

FOLIO

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DRIVING THE CHANGE

THE LAUNCH OF THE NLS IS SET TO
TRANSFORM THE SPANISH REAL ESTATE MARKET

THOMAS MARTINEZ

CREATIVITY BEYOND THE
COMFORT ZONE

MAGNIFICENT MUSEUMS AND GREAT GALLERIES!

MUSEUMS AND ART GALLERIES WILL BE FLINGING OPEN THEIR
DOORS IN MAY TO MARK INTERNATIONAL MUSEUM DAY

NO MORE CINDERELLA COMPLEX

SAN PEDRO ALCÁNTARA HAS SUDDENLY
FOUND HERSELF INVITED TO THE BALL

ALSO IN THIS ISSUE: MARBELLA LAKE 6-5, VILLA LOS LLANOS, IFIELD HOUSE, 709 SIERRA BLANCA

THE SUN'S OUT, THE COAST IS BUZZING, AND THIS MONTH'S FOLIO IS PACKED WITH EXCITING READS AND FRESH PERSPECTIVES. WE KICK THINGS OFF WITH A LOOK AT THE LAUNCH OF THE NATIONAL LISTING SERVICE IN SPAIN—AIMED AT REGULATING THE INDUSTRY AND BRINGING EVEN MORE GLOBAL EXPOSURE TO COSTA DEL SOL REAL ESTATE.

WE ALSO SIT DOWN WITH THOMAS MARTINEZ, A TALENTED YOUNG VIDEOGRAPHER CAPTURING THE COAST IN A WHOLE NEW LIGHT. CULTURE VULTURES, TAKE NOTE: 18TH MAY IS MUSEUM DAY, WHICH MEANS FREE ENTRY TO SOME OF THE REGION'S MOST FASCINATING SPOTS.

THINKING OF A MOVE? SAN PEDRO DE ALCÁNTARA IS STEALING THE SPOTLIGHT, AND WE EXPLORE WHY MORE PEOPLE ARE FALLING IN LOVE WITH THIS UP-AND-COMING TOWN.

AS ALWAYS, YOU'LL FIND OUR EXCLUSIVE COLLECTION OF STANDOUT RESALES AND NEW DEVELOPMENTS—HANDPICKED JUST FOR YOU.

HERE'S TO A STYLISH AND SUN-SOAKED MAY!

Enjoy!

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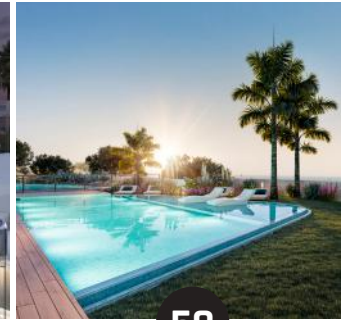
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March 2025 · Edition 30

FOLIO

AssetFolio™

CUTTING EDGE KITCHENS!

TODAY'S KITCHEN IS THE
BEATING HEART OF THE HOUSE

OLD TOWN, NEW VIBE!!!

MARBELLA'S OLD TOWN HAS SOME SERIOUSLY
STYLISH BARS, RESTAURANTS & SHOPS

TAKING BACK THE COUNTRYSIDE

MARCH 20 IS WORLD REWILDING DAY

JAMÓN IBÉRICO

HISTORY AND TRADITION
NEVER TASTED SO GOOD!

ALSO IN THIS ISSUE: ALCAZABA 44, 709 SIERRA BLANCA, IFIELD HOUSE, NAVA RESIDENCES

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AssetFolioTM



EXCLUSIVE PROPERTY LISTING
MARBELLA *Lake*
6-5

Luxury Living in the Heart of Nueva Andalucía La Cerquilla. Discover this exceptional 3-bedroom, 2-bathroom apartment, perfectly located in vibrant Nueva Andalucía in La Cerquilla - Designed to showcase stunning views, it features an expansive rooftop terrace with sweeping panoramas of serene lakes, majestic mountains, and incredible views of the Mediterranean Sea. Step inside to a bright, open-plan living and dining area, complemented by a sleek, fully-equipped modern kitchen—ideal for everyday living and stylish entertaining. The spacious master suite boasts a private ensuite, while two additional bedrooms share a contemporary family bathroom. Each room is filled with natural light and thoughtfully designed for comfort and practicality.

€1,035,000
SPECIFICATIONS

3 Bed
2 Bath
121 m² Built
96 m² Terraces
0 m² Plot









MARBELLA *Lake* 6-5

The crowning jewel is the private rooftop terrace, complete with a BBQ, ample dining and lounge areas—perfect for relaxing or hosting guests against a breathtaking backdrop.

Additional features include underground parking space, a large storage room, and the benefit of being fully furnished for a seamless move-in. Set in a prime location, this property offers tranquility with easy access to world-class golf courses, local amenities, and the glamour of Puerto Banús. Whether for a permanent residence or a luxurious holiday escape, this rare gem is a must-see!

Click Here to find out more about Marbella Lake 6-5.



A portrait of a middle-aged man with short brown hair and a light beard, wearing a dark blue suit jacket over a white shirt. He is looking directly at the camera with a neutral expression. The background is a plain, light grey.

DRIVING THE CHANGE

THE LAUNCH OF THE NLS IS SET TO TRANSFORM THE SPANISH REAL ESTATE MARKET



The launch of TheNLS.com, a revolutionary property platform for industry professionals and their clients, is set to transform the Spanish real estate market. Chris Dyson is a man who lives the dream. One of the most successful real estate brokers in America, he lives in L.A. with his beautiful actress wife, works out at the world-famous Gold's Gym – whose membership includes a certain Mr. Schwarzenegger – and counts many of the most important and high-profile figures in Business, Sports and Entertainment as friends. In 2017, he created The NLS, a National MLS portal that boasts over 20,000 US members including some of the most successful agents in the industry.

It may or may not surprise you to learn that Marbella has played a significant part in Chris's career. During the "noughties," Chris was one of the new generation of property professionals who brought a fresh, hardworking approach to the industry, but still found time to enjoy the Marbella lifestyle to the fullest.

In 2006, however, what was supposed to be a holiday in L.A. turned into a life-defining moment, when Chris was offered the chance to run the Sales and Marketing for a \$2.5 Billion project. A hugely successful career in California followed.

Marbella and his friends were still important to him. "I spoke to Tom Harper," explains Chris. "We worked together in Marbella, and seeing how Asset Folio's business was expanding, I was amazed when he told me that there still wasn't a true MLS in Marbella. When I then started looking at the public portals, I was horrified at how unregulated and deceiving the information was."

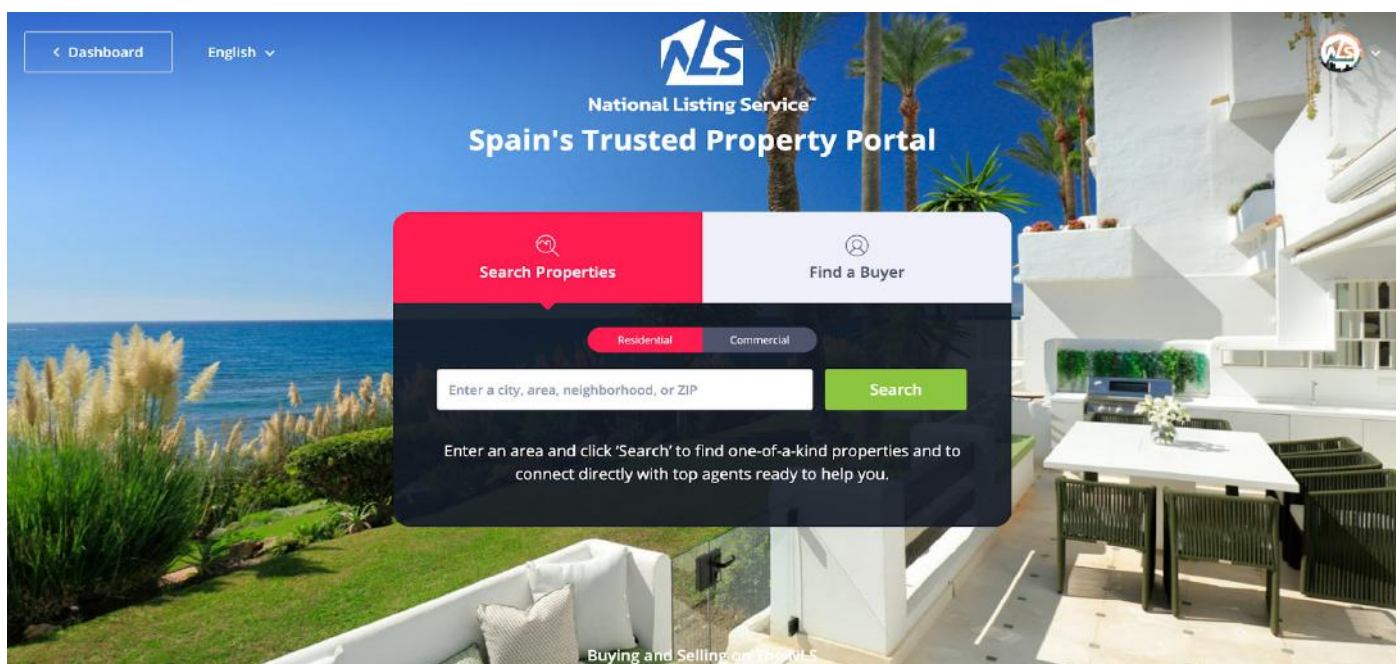
"The quality of the product in Marbella is there, but the quality of the systems supporting them is not. That was when I decided to take the tech we had already developed to compete in the American market and adapt it specifically for Spain."

Chris set out to create a platform that not only addressed existing inefficiencies but also elevated the

standards of the Spanish real estate market. Despite the high quality of properties, the systems that support these transactions are outdated and unregulated. The lack of a central, regulated database for agents to access all property information accurately was a glaring issue that needed to be addressed.

"The portal infrastructure needs massive reform in Spain on all sides," says Chris. "From how the agents conduct business efficiently on a B2B basis, to how sellers are represented in the public domain, to how buyers shop for property. The public portals should have a responsibility to sellers, buyers and agent members, to only publish accurate and authorized listings"

Yet the current landscape is still characterized by a lack of cohesion and regulation. Unlike the U.S., where information accessed on public portals is heavily regulated, the main platforms in Spain appear to have zero control or regulation of who publishes or how they do it. "Multiple agents who don't hold the mandate to sell the home are allowed to advertise and pay to appear at the top of buyer searches. Sometimes using different images, descriptions and even different prices. Sellers lose all control of the



Dashboard

Search: Marbella, Spain

Type a new area and press enter...

Save Search

Add property details to filter results

Property Type Price Beds More

Sort by Price: High to low

Listings 1-33 Show: 12

€30,000,000
9 Beds 13 Baths 2,200m²
La Zagaleta, Benahavés, 29678

THE LIST RIO REAL
Marbella, Andalucía 29603

NLS Verified Listing

Listed date: 01/16/2025

€1,820,000
Town House

€19,500,000

THE LIST RIO REAL

A community of 27 opulent semidetached homes with expansive rooms, private gardens, swimming pools, and prime sea views can be found in Marbella at The List Rio Real. Because of its multi-level construction, you can take in the breathtaking views of the Mediterranean. The complex features a variety of amenities, including a huge garden-surrounded outdoor pool for

THOMAS HARPER
ASSET FOLIO
★★★★★

narrative being told on their behalf, buyers are frustrated as they cannot connect to the principal agent if they wish, and perhaps most alarming - the agent who has spent time, effort and money to win a listing contract is having their leads essentially stolen by an agent willing to pay for placement. It's completely broken and needlessly perpetuates the stigma attached to the Spanish real estate market of being unregulated and unprofessional," explains Chris.

The NLS aims to rectify these issues by establishing a regulated environment for real estate transactions. By ensuring

that buyers are presented with accurate and up-to-date information – and access to the actual listing agent – the platform is the only Spanish portal that verifies that each listing published is done so by the agent that holds the listing contract.

"Look, that fact that even at the most basic level, an agent can't perform a property search and access available inventory with the listing agent's details at their fingertips, is just nuts. That is the first problem that needs solving" Chris says. "Our first customer is the real estate agent and we want to make sure we deliver them the most compelling experience and tools available."



Mauricio Umansky

Chris is also realistic about the current market. "I know exclusive listing contracts will likely remain the exception not the norm for the foreseeable future. If a seller wants to issue an open listing to multiple agents that is fine. All listing agents will all be able to post on The NLS. However we will not allow unauthorised actors to publish a listing, pay for placement and then steal another agent's leads. Those days are gone."

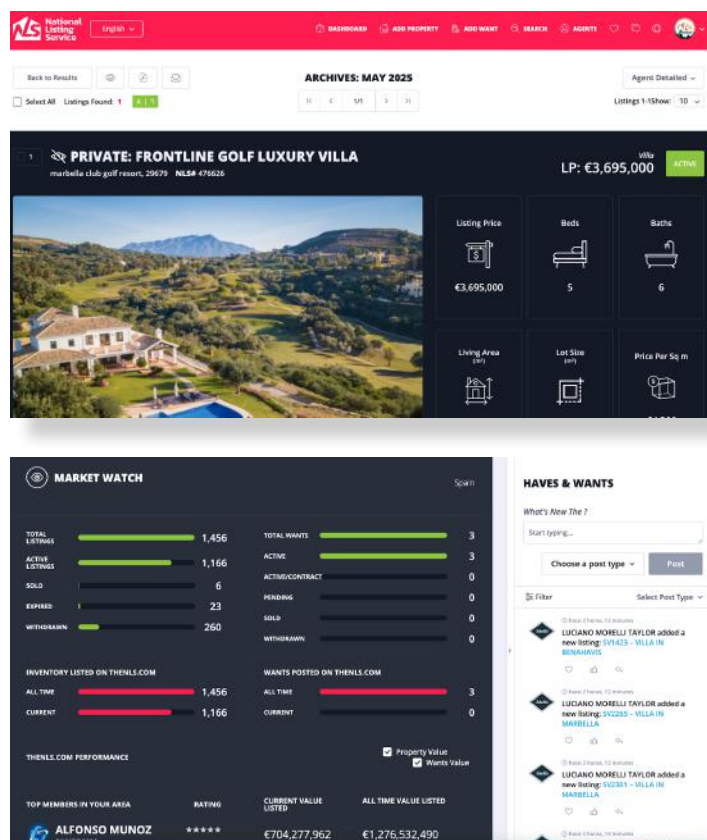
Chris is also keen to point out that the current American real estate market presents a significant opportunity. "The American market is obviously massive for Spain, and specifically for luxury locations like Marbella," he says. "Every time I come to Marbella, I hear more and more American accents. The economic and political landscape is pushing people away from the U.S., and Marbella is attracting a lot of American buyers."

The NLS platform is perfectly positioned to attract these potential investors. With a network of over 20,000 agents in the U.S. – and Founding Partners including industry leader Mauricio Umansky – the platform has the potential to drive significant traffic to Spanish real estate listings.

However, "American buyers are used to a certain standard of their portals." Chris continues. "I know of specific cases where Spanish agents have lost American buyers because the public portals are not regulating the listing data. Given our massive U.S. network and a portal experience American clients are accustomed to, we believe, The NLS is uniquely poised to deliver meaningful U.S leads to its Members."

Chris's first-hand experience of the market in Marbella, the coast, and the rejuvenated city of Málaga gives him a unique perspective on why the region is attracting U.S. investment. "I think the change in Marbella has been extraordinary. Málaga has become a compelling city, and you have Marbella destinations such as The Puente Romano Hotel, where Daniel Shamoon and the team have done an incredible job in creating one of the finest lifestyle, restaurant, nightlife, and commercial destinations anywhere on the planet."

Landmark destinations like the Puente Romano Hotel exemplify Marbella's potential as a premier lifestyle destination, reinforcing its status as an attractive market for high-value properties.








NLS AGENTS

Search Agents:

Type agent name...

Photo	Name	Agency	State	Date joined	Listings	Total Value Listed
	ALFONSO MUNOZ	PANORAMA	Málaga	08/01/2024	379	€1,272,532,490
	DANIEL ARENAS OE	MALLORCASITE	Balearic Islands	01/29/2025	162	€1,023,309,170
	ALBY EUESDEN	THE AGENCY MALLORCA	Balearic Islands	08/06/2024	217	€727,405,326
	LUCIANO MORELLI TAYLOR	SOLVILLA	Málaga	01/14/2025	36	€427,867,000

"I also hope my experience in the US can translate to a better online environment where Spanish agents can thrive. I have worked at the highest levels in our industry and I want to give Spanish agents access to similar tools that real estate professionals enjoy here.. Perhaps with some upgrades and improvements!"

"I believe that the ceiling for property will continue to increase," Chris says. "I see a lot of similarities between LA's growth and Marbella's path, and I believe that Marbella has the capacity to sustain even higher price points. It is such an incredible place, and as developers continue to push new boundaries, I think the real estate market in Marbella will only continue to rise."

We believe we have built the most complete and powerful real estate platform in terms of what it does. I am sure that agents in Spain will embrace it, because above all else, it is designed to make them better. We want to deliver the best possible product that allows

agents to be more productive, more valuable, and ultimately more profitable. If we can do all of this – and help protect the agent community – then it's a complete win-win."

Sitting in his office in L.A., a framed Liverpool shirt taking pride of place on the wall, Chris is confident that The NLS will be integral as Marbella's real estate market becomes more professional and regulated. But perhaps more importantly, he sees the platform making a real change for the better – for his many friends and for a destination he so obviously cares about. "I am emotionally invested in everything that this offers," he smiles. "It's something that I truly believe in."

Become a founding member of TheNLS.com platform today and join major players like Solvilla, Panorama, and Engels & Völkers. The Founding Member Offer includes:

- ✓ 6 months completely free
- ✓ Lifetime pricing freeze – never pay more
- ✓ Exposure to U.S. buyers & over 20,000 top U.S. agents
- ✓ Game Changing Listing Verification functionality
- ✓ Access to exclusive Off-Market Inventory your buyers don't have
- ✓ Lead generation tools not available anywhere else
- ✓ Regular Zoom sessions with America's elite brokers

[Click here](#)


to find out more about becoming a Founding Member of TheNLS.com



EXCLUSIVE PROPERTY LISTING


VILLA
LOS LLANOS

Just 2km from Estepona's vibrant centre and a quick 4-minute drive to the beach, this beautifully presented Mediterranean-style villa offers the perfect blend of peace, privacy, and convenience.

Set on a generous plot with manicured gardens and mature trees, the home features a heated pool, jacuzzi, hammam steam bath, and a charming guesthouse—ideal for year-round relaxation.

€1,195,000

SPECIFICATIONS

4 Bed
4 Bath
251 m² Built
150 m² Terraces
3000 m² Plot











VILLA LOS LLANOS

Inside, enjoy a bright living room with vaulted ceilings, a modern kitchen, a games room, and multiple bedrooms, including a serene master suite with garden views and balcony access.

Whether you're looking for a peaceful retreat or a stylish family home near the coast, this villa delivers Costa del Sol living at its finest.

Click Here to find out more about Villa Los Llanos.



At just 21 years old, Thomas Martinez is steadily making a name for himself as a talented and reliable videographer—not only on the Costa del Sol, but also further afield. With a natural eye for storytelling and a genuine passion for visual creativity, Thomas is beginning to build a strong reputation for his versatility and dedication to his craft.

It all started when Thomas was given a basic video camera on his eleventh birthday. In what could only be described as a cinematic “light bulb moment”, the youngster realised that this was what he wanted to do. Thomas was soon making movies and YouTube videos, using his friends as the subjects or main characters,





THOMAS MARTINEZ

CREATIVITY BEYOND THE COMFORT ZONE





"Even if they didn't want to do it!", he laughs.

Always business minded, when Thomas left college, he opted to put his skills to the test in the commercial market, rather than going to university. "I have learned so much about filming, 'On the Job'" he explains. "My work brings me into contact with the latest technology, as well as gaining valuable skills when dealing with clients":

Those skills have been finely honed and Thomas' portfolio spans a range of industries, from luxury real estate to hospitality and media. He currently collaborates with **Asset Folio**, producing both cinematic videos and short-form reels to help showcase some of the coast's most exclusive homes in a fresh and engaging way.

Thomas has also had the opportunity to create content for **ThirdHome**, the exclusive home exchange club for luxury property owners, as well as Marbella's well-known restaurant **Breathe**, and the internationally recognised **Hard Rock Hotel** brand. His ability to adapt his style and approach to suit each project has made him a valuable creative partner to a growing number of clients.

His portfolio also includes work with **Revelation TV**, and an exclusive real estate project in **Cortona, Tuscany**, reflecting his growing experience across different types of content and international settings. and even a Polo Team! "I like a challenge", Thomas grins "and love to think out of the box. I am always striving to bring something new and distinctive to each client.

It shouldn't be a "one-size-fits-all" approach to creating a new video, which is why the relationship is a vital part of the process.

Thomas approaches each new project with curiosity and a willingness to learn—something that has helped him gain the trust of clients across a wide range of industries. Whether it's a property tour, an event, a social media campaign or something more experimental, he's always open to trying something new.

Thomas has already gained a reputation for his cool, stylish modern look – a look that fits in perfectly with the current Mediterranean vibe. It is a look honed by careful and creative editing. "I really enjoy the editing process", explains Thomas. "I can highlight colours, include text, add music – there are so many options!".



Always eager to bring new styles and trends to his work, Thomas takes inspiration and shares ideas with videographers all over the World "I am always checking out what is new and exciting," he grins "Take AI, for example Everyone is worried about AI, but to me it is just another tool that you can uses in a creative way.

If you're looking for someone with a creative eye, a strong work ethic, and a collaborative spirit, Thomas Martinez would love to hear from you.

Click Here to read our other blogs.

**Click here to see more
of Thomas' work**



Click here to contact Thomas

By Email

By Whatsapp



**"I love to push
myself and my
work: to be
outside my
comfort zone and
create something
different and
memorable for my
clients!"**





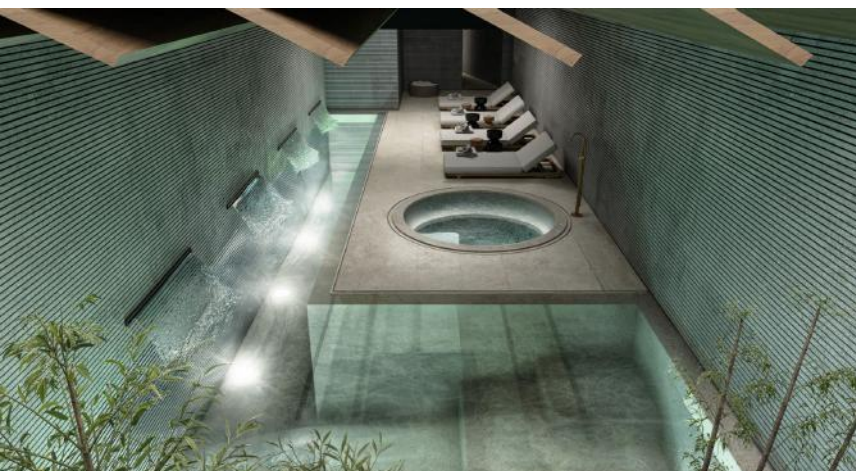
FROM
€585,000

SPECIFICATIONS

36 units
2 & 3 Bed

STATUS

Pre-Launch



CONTEMPORARY APARTMENTS WITH PANORAMIC VIEWS

This exclusive residential complex of 36 contemporary-designed apartments is located in one of Estepona's most sought-after areas. Offering spacious 2- or 3-bedroom homes with large terraces and spectacular panoramic views of the Mediterranean, each apartment is thoughtfully equipped with high-quality finishes, fitted kitchens, air conditioning, and double-glazing. Ground floor units boast private gardens and pools, while penthouses feature rooftop solariums and pools. The development also includes landscaped communal areas with a swimming pool, gym, spa, coworking space, cinema, parking, and storage.

Click Here to find out more about these contemporary apartments.







€925,000

SPECIFICATIONS

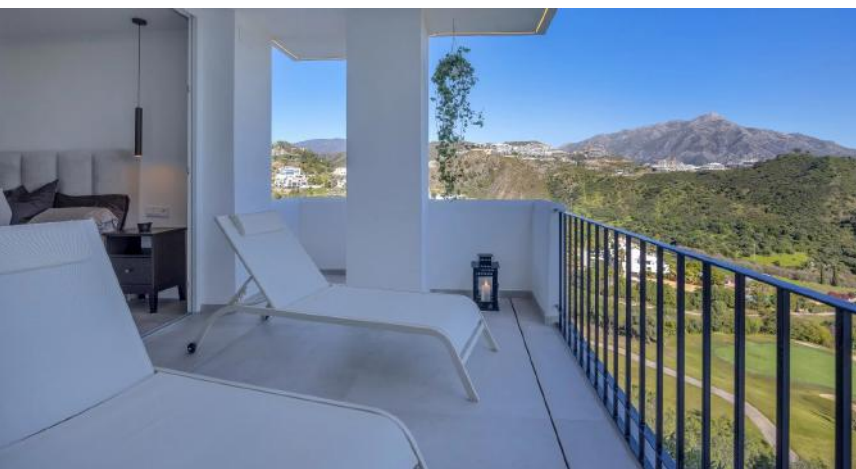
3 Bed
3 Bath
186 m2 Built
37 m2 Terraces
0 m2 Plot

CONTEMPORARY MID-LEVEL APARTMENT IN LA QUINTA

Nestled within the exclusive enclave of Altos de La Quinta, this beautifully appointed 3-bedroom, 3-bathroom apartment offers an exceptional blend of contemporary comfort and natural beauty. Surrounded by panoramic mountain, sea, and golf course views, the residence promises an elevated lifestyle in the heart of the Costa del Sol.

The sunlit open-plan living area seamlessly connects to an expansive terrace through floor-to-ceiling sliding glass doors, perfectly merging indoor and outdoor spaces. A sleek, modern kitchen — complete with a sophisticated marble island — creates an ideal setting for both relaxed everyday living and stylish entertaining, all while enjoying uninterrupted vistas.

Click Here to find out more about this mid-level apartment.





MAGNIFICENT MUSEUMS & GREAT GALLERIES!

MAY MARKS INTERNATIONAL MUSEUM DAY



Málaga's many museums and art galleries will be flinging open their doors in May to mark International Museum Day – and entrance is completely free!

Since it started in 1977, the goal of International Museum Day (IMD) has been to raise awareness of the crucial role that museums play in promoting mutual understanding, cooperation, and a shared cultural experience. In a world seemingly dominated by the hectic pace of the Internet and frequently polarising Social Media platforms, museums and galleries offer an oasis of peace and reflection.

➤ Celebrated on May 18, last year's International Museum Day saw 37,000 museums from over 150 countries take part. This year's theme—"The Future of Museums in Evolving Communities"—aims to provoke discussions on how museums can safeguard intangible cultural heritage, engage younger generations, and embrace technological advancements. Rather than boring buildings housing dusty exhibits, IMD seeks to highlight the role that museums can contribute to building sustainable and inclusive communities.

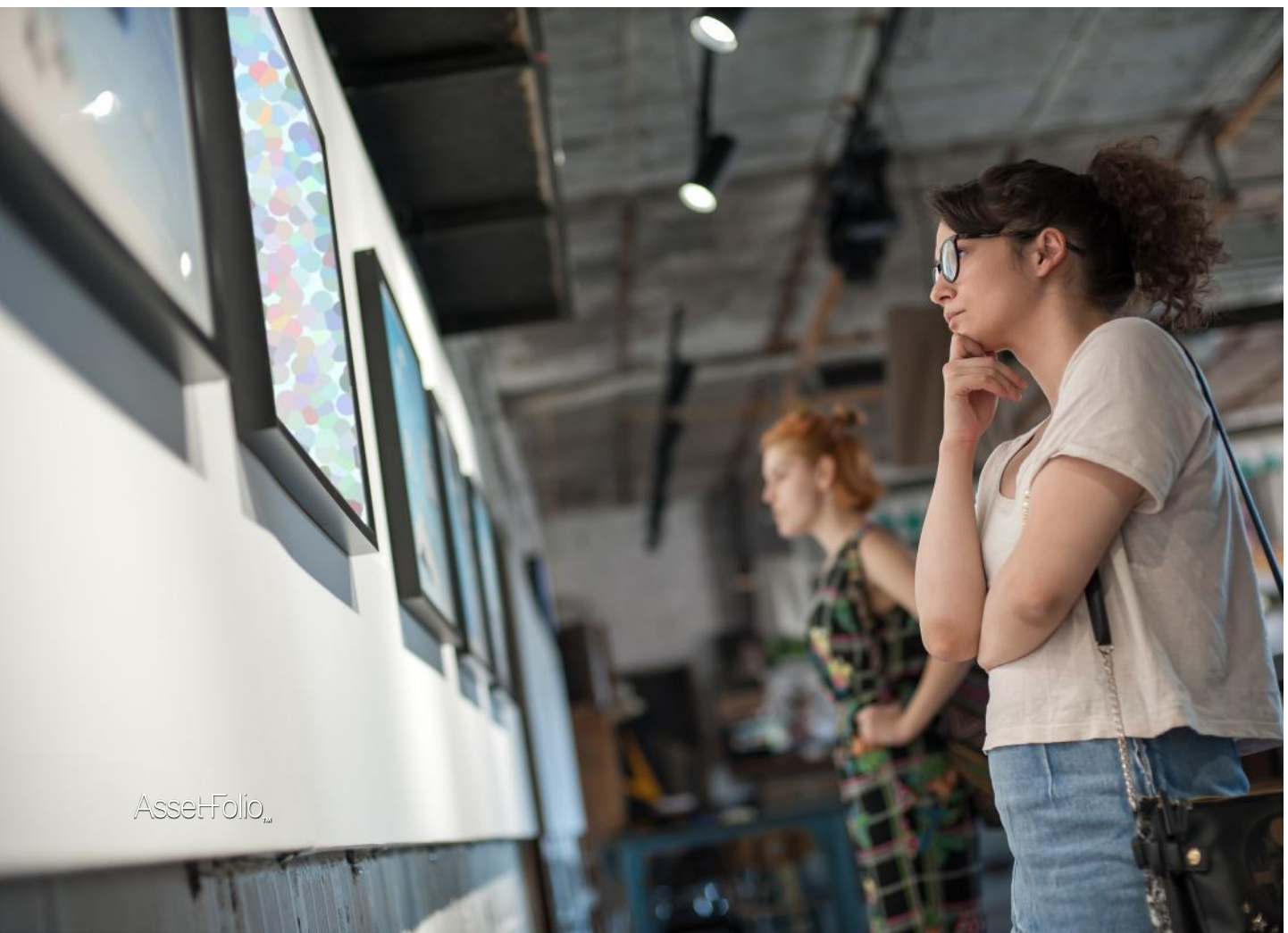
Museums and galleries have played a significant role in Málaga's remarkable renovation. The opening

of the Museo Picasso in 2003, which features over 280 works of the Málaga-born artist, was the catalyst for change. The gallery, housed in the Buenavista Palace, paved the way for the transformation of what had been a neglected, dirty and dilapidated city into the vibrant cultural, business and tourism hub that it is today. The Centre Pompidou in the regenerated port, the Carmen Thyssen Málaga Museum, the Russian Museum Collection and Centro de Arte Contemporáneo soon followed.

Current exhibitions include "Wassily Kandinsky: Pioneer of Abstract Art," at the Russian Museum Collection, showcasing Kandinsky's

significant influence on the evolution of abstract art and the various factors that shaped his career across Russia, Germany, and France. Meanwhile at the Museo Picasso, "Pablo Picasso: Structures of Invention" features around 144 artworks that collectively showcase Picasso's extraordinary talent and innovative spirit. This new exhibit aims to engage viewers with Picasso's creative process.

In addition to its world class galleries, Málaga is home to a selection of fascinating and fun museums, many with interactive exhibits. The Automobile and Fashion Museum, located in the emblematic building of the old Tobacco Factory, known as "La Tabacalera", is a unique cultural space. The museum combines classic vehicles and





more than 300 pieces of haute couture and charts the historical and artistic evolution since the end of the 19th century. Jaguar, Cadillac, Rolls Royce, Bentley, Ferrari, Aston Martin and Porsche feature alongside some of the most iconic designs of firms such as Dior, Chanel, Yves Saint Laurent or Givenchy.

For a more “hands on” approach the Museo Interactivo de la Musica Malaga has a selection of instruments to try out and various other interactive displays which are great for kids of all ages. You

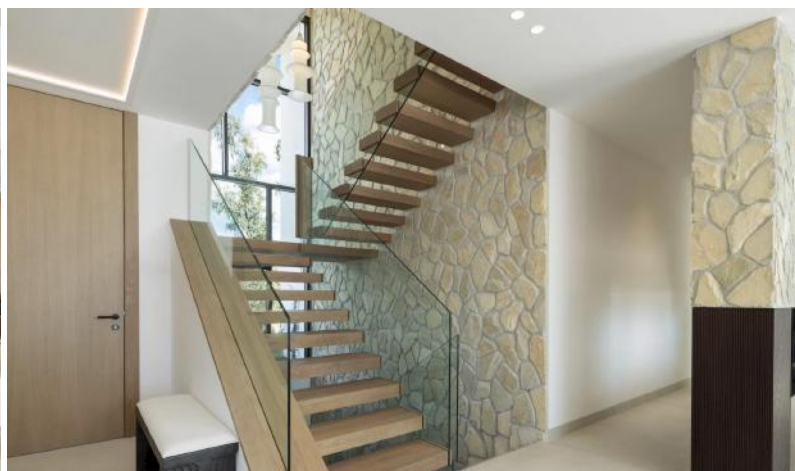
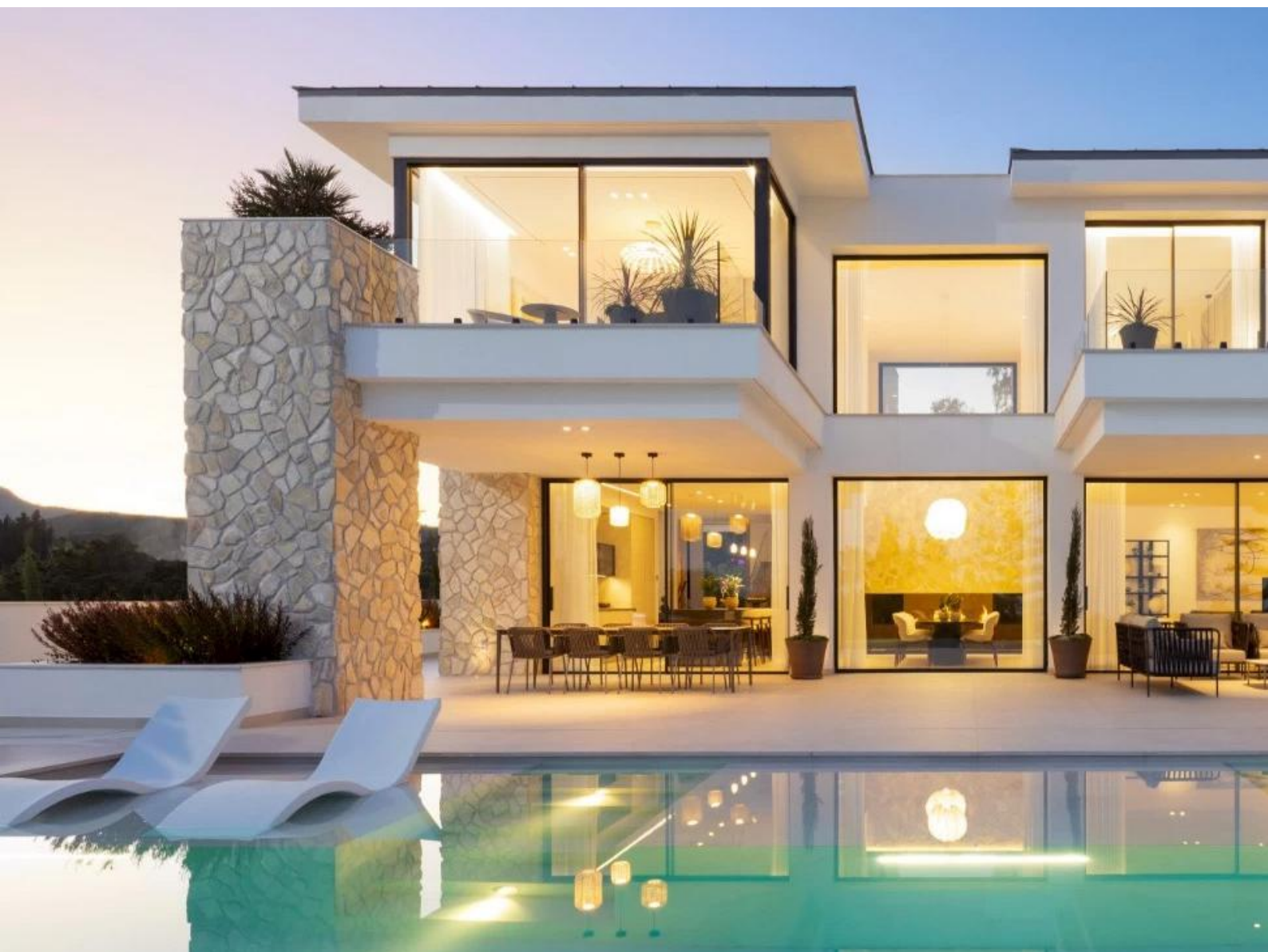
can even let off a little steam with the percussion instruments!

To truly appreciate the history of the region, head to the Museo de Malaga. This outstanding museum provides a rich and immersive experience into the history of southern Spain. The archaeological section is particularly remarkable, showcasing a diverse collection that spans several millennia. From ancient Phoenician artifacts to Roman relics and Moorish treasures, the exhibits provide a comprehensive narrative

of the region’s multifaceted past. Interactive elements and multimedia presentations enhance the learning experience, making it engaging for visitors of all ages. It not only educates but also inspires a deeper appreciation for the rich and diverse heritage of southern Spain. Highly recommended for anyone interested in archaeology and history.

International Museum Day 2025 gives you the opportunity to immerse yourself in Málaga’s rich and vibrant cultural history in all its many forms. Makes sure that you do not miss it!

Click Here to read our other blogs.





€5,750,000

SPECIFICATIONS

5 Bed
5 Bath
605 m2 Built
307 m2 Terraces
1210 m2 Plot



BRAND NEW MODERN LUXURY VILLA IN LA QUINTA GATED COMMUNITY

This recently completed luxury villa is built with high specifications and situated in an exclusive gated enclave of just three residences in the prestigious La Quinta area. Designed across three levels, this five-bedroom villa combines contemporary elegance with seamless indoor-outdoor living, offering panoramic views of the Mediterranean Sea and La Concha mountain. With a total built area of 913 sqm—including 307 sqm of terraces—the property features a spacious master suite with a walk-in dressing area and spa-style bathroom, four additional guest bedrooms, and multiple well-appointed bathrooms.

Click Here to find out more about this modern luxury villa.





NO MORE CINDERELLA COMPLEX



San Pedro
Alcántara has
suddenly
found herself
invited to the ball

It used to be little more than a shabby town with a bus station halfway between Marbella and Estepona. But the forgotten Cinderella of San Pedro Alcántara has suddenly found herself invited to the ball that the other Costa del Sol towns have been enjoying for years.

With its seafront promenade complete with chringuitos, pedestrianised main street thronging with cafes, restaurants and San Pedro Alcántara is suddenly an attractive destination for tourists, locals and business. There is a definite buzz about the place, and although it's easy enough to walk around



Photography:
ANAGSPC, Zarateman, Klaus Graf

the main town itself in little over an hour, there is more than enough going on to keep the visitor entertained.

But first, a little history lesson. Compared to the towns and villages the surround it – Marbella, Estepona and Benahavis, San Pedro Alcántara really is the new kid on the block. General Manuel Guiterrez de la Concha, the first Marques de Duero, came up with an ambitious plan to convert land to the west of Marbella into agriculture in the middle of the 18th century. The good general founded the Farming Colony of San Pedro Alcántara, which took its

name from the general's devotion to the saint from Extremadura, as well as in honour of his mother Lady Petra de Alcantara Irigoyen.

New crop systems were put in place, 1000s of hectares were drained and ploughed and new irrigation systems and reservoirs were introduced, some of which are still in use. In addition to the main village the smaller settlements of Cancelada and Cortes were also established, and workers from Valencia, Murcia, Granada and Almeria were recruited to help work the land. The town carried on in a sleepy agricultural kind of way until the mid-40s, when street lighting was introduced and





the main road was paved in the 50s. Tourism soon followed and San Pedro grew quickly, resulting in Marbella Town Hall opening a special office to deal with the paperwork and transactions. This has since become something of a sore point. "Sanpedreños" have repeatedly called for their own municipality.

➤ A stroll around confirms that San Pedro Alcántara really does seem to encapsulate what is great about living on the Costa del Sol. The paseo is easily one of the best on the coast with statues, exercise machines and both small chringuitos and swish beach clubs and restaurants located on it. The paseo has been the scene for art and craft and natural living festivals, markets, concerts and even (bizarrely) a reenactment of the Normandy landings. If you are feeling really energetic and have the time it's possible to walk all way to Marbella along the walkway. Head back towards San Pedro Alcántara itself however, and you'll find yourself walking along well kept roads between neat urbanisations with cycle paths and impressive fountains.

The main street, Calle Marqués del Duero, is partially pedestrianised and leads up to the main square and church. It bustles with restaurants, bars, cafes and ice cream palours and really underlines the surprisingly international nature of the town. There are Irish Pubs, Asian Wok restaurants, Cuban Mojito dens, Dutch bars and even a great value Filipino restaurant complete with game shows

direct from Manila blaring out from the giant flatscreen all next to authentic tapas bars and Spanish restaurants.

The main square is dominated by the church. Have a coffee up here on a sunny Sunday afternoon and you'll realise why it's nicknamed "Plaza de las Americas", with central and south American workers enjoying the afternoon off. A bandstand in the plaza is an occasional venue for open air concerts, with the El Ingenio Cultural Centre on the western side of town also putting on all kinds of performances including flamenco, funk to comedy and serious drama.

If you fancy being a little more energetic with your spare time then there are plenty of sporting options. Golfers have the nearby Guadalmina Alta and Guadalmina Baja courses to choose from, and there is also a municipal driving range. If you want to go water skiing, but haven't got your own speedboat, then head to the cable ski next door. The Nueva Alcantara Club has excellent tennis and padel facilities and the local team, UD San Pedro, has a dedicated fan base.

There are all the usual shops and services that you would expect in a town this size (approximately 26,000 inhabitants) and the town is also petrolhead's paradise as it is home to several supercar garages selling dream machines such as the top-of-the line McLaren, Ferrari, Bentley, Pagani and Mercedes

Like Cinderella, San Pedro Alcántara might have come late to the party, but she looks like being the belle of the ball.

Click Here to read our other blogs.





EXCLUSIVE 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 owned a renowned local golf course. Despite its peaceful setting, the area is well-equipped with amenities, including a tennis club, gym, riding school with stables, two local restaurants and a beach just four minutes down the hill where there is a supermarket, petrol station, Beso Beach club and restaurant, the newly opened Sublim beach club, bar and restaurant at Laguna Village and the facilities of the neighbouring 5* Kempinski Hotel.

€1,195,000
SPECIFICATIONS

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







IFIELD HOUSE

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

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

Click Here to find out more about Ifield House.







FROM
€1,450,000

SPECIFICATIONS

40 units
3 & 4 Bed

STATUS

Pre-Launch



MIJAS COSTA INDEPENDENT HOMES WITH PRIVATE GARDENS & POOLS

An exclusive complex of independent 3- and 4-bedroom villas, located just 500 meters from the beach and surrounded by lush forests. The homes feature a modern and elegant design with large windows, private gardens, pools, storage rooms, covered garages, and fully equipped kitchens.

The villas are designed with open spaces, maximizing natural light and offering stunning views of the golf course and sea. The development is based on avant-garde architecture, incorporating a unique pentagon shape that blends seamlessly with the natural environment.

Click Here to find out more about these independent homes.



THE LIST

SINGULAR HOMES



WELCOME TO THE LIST

4 AND 5 BEDROOM SEMI-DETACHED HOUSES

FROM € 1,820,000

The List - Río Real is Marbella's premier collection of 27 luxurious 4 and 5 bedroom semi-detached houses, meticulously crafted for those who appreciate the finer things in life. Each home showcases contemporary architecture and sophisticated design, with spacious open-plan living areas that seamlessly blend indoor and outdoor spaces.

Nestled in the prestigious neighbourhood of Río Real,

these exceptional properties offer breathtaking views and easy access to the region's finest amenities, including pristine beaches, gourmet dining, and vibrant nightlife.

Indulge in the ultimate lifestyle of comfort and elegance, where each semi-detached house is a sanctuary designed for relaxation and entertainment.



The List features 27, 4 and 5 bedroom semi-detached houses, with extraordinary designs arising from the prestigious architect Ismael Mérida. His philosophy of making dreams come true, combined with interior design concepts like "Feng Shui," has made stunning projects such as The List Río Real and Sierra Blanca possible in Marbella.

The List is ideally situated in one of the most sought-after areas of the Costa del Sol, offering residents unparalleled access to the region's finest attractions. Nestled in a tranquil

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excl.

Exclusive Agent



Architect



Developer



THE LIST

SINGULAR HOMES



yet vibrant neighbourhood, this prime location is just minutes away from pristine beaches, renowned golf courses, and exclusive dining options. The area boasts excellent connectivity, ensuring that Gibraltar and Málaga international airports are within easy reach.

In addition to its natural beauty and cultural offerings, The List is close to top-rated schools, healthcare facilities, and recreational amenities, providing a perfect blend of convenience and lifestyle.

Each home features spacious open-plan living areas, perfect for entertaining family and friends, with interiors designed to a high level of finish that prioritise comfort. Enjoy state-of-the-art kitchens equipped with high-end appliances, stylish cabinetry, and ample counter space, making meal preparation a delight.

Located within a beautifully designed development, The List offers a range of exclusive facilities that enhance residents' quality of life.

The homes are distributed across a basement, ground floor, first floor, and solarium with a swimming pool, providing plenty of space for relaxation and recreation. Luxurious bedrooms come with en-suite bathrooms and built-in wardrobes, ensuring privacy and convenience. Due to the spacious rooms and large windows, light and nature are integral to every space, creating a seamless fusion of indoor and outdoor living. To enhance convenience, each property includes an underground garage, minimising vehicle traffic within the development and promoting a serene environment.



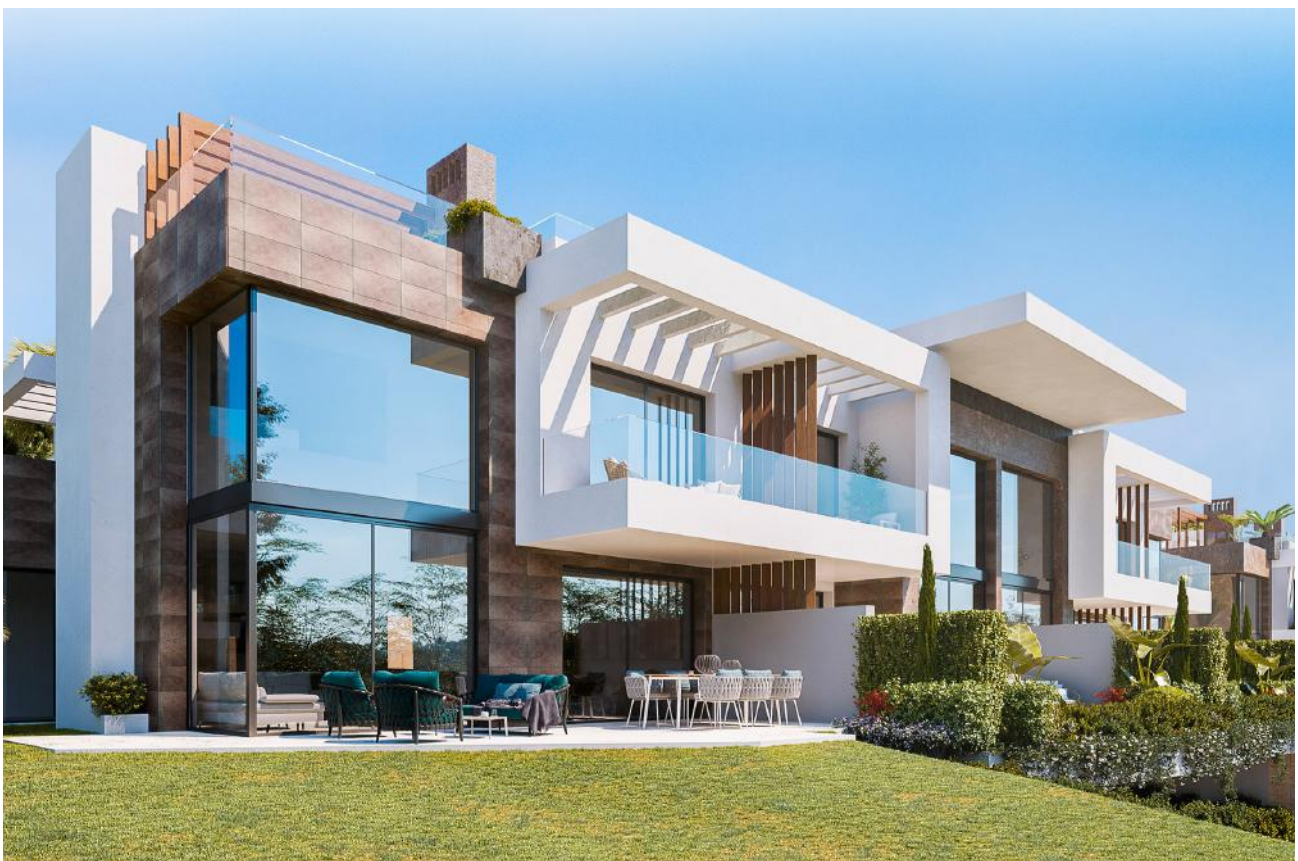
With integrated smart home technology and sustainable features, The List combines elegance, comfort, and innovation, creating a luxurious living experience where every detail has been thoughtfully considered.

The communal space features a large outdoor swimming pool with a luxurious sun deck, ideal for unwinding under the sun or enjoying a refreshing swim. Surrounded by lush greenery, this serene retreat is just steps from your front door.

Residents enjoy a fully equipped gym, complete with a sauna, Turkish bath, and massage room, offering comprehensive wellness options for relaxation and rejuvenation.

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

Click here to find out more about The List.



DEVELOPMENT UPDATE

Diggers continue to work at on-site bringing this exceptional development to life.





NAYA RESIDENCES

A STYLISH DEVELOPMENT OF
TWO AND THREE BEDROOM
APARTMENTS & PENTHOUSES

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

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

Click Here to find out more about Naya Residences.

PRICES FROM
€640,000



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.





PRICES FROM
€675,000

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 27,000m² 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.

Click Here to find out more about Ayana Estepona.

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:

Construction continues
at Alya Mijas.

FOLIO MAGAZINE · MAY 2025

PRICES FROM
€458,000



PURCHASING PROCESS

2025



PROPERTY FOCUS

AssetFolio[™]

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

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

Download our comprehensive purchasing process guide.

**CLICK HERE TO
DOWNLOAD**

PROPERTY FOCUS

AssetFolio™

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

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

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

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

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

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SELLING YOUR HOME?







EXCLUSIVE PROPERTY LISTING

 7 0 9

S I E R R A B L A N C A

Magnificent townhouse in a luxury urbanisation of first quality, with the tranquility that it has to have, and with all the services next door. This house is composed of two bedrooms with en- suite bathrooms. A quite spacious living room on the main floor with the open kitchen, all furnished with modern and comfortable furniture, and has an exit to the main terrace.

The two bathrooms in the bedrooms are spacious and bright and each have Jacuzzi and shower. In addition, the property has a basement with private parking and laundry room. The urbanization is highly sought after, offering a modern and peaceful environment at reasonable prices. It features two swimming pools and beautifully landscaped garden areas. A visit is a must!


€1,495,000
SPECIFICATIONS

2 Bed
3 Bath
204 m² Built
32 m² Terraces
0 m² Plot









709

SIERRA BLANCA

Bordering the natural parkland and protected pine forests of Nagüeles, yet only a few minutes drive from the centre of Marbella, Puerto Banús and a plethora of superb golf courses, this development enjoys a privileged elevated location at Sierra Blanca – one of the most distinguished of addresses in Mediterranean Spain – with spectacular sea and mountain views.

This exceptional new, gated development exudes luxury and privacy at every turn, while its sublime architecture masterfully harnesses the aesthetic use of light, space and natural materials such as stone and wood to create a home that is truly a sanctuary for the mind, body and spirit. It has been awarded B.I.D International Quality Star Awards in London and Paris as well as the Bentley International Property Awards in association with the Daily Mail and International Homes for Best Architecture and Best Development.

Click Here to find out more about 709 Sierra Blanca.



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