAX TO BE SUSPENDED

The president of the regional government also announced that the water tax will be suspended in 2023, worth 140 million euros.

NEWS

# REMOVAL OF WEALTH TAX



Wealth tax in Andalucía (Marbella) to be removed

The president of the Junta, Juanma Moreno, said the abolition will attract investment to the region, and he also announced a reduction in the rate of income tax and the cancellation of the water tax in 2023.

### ONE OF FEWEST TAXES

Andalucía is about to become the region of Spain (with the exception of the Basque Country) with the fewest taxes after Madrid, the president of the Junta, Juanma Moreno, announced this Monday morning. From Wednesday 21 September there will no longer be a wealth tax in Andalucía.

### POSTITIVE IMPACT

Moreno said this tax accounts for 0.6% of income for the regional government (95 million euros a year) and the change will have a very positive impact on increasing revenue and attracting investment. Ten of the top 20 wealth tax

payers in 2019 left Andalucía in 2020, resulting in a loss of income of nearly 18 million euros (3.5 million euros in wealth tax and 14 million euros in personal income tax).

The president of the regional government has said he wants people with high income who spend long periods in Andalucía to make it their permanent home and pay tax there. "This will help us to develop economic activity and employment," he said.

### PERSONAL INCOME TAX

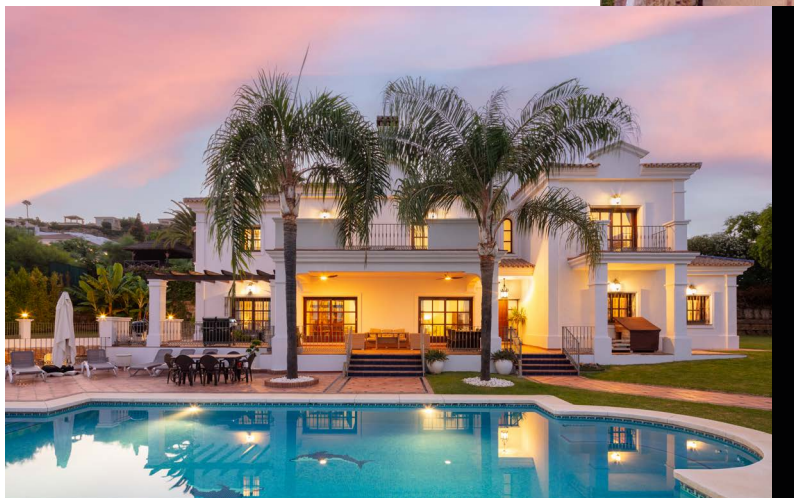
With regard to personal income tax, Andalucía will reduce this by 4.3% "above the amount that the government says salaries will rise by". This will leave 125 million euros in the bank accounts of Andalusian residents, Moreno explained at a forum organised by Grupo Joly in Madrid.

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

**NEW EXCLUSIVE LISTING**

**VILLA  
CHOPO**  
266

A spectacular villa in  
the heart of Paraiso  
Alto.





€1,950,000

#### **SPECIFICATIONS**

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

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

#### **THE LOCATION**

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

#### **THE PROPERTY**

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

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



## PHOTOS

Kenneth Allen / Jorge Fernandez / Eduardo Manchon  
Ricardo Ramírez Gisbert / Redrain

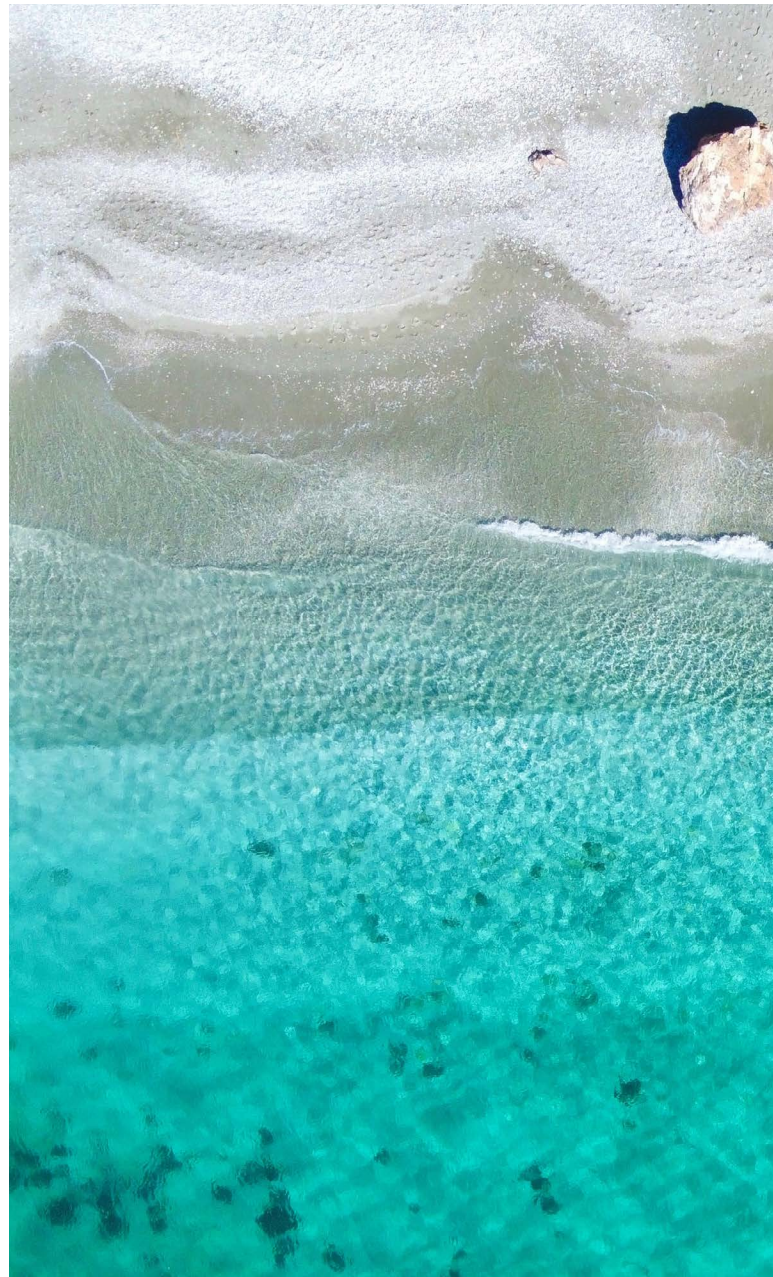
### BEACH GUIDE

# BEST BEACHES

ACCORDING TO NATIONAL GEOGRAPHIC



According to the prestigious National Geographic magazine, three of the best beaches in the Spain can be found in Andalusia. The international publication recently selected the most beautiful coastal landscapes in Spain, which included three Andalusian beaches.



If there is an image that characterises summer, it is that of the beach. The overcrowding of umbrellas, sand castles and portable refrigerators full of food and drink to survive a hot day on the sand are what many of us remember most about summers in Spain.

### QUALITY

Spain is considered privileged when it comes to the general quality of its beaches. This is reflected in the large number of blue flags it is awarded each year (621 in 2022) which are only given when stringent environmental, educational, safety, and



accessibility criteria are met and maintained. Beach lovers in Spain can enjoy nearly 8,000 kilometres of coastline lapped by the Mediterranean Sea and the Atlantic Ocean, making it difficult to choose which beach to spend the day at.

For this reason, National Geographic has shared its selection of the very best beaches in Spain, among which three are located on the Andalusian coast.

### **CUESTA MANELI**

Located in the heart of the Doñana National Park, Cuesta Maneli is one of the quietest beaches on the Huelva coast.

A wooden path passes between dunes, bushes and pine trees for more than a kilometre, to Cuesta Maneli, a magical enclave between Matalascañas and Mazagón.



### **BLUE FLAG BEACHES**

621 blue flags awarded to Spanish beaches in 2022





## NATURAL BEAUTY

Three Andalusian beaches within National Geographic's very best beaches in Spain

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**Cuesta Maneli**

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**Playa Genoveses**

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**Playa Matalascañas**

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Here you can breathe the wild air. It also offers fantastic views from the Aperillo Cliff, a system of fossil dunes considered the most unique ecological and geological coastal formation on the Peninsula.

### PLAYA GENOVESES

Playa Genoveses is located in the

beautiful Campillo del Genovés valley and characterised by its fine golden sand dunes. It is a stunning bay sprinkled with prickly pears and can be accessed on foot from the town of San José.

It is without a doubt, the most beautiful bay in the Cabo de Gato Natural Park, surrounded by a sensational untouched landscape, and definitely one of the best beaches in Spain.



### PLAYA MATALASCAÑAS

Matalascañas beach is perfect for families, and one of the most popular beaches in Huelva.



Three of the best beaches in the Spain can be found in Andalusia



It's fine golden sand stretches 5 kilometres, making it one of the longest beaches on the Costa de la Luz. This beach features a large peculiar stone that sticks out of the beautiful golden sand.

This unusual feature is in fact the ruins of the old Torre de la Higuera guard tower,

which fell after the Lisbon tsunami of 1755.

Of course, these are just 3 of the many beautiful beaches in Andalucia which all offer a unique landscape and atmosphere.

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



#### MATALASCLANAS BEACH

Torre de la Higuera guard tower, which fell after the Lisbon tsunami of 1755.



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

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

## **PROGRESS REPORT:**

We are delighted to announce that construction has now started on the AYANA site.

Work has been underway for some time on the development of infrastructure, but things have now stepped up a gear with the arrival of diggers to begin excavating the site.

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

## **PRIVATE SPACIOUS TERRACES**

allow you to take in the fabulous views of the Mediterranean and beautiful countryside, perfect for entertaining or enjoying some private downtime.





**RESIDENCES FROM**  
€455,000  
**PENTHOUSES FROM**  
€1,085,000

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

27,000m<sup>2</sup> 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



PROPERTY PRICES

# LA ZAGAleta



Spain's most expensive place to buy and rent property



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PHOTOS  
AntonioRuizTKM / yourgolftravel.com / ZC.Marbella

Based on recent research from the property portal Idealista, Benahavis continues to be the most expensive place to buy or rent property in Spain.

### **GATED COMMUNITIES**

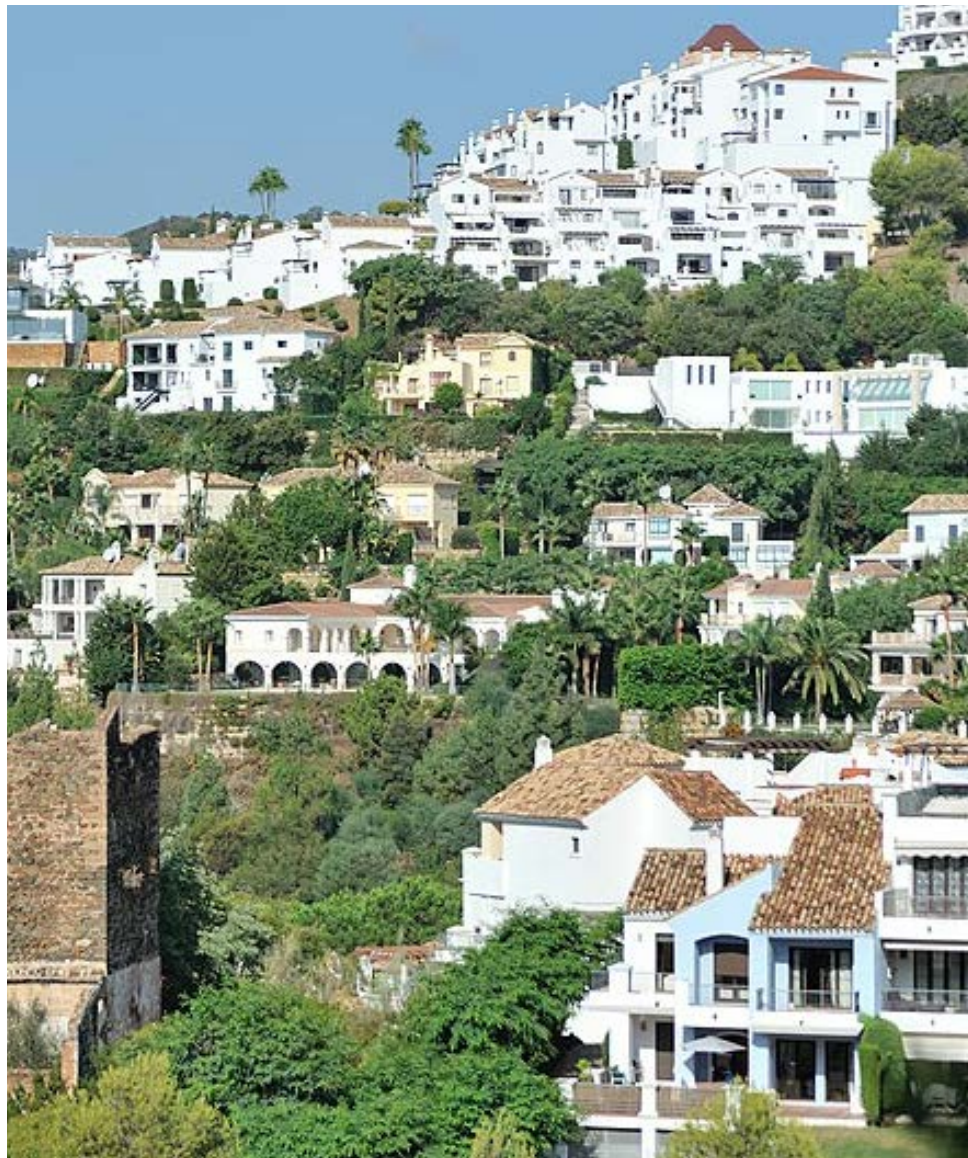
Benahavis is not surprisingly ranked in first position considering it has some of the most prestigious and exclusive urbanisations and gated communities in Spain, including the infamous La Zagaleta where senior company executives, celebrities, sporting stars and multimillionaires all own homes.

Property prices here are well above everywhere else in Spain with average property prices of over €1.8 million and average monthly rents of around €4,000.

### **LA ZAGALETA**

La Zagalata consists of over 250 homes built on plots of between 3,000 and 10,000 m<sup>2</sup>, together with two 18 hole golf courses.

La Zagaleta's villas occupy a 900-hectare estate between mountains and valleys, but with views of the Mediterranean. Construction began on the urbanisation in the early 1990s thanks to a group of investors led by Enrique Pérez Flores. The land had first belonged to the family of a well-known pharmaceutical businessman. It then passed into the hands



of arms dealer Adnan Khashoggi. In 1989, the banks seized the estate of the Saudi tycoon to pay for his debts. It was then that Pérez Flores set his sights on the land to build his urban project and transform La Zagaleta into what it is today.

### **EXCLUSIVITY**

The hallmarks of La Zagaleta are now privacy, exclusivity and security. The exclusive complex is located just

ten minutes away from Marbella and has access to two lush golf courses, elegant clubhouses and an equestrian centre.

### **HOW DO OTHER LOCAL AREAS COMPARE?**

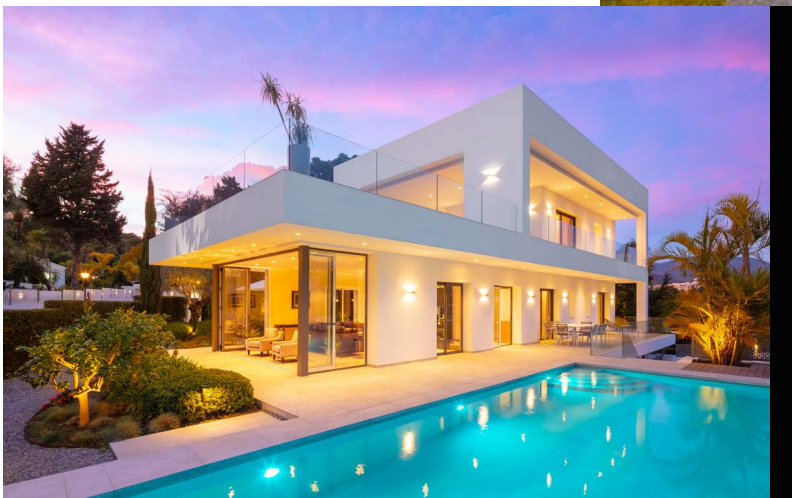
In total, nine municipalities in Malaga were ranked in the top 50 most expensive places to buy, including Marbella in third place with an average property price of €1.1 million and Estepona where the average price is €490,000.

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

**NEW EXCLUSIVE LISTING**

**VILLA 25C**

An individual house designed in a modern and contemporary style.





€3,350,000

#### **SPECIFICATIONS**

5 Bed  
6 Bath  
441 m2 Built  
250 m2 Terraces  
1100 m2 Plot

**V**illa 25C is a modern and contemporary designer built property. It has 5

beautiful bedrooms en-suite plus 2 guest toilets, a spacious and bright lounge/dining room with large windows that shower the property's interior with copious amounts of sunshine and views over the golf course to it's fullest, together with a fully equipped designed kitchen.

#### **THE LOCATION**

Strategically located in Marbella. Ideal for those who like to enjoy the comfort and luxury offered in Puerto Banus and Marbella and for golfers.

#### **QUALITY**

A designer built property using only the highest grade materials and finishes including the benefit of a ten year Structural Insurance Policy.

**Click Here** to find out more about Villa 25C.



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