

# FOLIO

AssetFolio™

## MARBELLA WINS ARABIAN AWARD

AWARDED EUROPEAN TOURISM  
DESTINATION OF HONOUR

## ABSOLUTE ALMONDS

ALMOGÍA CELEBRATES  
ALMOND DAY IN SEPTEMBER

## WHY CHOOSE ESTEPONA TO BUY PROPERTY?

A COMPREHENSIVE GUIDE

## FAN CULTURE

THE FAN IS AN INTEGRAL PART OF  
SPANISH CULTURE AND SOCIETY

# IN THIS EDITION

WELCOME TO THIS 2ND ANNIVERSARY EDITION OF FOLIO, WHERE WE'VE GOT EVERYTHING YOU DIDN'T KNOW YOU NEEDED! MARBELLA'S JUST SNAGGED AN ARABIAN AWARD FOR TOURIST DESTINATION OF HONOUR – BECAUSE APPARENTLY, BEING FABULOUS IS A FULL-TIME JOB. OVER IN ALMOGÍA, IT'S ALMOND DAY, THE ONE DAY A YEAR WE ALL PRETEND TO KNOW 47 DIFFERENT WAYS TO USE ALMONDS. THINKING OF MOVING? ESTEPONA'S CALLING WITH REASONS TO BUY PROPERTY THERE THAT GO BEYOND TAPAS AND SUNSHINE. WE'LL ALSO CRACK THE CODE OF THE SPANISH FAN, THE PERFECT ACCESSORY FOR FLIRTING, FANNING, OR SLAPPING SOME SENSE INTO SOMEONE. PLUS, HEAR HOW ASSET FOLIO IS SCORING GOALS BY SPONSORING EUROPA POINT FOOTBALL CLUB, AND CHECK OUT THE LATEST UPDATES ON NAYA RESIDENCES, AYANA ESTEPONA, AND ALYA MIJAS. DON'T MISS OUR ROUNDUP OF THE BEST PROPERTIES FOR SALE ON THE COSTA DEL SOL—PERFECT FOR WHEN YOU WANT TO LIVE THE HIGH LIFE WITHOUT SPENDING MORE THAN YOU DID ON THAT SANGRIA!

*Enjoy!*



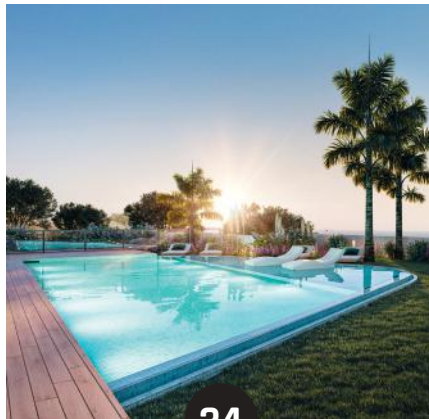
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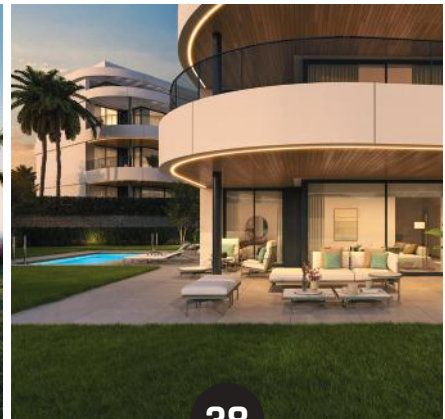
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## FOLIO MAGAZINE EDITION 24

September 2024

Designed by Pixelperfect SL Articles by: Giles Brown

# ASSET FOLIO RENEWS SPONSORSHIP OF EUROPA POINT FC FOR THE 2024-2025 SEASON







Asset Folio is delighted to renew their sponsorship of Europa Point FC for the 2024-2025 football season. This ongoing partnership highlights their commitment to supporting local sports and fostering community spirit.

The sponsorship renewal was celebrated with a presentation at the Asset Folio office, where the new season kit for Europa Point FC was unveiled. The event was attended by the club's owners, Par Magnus Roos and Frank Ericson, and the president. This renewal symbolises a strong relationship between Asset Folio and Europa Point FC, reflecting a shared vision for growth and success.

For Europa Point FC, the renewed sponsorship comes at an exciting time. The club is gearing up for the new season with a strong sense of optimism and determination. The development of a new, state-of-the-art stadium in Gibraltar adds to the anticipation, promising to enhance the football experience for players and fans alike.

The partnership between Asset Folio and Europa Point FC is more than just a financial arrangement; it represents a commitment to the community and the development of local sports. Sponsorships like this provide crucial resources for clubs, helping them focus on developing talent and competing at their best. Asset Folio's support also promotes active lifestyles and fosters a sense of pride and unity within the community.

As the 2024-2025 season approaches, both Asset Folio and Europa Point FC are excited about the opportunities that lie ahead. With the new stadium on the horizon and a renewed partnership, the club is well-positioned to continue making a significant impact on the Gibraltar football scene.

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# MARBELLA WINS ARABIAN AWARD

AWARDED EUROPEAN TOURISM DESTINATION OF HONOUR





The strong links between Marbella and the Arab World were underlined recently as the Arab League Tourism Organisation (ATO) recognised Marbella as a European Tourism Destination of Honour.



Representing 22 countries, the ATO chose Marbella, describing it “a benchmark of excellence worldwide” and noting the “care and attention” that the town provides to Arab visitors make it “the most distinguished city in high-quality tourism.”

Marbella mayor, Ángeles Muñoz, who received the award at the Town Hall from the president of the ATO, Dr. Bandar bin Fahd Al-Fuhaid, stressed that “This distinction will mean that we have even more presence in some of the countries. We have received numerous visitors for many years”.

President of the ATO Dr. Bandar bin Fahd Al-Fuhaid underlined the organisation's commitment to Marbella, hinting establishing a permanent presence in the town. "We feel so at home that we are considering the possibility of creating a permanent support office for visitors from the 22 countries of the Arab League, with maximum collaboration to help them invest, and even help in the tourist part, that may correspond from the International Tourism Academy to Marbella," he indicated. "As happens here, where any Arab tourist is welcome, any Spaniard is welcome in Arab countries, where we try to give them the best possible service," added the president of the ATO, who again thanked the mayor for "her support and collaboration."

During the meeting, Al-Fuhaid and Munoz discussed various aspects of cooperation, including the exchange of expertise in the quality of tourism services, the training and qualification of tourism sector workers, and the increase of tourism

investments.

Al-Fuhaid also said the ATO was considering, in partnership with the Arab Academy for Science, Technology, and Maritime Transport (AASTMT), the establishment of a training and development academy in Marbella. The goal would be to enhance the skills and qualifications of Arab youth for careers in tourism by leveraging Spain's extensive experience, which is recognised as one of the world's leading countries in the tourism sector.

The Mayor highlighted "the friendship that unites Marbella and the Arab countries" and thanked the ATO for "having chosen our city for the granting of an award of such relevance". According to the organisation, this is also, "a recognition of the work carried out by the municipal institution" for the "high quality and professional services in the vacation, family and corporate tourism sector."

She added "The Arab market has increased the number of tourists who choose

the municipality to visit, in addition to showing great loyalty to us" and mentioned the fact that European Best Destinations had awarded the town the title of Best European Destination to visit in 2024. Muñoz also thanked the work carried out by the main advisor of the Arab League Tourism Organization and president of the Bluebay group, Jamal Satli Iglesias, who was also present at the ceremony, for his "work as a great ambassador of the city".

Summing up Al-Fuhaid said that he was proud "to present Marbella and its mayor with official recognition from the Arab League as a reference destination for the Arab world and of excellence throughout the world." In this sense, he has valued "the continuous provision of quality and luxury services that are provided in this town to these tourists" and has expressed his desire that "we continue to strengthen the permanent collaboration that exists between the areas of Arab and Spanish tourism."

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The Spanish love a reason to throw a party – you only have to look at the colourful chaos that is annual tomato fuelled Armageddon in August that is 'La tomatina' – when residents of the pueblo of Bunol, just outside Valencia, pelt each other with tonnes of over-ripe tomatoes.

That tradition of celebrating food-stuffs with fiestas, although with a little more restraint (a rare thing in Andalucía) also takes place in the village of Almogía.

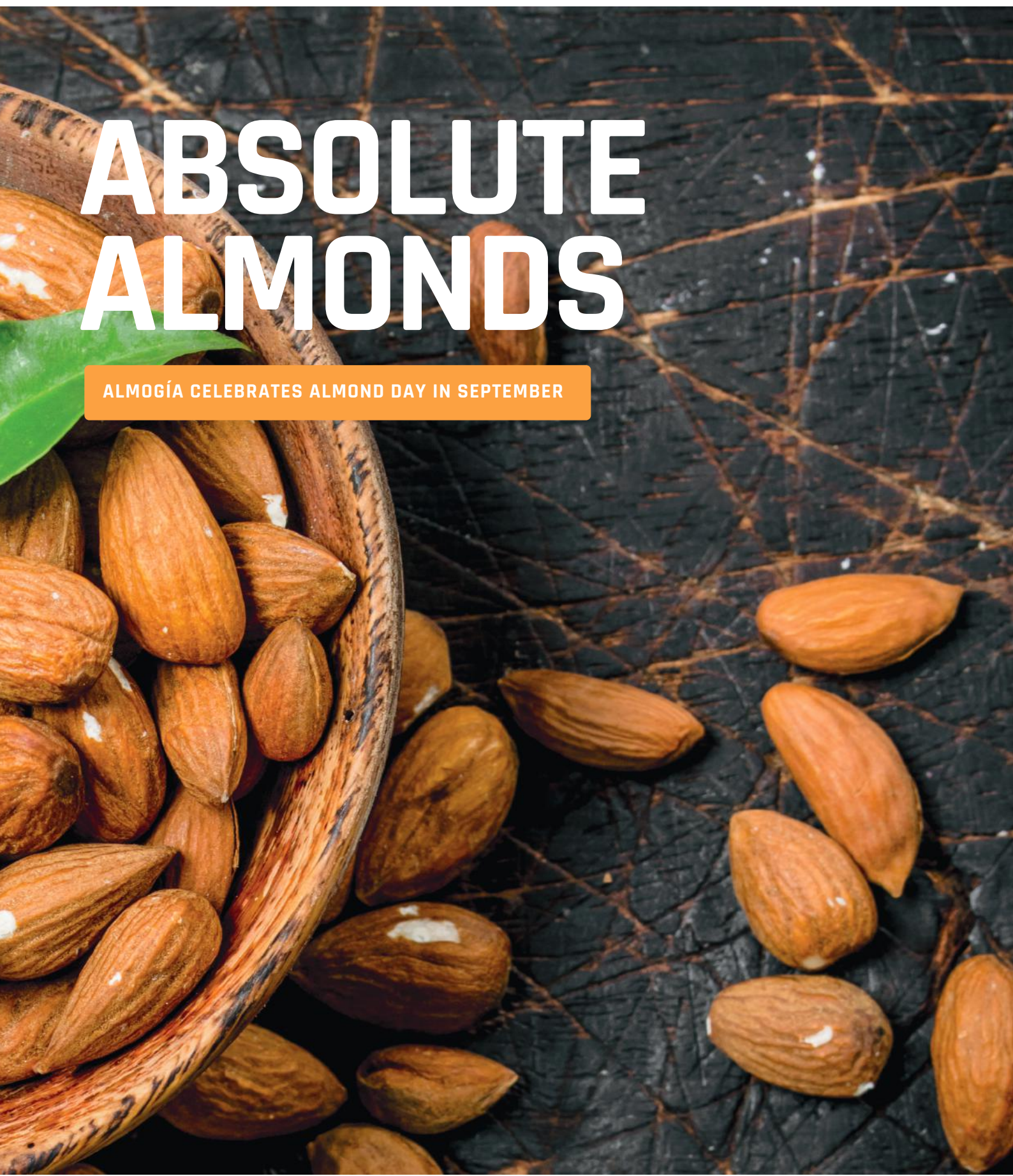


Almond Day  
in Almogía is  
celebrated on the  
28th September



# ABSOLUTE ALMONDS

ALMOGÍA CELEBRATES ALMOND DAY IN SEPTEMBER







Located in the mountains inland from Malaga, the Día de la Almendra is celebrated every year on the last weekend of September. Almogía is renowned for its almonds, and the day is an opportunity to publicise the many traditions that surround the cultivation and processing of almonds.

It's not only about the almonds, however. The programme of events includes an exhibition of products made by local companies with tastings of cheese, almonds, desserts and local wines. Over 150 kilos of almonds are distributed through the day, as well as a welcome glass of sweet wine to get the

celebrations going!

More than fifty stands from companies in the region participate in the event, with the aim of promoting local products and raising awareness of the traditions surrounding the cultivation and processing of almonds. There are also demonstrations of traditional crafts, such as saddle making, as well as the shelling, splitting and peeling of almonds. To keep the little ones entertained there is also a programme of activities, including face painting.

If you were wondering how exactly almonds arrived in Spain, here is a little bit of a shock for you. While most things

in Andalucía seem to have been imported by the Moors (who ruled over 'Al -Andalus' for more than 700 years), almonds were introduced by the Romans. As well as using them in the kitchen, sugared almonds were given as wedding gifts and almonds were scattered like confetti at weddings.

The almond tree itself originated from China. Brought to the eastern Mediterranean by merchants travelling along the ancient Silk Road, they have been part of Mediterranean culture since then. They keep good for years, are easy to carry and very nutritious, which made them excellent, practical food for merchants on the move or nomadic tribes.

Approximately 1.7 million tons



of almonds are produced annually worldwide and Spain is the second-largest global almond producer. Almonds have great health benefits, being a great source of vitamins and minerals, rich in calcium and vitamin E, high in protein, cholesterol free fat and mineral rich. Almonds reduce heart attack risk, protect the artery walls, lower blood sugar, aid weight loss, build strong teeth, aid brain function, moderate the nervous system and support the immune system. They really are one of the original superfoods!

Back to the day itself – which this year celebrates its 18th edition. Music plays an important part, with the performance of a local choir and a live DJ taking the party

well into the night. (This is Andalucía, after all). Perhaps the most unique performance, however, are the colourful 'verdiales'. A musical tradition that pre-dates Flamenco, it has its roots in Bronze Age Spain. Verdiales feature group singing and dancing, with the participants wearing colourful costumes, especially hats adorned with flowers, mirrors and ribbons. Musicians playing violins, lutes, guitars, cymbals and tambourines, accompany the dancing and singing.

A fascinating, flamboyant and fun fiesta, don't miss the Día de la Almendra!

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





# WHY CHOOSE ESTEPONA TO BUY PROPERTY?

A COMPREHENSIVE GUIDE





**Find out why Estepona  
should be at the top  
of your list when  
considering a new  
home in Spain.**



By Thomas Harper

**T** With extensive experience in the Costa del Sol market, I'm excited to share an in-depth look at why Estepona has become one of the most sought-after locations for property buyers. Let's explore the myriad reasons that make this charming coastal town an ideal place to call home.

Nestled along Spain's illustrious Costa del Sol, Estepona has emerged as a jewel in the crown of Mediterranean living. This vibrant town expertly blends traditional Andalusian charm with modern amenities, offering an unparalleled quality of life that attracts discerning homebuyers from around the globe. Let's delve into the compelling reasons why Estepona should be at the top of your list when considering a new home in Spain.



### **1. EXCEPTIONAL CLIMATE: THE SUN-SOAKED COSTA DEL SOL**

Estepona's climate is nothing short of idyllic. Boasting over 320 days of sunshine annually, it exemplifies the Mediterranean climate at its finest. Mild winters and warm summers create the perfect environment for year-round outdoor living. This consistent pleasant weather not only enhances quality of life but also extends the tourist season, making Estepona an attractive option for those considering property investment.

The town's microclimate, influenced by its proximity to the Sierra Bermeja mountains, often results in slightly cooler summers and warmer winters

compared to other Costa del Sol locations. This subtle difference can make a significant impact on comfort, especially during peak summer months.

### **2. BEAUTIFUL BEACHES AND OUTDOOR LIFESTYLE: A PARADISE FOR NATURE LOVERS**

Estepona's coastline stretches over 21 kilometers, dotted with some of the finest beaches on the Costa del Sol. The town takes pride in its Blue Flag beaches, a testament to their cleanliness, safety, and excellent facilities. Playa de la Rada, the town's main beach, offers a 2.6-kilometer stretch of golden sand perfect for sunbathing and water sports. For those seeking a more secluded

experience, Playa del Cristo, with its sheltered cove and calm waters, is ideal for families with young children.

Beyond the beaches, Estepona is a haven for outdoor enthusiasts. The nearby Sierra Bermeja mountains provide a stunning backdrop and offer excellent hiking and mountain biking trails. The Selwo Aventura wildlife park, located just outside town, offers a unique safari-style experience, showcasing exotic animals in a semi-natural habitat.

For golf aficionados, Estepona is a dream come true. The area boasts several world-class golf courses, including Estepona Golf and Valle Romano Golf & Resort. These meticulously maintained courses offer challenging play and breathtaking views, catering to golf enthusiasts of all levels.



### **3. RICH CULTURAL HERITAGE: A GLIMPSE INTO AUTHENTIC SPAIN**

One of Estepona's most endearing qualities is its ability to maintain its traditional Spanish charm amidst modern development. The old town, or "Casco Antiguo," is a labyrinth of narrow, cobbled streets lined with whitewashed buildings adorned with colorful flower pots. This area is the heart and soul of Estepona, offering a genuine glimpse into traditional Andalusian life.

The Plaza de las Flores, the town's main square, is a hub of activity where locals and visitors alike gather to enjoy tapas and watch the world go by. The nearby Church of Nuestra Señora de los Remedios, with its distinctive blue domes, is a testament to the town's rich history and architectural beauty.

Estepona's commitment to culture is evident in its numerous museums and art initiatives. The town has embraced street art, with over 60 murals adorning building facades, transforming the urban landscape into an open-air gallery. The Orchid House, home to over 8,000 species of orchids, is not just a botanical marvel but an architectural wonder, its three glass domes a striking addition to the town's skyline.

### **4. MODERN AMENITIES AND INFRASTRUCTURE: COMFORT MEETS CONVENIENCE**

While Estepona cherishes its traditional roots, it doesn't shy away from embracing modern conveniences. The town has seen significant investment in infrastructure and amenities in recent years, elevating the quality of life for residents.

Healthcare facilities in Estepona are excellent, with the new Estepona Hospital providing high-quality medical care. For families with children, the town offers a range of educational options, including international schools that cater to various curricula.

The recently renovated marina area is a testament to Estepona's modernization. This vibrant district is home to a variety of restaurants, bars, and shops, offering both local and international cuisine. The Sunday market at the marina is a popular event, where you can find everything from fresh produce to artisanal crafts.

### **5. REAL ESTATE IN ESTEPONA: LUXURY LIVING REDEFINED**

Estepona's real estate market is thriving, with several new developments setting new standards for luxury living on the Costa del Sol. Projects like Ayana Estepona and Naya Residences are at the forefront of this real estate renaissance.

Ayana Estepona is a prime example of how modern developments are redefining coastal living. This resort-style complex seamlessly blends with its natural surroundings, offering residents a luxurious lifestyle with a focus on wellness and sustainability. The development features sophisticated architecture by Villarroel Torrico and interiors by Gunni & Trentino, setting a new benchmark for elegance in the region.

Similarly, Naya Residences represents the future of sustainable luxury living. With its emphasis on eco-friendly features such as solar panels and geothermal energy, it caters to environmentally

conscious buyers without compromising on luxury. The development's location in the Golden Triangle ensures easy access to both Marbella and Estepona, offering the best of both worlds.

These Costa del Sol new developments not only provide state-of-the-art living spaces but also contribute to the area's overall upliftment, attracting a diverse, international community of residents.

### **6. INVESTMENT POTENTIAL: A BOOMING PROPERTY MARKETING IN ESTEPONA**

Estepona's real estate market has shown remarkable resilience and growth, making it an attractive option for property investors. The town offers a diverse range of properties, from luxury villas and modern apartments to traditional townhouses, catering to various preferences and budgets.

The ongoing development of high-end projects and the town's efforts to maintain its charm while modernizing infrastructure have contributed to steady property value appreciation. Moreover, Estepona's growing popularity as a tourist destination ensures a robust rental market, offering potential for strong returns on investment properties.

### **7. LIFESTYLE AND COMMUNITY: THE ESSENCE OF MEDITERRANEAN LIVING**

Perhaps the most compelling reason to choose Estepona is the lifestyle it offers. The town embodies the essence of Mediterranean living – a relaxed pace of life, emphasis on outdoor activities, and a strong sense of community. The local cuisine is a highlight,









with fresh seafood and traditional Andalusian dishes taking center stage. The town's numerous chiringuitos (beach bars) offer the perfect setting to enjoy a leisurely meal by the sea. For those who enjoy a more active social life, Estepona's calendar is packed with events and festivals throughout the year, from the vibrant Feria in June to the San Juan beach bonfires in midsummer.

### **YOUR DREAM HOME AWAITS IN ESTEPONA**

Choosing Estepona for your new home means embracing a lifestyle that harmoniously blends

the best of traditional and modern Spain. With its exceptional climate, beautiful beaches, rich cultural heritage, modern amenities, and strong investment potential, Estepona offers a compelling package for those seeking a permanent residence, a holiday home, or an investment property.

As the town continues to grow and evolve, it maintains a delicate balance between progress and preservation, ensuring that its unique character remains intact. Whether you're drawn by the promise of sun-soaked days on pristine beaches,

the allure of authentic Spanish culture, or the potential for a sound property investment, Estepona stands ready to exceed your expectations.

The time to consider Estepona is now. As word spreads about this gem on the Costa del Sol, demand for properties will likely increase. By choosing Estepona today, you're not just buying a property; you're investing in a lifestyle many dream of but few get to experience. Welcome to Estepona – where your Mediterranean dream becomes a reality.

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








**DIRECT PROPERTY LISTING**
**IFIELD HOUSE**

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

**€1,395,000**
**SPECIFICATIONS**

3 Bed  
 4 Bath  
 200 m<sup>2</sup> Built  
 98 m<sup>2</sup> Terraces  
 880 m<sup>2</sup> Plot















## IFIELD HOUSE

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

One of the unique attractions is a 50m<sup>2</sup> infinity swimming pool lined with bottle green mosaic tiles inspired by the pool from the movie 'Stealing Beauty,' with a natural stone surround, blending seamlessly with the natural landscape of the lush green valley. A large hardwood decking terrace with sun loungers to enjoy all-day sunshine has access to the lower lawn, bedroom suites, upper lawn, and terraces via traditional wooden railway sleeper steps. Additional stone steps lead up to the large private terrace and sunloungers of the master bedroom suite.

**Click Here** to find out more about Ifield House.







# FAN CULTURE



The fan is an integral part of Spanish culture and society.

Walk around any street in Spain during the warmer months and you are sure to spot someone discreetly fanning themselves. Immortalised in art by painters such as a Velazquez and Goya, the folding fan even has its own secret language. But where did this fan fascination come from?

Common historical consensus us that the earliest fans originated in Asia around 2000BC, with examples being found in China and India. It was the Japanese, however,





who invented the folding fan, which was inspired by a bat's folding wings. "Bat Fan", if you will.

Portuguese pioneers of trade in Asia brought the folding fan to Europe during the 15th century, and fashionable fans were soon all the rage in courts across Europe, including Italy, France, England, and, of course, Spain.

As fans gained popularity in Europe, manufacturing increased, especially in Spain, where *abanico* - the Spanish word for fan - craftsmen were much sought

after. Renowned painters, such as Velazquez, were hired to decorate fans for the nobility.

By the end of the 18th century, the Real Fábrica de Abanicos (Royal Fan Factory) was established. This made fans for all social classes, ages, and genders and to occasions ranging from parties to mourning to daily life. Other factories, such as the famous Casa de Diego, which opened in 1823 in Madrid's Puerta del Sol and is still in operation today, established Spain as the centre for fan production.

In the early 19th century, Spain became a





## The fan is not just decoration but an icon of Spain



popular destination for refined tourists. American author Washington Irving's 'Tales of the Alhambra', published in 1832, had a prominent role in introducing Spain to the world. The opera 'Carmen', which portrayed a love triangle anchored by a Spanish gypsy, made fans fashionable across Europe. In the 1850s, John Bagnold Burgess, a British painter and frequent traveller to Spain, depicted a fan seller, exemplifying the strong association of the fan to Spanish culture by the mid-19th century.

At the same time, the fans themselves had become pieces of art. Valencia became well known for its exquisite and intricate workmanship. Some examples feature the complex intermingling of ivory, painted paper, mother-of-pearl, and metal for the finished product. These fans represented the collaboration of many different specialists, whose combined skills resulted in a product worthy of a well-heeled traveller seeking a memento of their time in Spain.

So the handheld fan is not just decoration, but an icon of Spain. It has become an integral part of Spanish culture, and of course, a cheap way to keep cool in the heat! And as the most affordable fan can

be purchased from 2€, with prices rising to 500€ for vintage pieces, there is nothing stopping you become a Fan fan!

Once you have your fan, you will be able to try your hand at the traditional 'secret language', employed by women to welcome, or fend off, potential suitors.

Open fan over the chest showing the design "Yes"

Open fan over the chest showing the back "No"

Open fan covering one of the cheeks "I like you"

Wave fan very fast: "I really like you"

Wave fan very slowly: "I am not interested"

Open fan covering your nose "I want to see you"

Open fan covering your chin "I want to talk to you"

Closed fan near the heart: "I love you"

Open fan placed over lips: "Kiss me"

As a first time fan user, however, I strongly advise you just to use it to keep cool!

**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.





PENTHOUSES  
FROM

€1,795,000

AssetFolio

| **excl.**



AYANA

E S T E P O N A

## REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

Ayana brings a unique concept in resort development to the Costa del Sol. Thoughtfully designed to seamlessly blend into the environment, Ayana is designed to accentuate the quintessential lifestyle and casual vibe of Estepona.

### 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.

**Click Here** to find out more about Ayana Estepona.





  
**AYANA**  
ESTEPONA

# THE PENTHOUSES

AssetFolio | **excl.**

## THE PENTHOUSES AT AYANA ESTEPONA

The ultimate expression of the Ayana living experience, the penthouses are a perfect combination of all that makes Ayana so unique.

### INTERIORS

The interiors have been finished to the highest standards. A balanced use of natural materials gives a fresh and modern flair, while still hinting at tradition.

### TERRACES

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.

### INFLUENCES

Traditional and contemporary influences combine to create living spaces that connect with the environment, allowing you to either entertain or re-energise, be social or seek solitude.

**Click Here** to find out more about The Penthouses at Ayana Estepona.







CONSTRUCTION CONTINUES AT  
NAYA RESIDENCES. WATCH THE PROGRESS:





AssetFolio | **excl.**

# NR

NAYA RESIDENCES

A STYLISH DEVELOPMENT  
OF TWO AND THREE  
BEDROOM APARTMENTS  
& PENTHOUSES

**N**aya 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.





NAYA RESIDENCES

**N**aya Residences is committed to environmental sustainability through a variety of specific initiatives that not only reduce its ecological footprint but also foster a healthier and more sustainable living environment for its residents, targeting an 'A' energy rating for high efficiency in primary non-renewable energy consumption.

### **RESIDENCES**

The construction systems, facades, and windows ensure the energy efficiency of the spaces, together with energy-saving appliances and lighting.

### **AEROTHERMIA**

The development features domestic hot water production by means of aerothermal energy, ensuring efficient and eco-friendly heating solutions for all residents.

### **PHOTOVOLTAIC PANELS**

Installation of photovoltaic panels contribute to the reduction of energy consumption in common areas.

### **GEOHERMAL ENERGY**

The community indoor pool is heated using geothermal energy, maintaining a comfortable temperature year-round.

### **VEHICLE CHARGING**

The development features pre-installed infrastructure for future electric vehicle charging outlets.

### **GARDENS**

Gardens are planted with native vegetation that have low water requirements.

**Click Here** to find out more about Naya Residences.







DESIGNED FOR  
ENERGY EFFICIENCY



# Alya Mijas

**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.







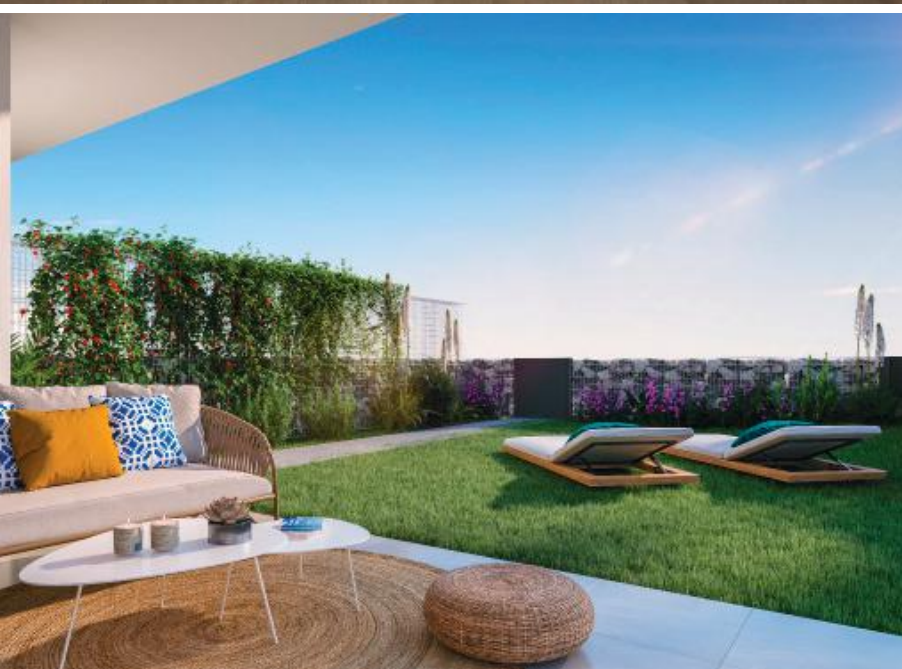
**PROGRESS  
UPDATE:**

Watch the latest  
construction update  
from Alya Mijas.

**PRICES FROM JUST  
€406,000**







## Alya Mijas

Alya Mijas is ideally situated for residents to enjoy all the amenities that the Costa del Sol has to offer, yet with the peace of the immediate surroundings. Riviera del Sol is located midway between the popular resort towns of Fuengirola and Marbella. Fuengirola is just a 10 minute drive away and enjoys a wide range of facilities, great beaches, the Mijas Aqua Park, multi-screen cinemas and the Parque Miramar shopping centre.

The upmarket resort of Marbella and the popular La Cañada shopping centre is a short 15 minute drive away in the opposite direction. The attractive stretch of coastline offers trendy waterfront bars, beach clubs, and an array of water sports. There are numerous golf courses in the vicinity including the Miraflores Golf Club which is situated next to Riviera del Sol. The Calahonda and Cabopino courses are also close by, as is the Mijas Golf Complex.

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













FROM  
€520,000

**SPECIFICATIONS**

38 units  
2, 3 & 4 Bed

**STATUS**

Pre launch

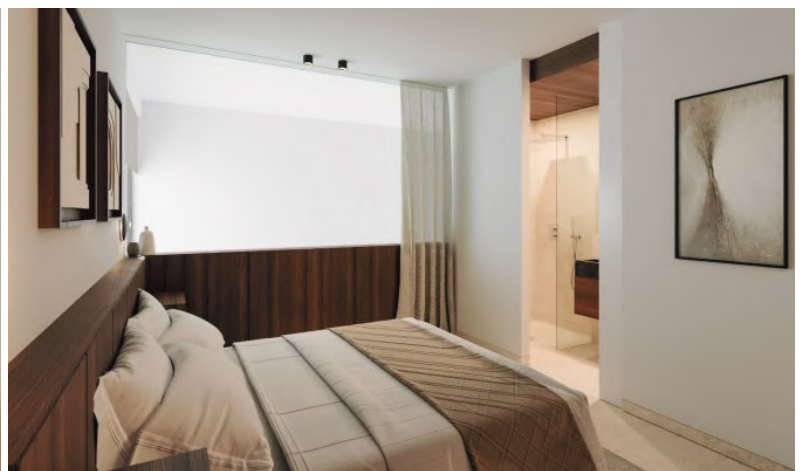
## LUXURY RESIDENTIAL COMPLEX WITH ACCESS TO 5 STAR FACILITIES

A visionary project consisting of 38 spacious apartments that will stand out for their high-end finishes, ample rooms and top-notch services. The project will feature its amenities while also benefiting from the entertainment facilities of Alcazaba Lagoon.

**Click Here** to find out more about this new luxury residential complex.











FROM  
€499,000

**SPECIFICATIONS**

25 units  
2 & 3 Bed

**STATUS**

Pre launch



## EXCLUSIVE CUTTING-EDGE APARTMENT WALKING DISTANCE TO THE BEACH

This boutique luxury apartment complex comprises 25 units of 2 & 3 bedrooms located in Estepona's hot spot, the New Golden Mile.

The sea, golf courses, and city center are just a few minutes away, making it an ideal residence. The location is exceptional, just walking distance from various services, the sea, beach clubs, golf courses, leisure options, health care centers, and educational institutions.

**Click Here** to find out more about this exclusive apartment.











FROM  
€2,700,000

**SPECIFICATIONS**

3 units  
3 Bed

**STATUS**

Pre launch



## FINCA CORTESIN RESORT TOWNHOUSES & VILLAS

Discover the lifestyle of the modern developments in La Loma. Finca Cortesin is one of the top Golf Club & Resorts in Costa del Sol, Andalusia, and Spain. You now have the chance to reside in a genuine Andalusian village while enjoying the luxurious amenities and services of Finca Cortesin. Encounter unparalleled privacy, sophistication, and confidentiality in a top-tier spot in the Casares rural area. Your Andalusian way of life will be fulfilled with stunning and wide-ranging views of the Mediterranean Sea.

**Click Here** to find out more about these townhouses and villas..





# CHAPARRAL | 203



NEW DEVELOPMENT WATCH

## FRONTLINE GOLF

Innovative & Contemporary Townhouses

**FROM €634,000**

This project is a gated residential complex with 80 three and four-bedroom townhouses featuring innovative, contemporary, functional design that blends in with beautiful natural surroundings.

Each property has been carefully designed to deliver an exceptional living experience and arranged to maximise natural light and optimise space.

The project boasts quality features, including quartz countertops, porcelain tile floors, integrated appliances, and LED lighting that infuses

sophistication and warmth.

Along with the landscaped gardens, leisure areas, and communal pool, residents also have access to the adjacent sports and leisure centre with tennis courts, spa, and gym.

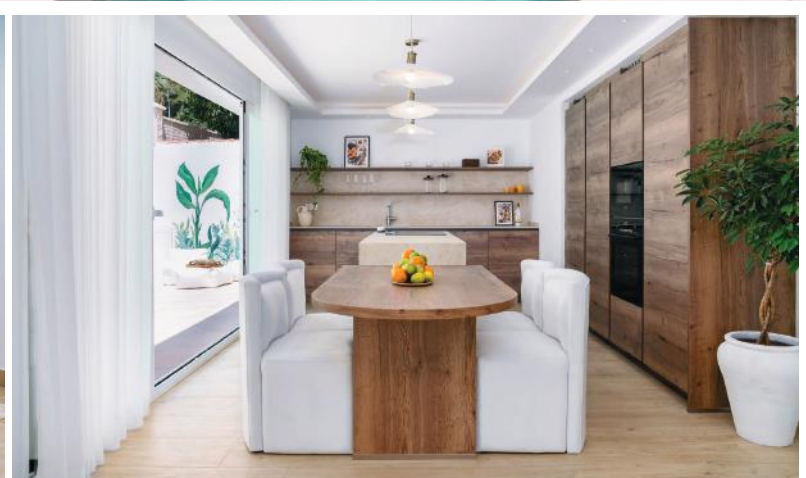
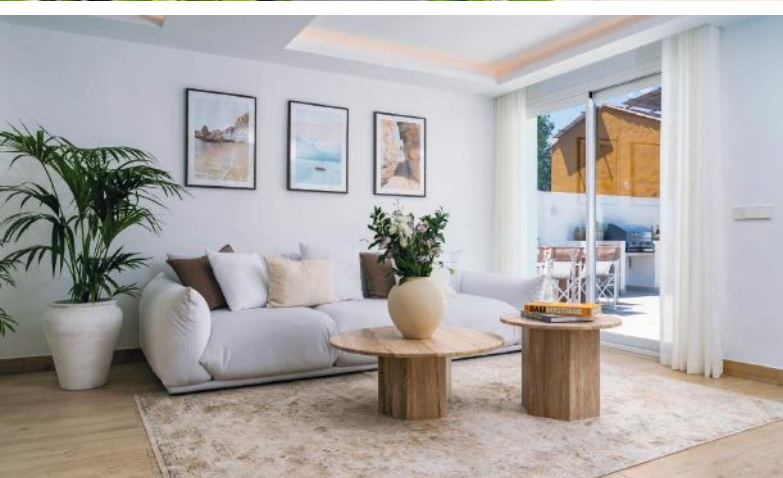
The development is ideally located next to El Chaparral Golf Course, a few metres from the beach, and very close to La Cala de Mijas and the historic centre of Fuengirola.

**Click here** for more details about this development.













€1,600,000

**SPECIFICATIONS**

4 Bed  
 3 Bath  
 199 m2 Built  
 0 m2 Terraces  
 513 m2 Plot



**RENOVATED  
 SINGLE-FLOOR  
 VILLA IN NUEVA  
 ANDALUCIA**

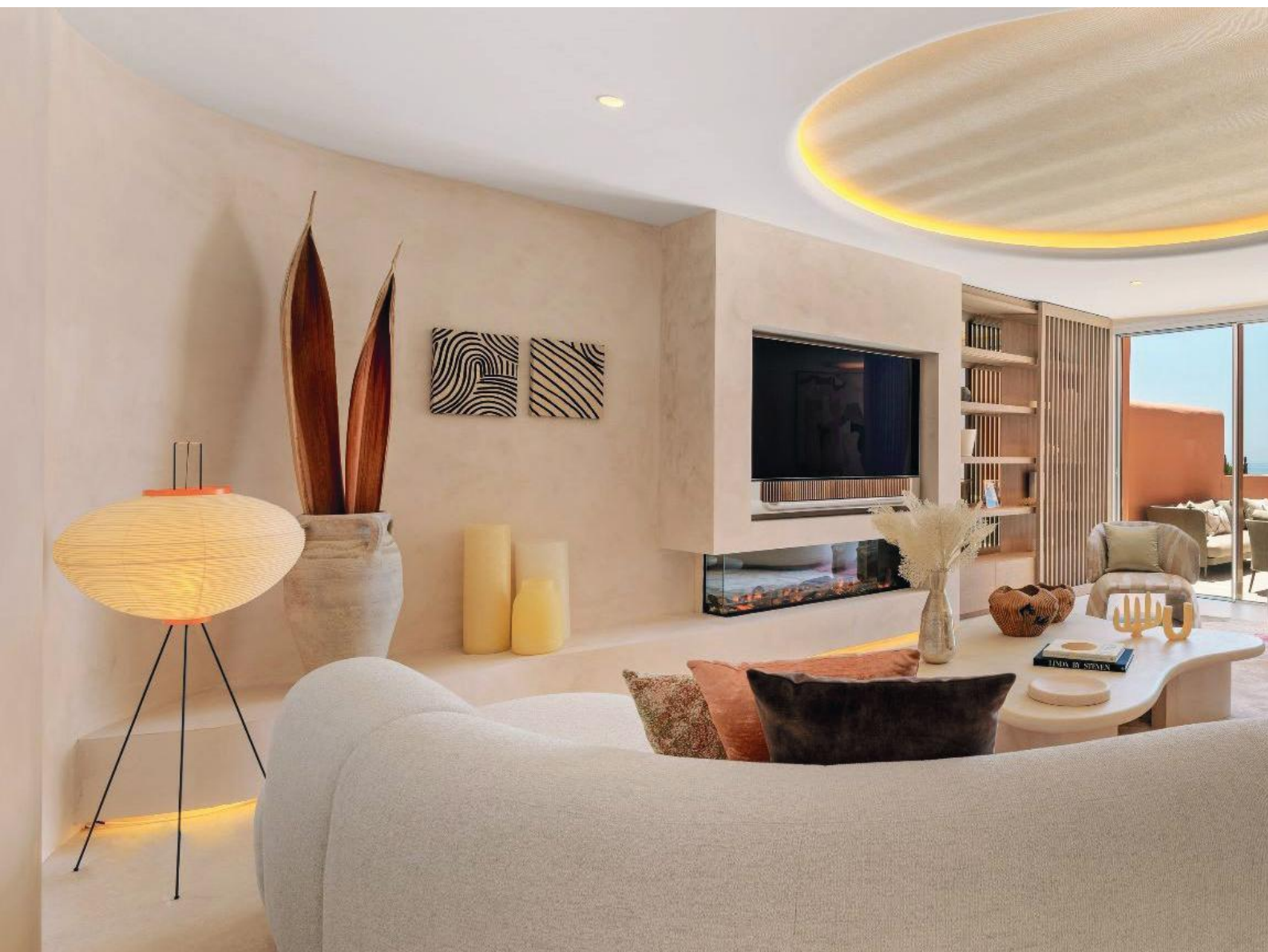
Step into this property, a completely renovated, single-floor villa offering the epitome of modern mediterranean-style living in the heart of Nueva Andalucia. This 4-bedroom, 3-bathroom gem has just been renovated in 2023 with high-quality materials like wood, ceramic, and marble, and comes furnished with custom-made, high-quality pieces. Appliances are from the trusted brand, Bosch.

As you enter, you're immediately welcomed into an open-plan kitchen and living area that extends out to a chic Capri-inspired garden through large sliding doors.

**Click Here** to find out more about this fully renovated single floor villa in Nueva Andalucia.











€5,350,000

**SPECIFICATIONS**

4 Bed  
 5 Bath  
 242 m2 Built  
 198 m2 Terraces  
 0 m2 Plot



**AN OUTSTANDING  
 FRONTLINE PENTHOUSE -  
 MARBELLA**

**A** Welcome to this exclusive 4 bedroom, 5 bathroom duplex penthouse situated right in the middle of the famous La Morera urbanisation. With its more than 240 m2 interior and another 200 m2 of terraces it offers a level of space that can normally only be found in villas.

This outstanding property impresses with an exclusive interior design, elegant contemporary furniture, tailor-made wardrobes, a new Siematic designer kitchen with Miele appliances, a Bang & Olufsen sound system, an electric fire place and stylish Kettal outdoor furniture. From both terraces you can enjoy the true beauty of a frontline beach location, with sea views that follow the shoreline and Mediterranean to the outlines of Gibraltar and North Africa. The penthouse comes with 2 underground parking spaces and a storage room.

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











€12,000,000

**SPECIFICATIONS**

6 Bed  
7 Bath  
682 m2 Built  
400 m2 Terraces  
2005 m2 Plot



**SIERRA BLANCA  
LUXURY ELEGANT  
CLASSIC VILLA**

This exquisite, luxurious home is situated in one of Marbella's most prestigious neighborhoods. This property, perched above the ground, has the serene waves of the Mediterranean Sea to the front and the breathtaking Sierra Blanca mountain range to the rear. Situated among some of the best amenities that Marbella has to offer, including international schools, prominent golf courses, Marbella Club/Puente Romano, and a variety of shopping facilities, the property is part of an elite gated community with round-the-clock security.

**Click Here** to find out more about this elegant classic villa.











## 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 and Mark Strasek brings nearly four decades of real estate expertise to the company that also counts on a team of specialist investment advisors whose expert knowledge allows clients to realise their investment visions.

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





When it comes to purchasing a property on the stunning Costa del Sol, one of the key decisions to make is whether to opt for a villa or an apartment.

## 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.





FOLIO MAGAZINE · SEPTEMBER 2024



# PURCHASING PROCESS

2024





## PROPERTY FOCUS

AssetFolio™

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

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

Download our comprehensive purchasing process guide.

**CLICK HERE TO  
DOWNLOAD**



## PROPERTY FOCUS

# AssetFolio™

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

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

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

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

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

**CLICK HERE TO  
DOWNLOAD**





# SELLING YOUR HOME?





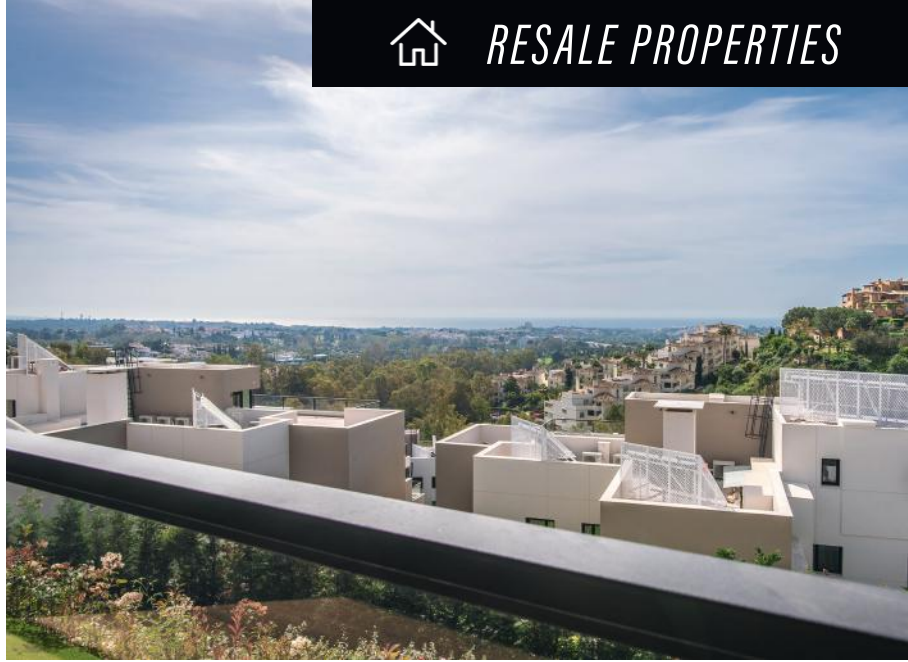
# SOLD

€625,000

## SPECIFICATIONS

2 Bed  
2 Bath  
93 m<sup>2</sup> Built  
42 m<sup>2</sup> Terraces  
0 m<sup>2</sup> Plot





## MARBELLA LAKE

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

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







## JACARANDAS 12

**P**alo 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 dining area together. The kitchen is designed by Gunni & Trentino with Siemens appliances and has direct and convenient access to the separate laundry area.



# SOLD

€769,000

**SPECIFICATIONS**

2 Bed  
2 Bath  
116 m<sup>2</sup> Built  
40 m<sup>2</sup> Terraces



# FOLIO

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[assetfolio.com](https://assetfolio.com)