

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

March 2026 · Edition 42

FOLIO

AssetFolio™

ANTEQUERA: THE HEART OF ANDALUCIA

STANDS AS A TESTAMENT TO THE REGION'S HISTORY,
ART, POLITICS, CULTURE, AND ECONOMY.

DESIGN WITHOUT LIMITATION

WE TALK TO A LEADING INTERIOR DESIGN STUDIO
INCREASING THEIR PRESENCE ON THE COAST

SPAIN TO LEAD MARKET INTO 2030!

POSITIVE FORECAST FOR SPAIN'S
HOUSE PRICE GROWTH

HOW AI IS TRANSFORMING REAL ESTATE

FROM INSIGHT TO INTELLIGENT INTEGRATION

ALSO IN THIS ISSUE: VILLA TERESITA, THE LIST, NYRA RESIDENCES, VIDA PROPERTY MANAGEMENT

MARCH'S EDITION OF FOLIO MAGAZINE STEPS INTO SPRING WITH A FORWARD-LOOKING FOCUS ON THE PEOPLE, PLACES AND TRENDS SHAPING THE COSTA DEL SOL.

WE BEGIN IN ANTEQUERA, A HISTORIC INLAND GEM ATTRACTING GROWING ATTENTION FROM BUYERS SEEKING AUTHENTICITY, SPACE AND VALUE. WE ALSO SPEAK WITH UK INTERIOR DESIGNER MARC HORN, WHO IS EXPANDING HIS WORK ACROSS THE COSTA DEL SOL, BRINGING A REFINED, INTERNATIONAL EDGE TO LUXURY HOMES.

ON THE MARKET FRONT, WE EXPLORE WHY SPAIN IS FORECAST TO LEAD EUROPEAN HOUSE PRICE GROWTH AS WE HEAD TOWARDS 2030. WE ALSO TAKE A CLOSER LOOK AT HOW ARTIFICIAL INTELLIGENCE IS TRANSFORMING REAL ESTATE, WITH A FOCUS ON INNOVATIVE COMPANY SMART AI SOLUTIONS AND THE ROLE IT IS PLAYING IN RESHAPING THE SECTOR.

AS ALWAYS, YOU'LL FIND OUR CURATED SELECTION OF STANDOUT RESALES AND EXCITING NEW DEVELOPMENTS — BECAUSE GREAT INSIGHT SHOULD LEAD TO GREAT OPPORTUNITY.

Enjoy!

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709 SIERRA BLANCA

Maginificent 2 bedroom townhouse in a luxury urbanisation.

Savour every moment,
let us take care of the rest...





PROPERTY
MANAGEMENT

At Vida Property Management, we deliver tailored services that ensure peace of mind, exceptional care, and top property standards for homeowners and their guests.

Our services include:



Property Management

We deliver integrated property services with personal care, maintaining the highest standards to ensure trust, efficiency, and peace of mind for homeowners.



Rental Management

We provide full rental management for short- and long-term stays, maximising returns while delivering professional care and service for owners and guests.



Concierge

With over 100 years of combined experience on the coast and a trusted network of partners, our team is ready 24/7 to support you with expert knowledge and care every step of the way.

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EXCLUSIVE PROPERTY LISTING

VILLA
Terezita

Styleish 8 - Bedroom Villa in Guadalmina Alta, San Pedro de Alcántara. This beautifully presented 8-bedroom, 7 -bathroom villa (including 3 en-suite) is situated in the prestigious Guadalmina Alta area, just minutes from golf, shops, schools, and the beach. Occupying a generous 1,400 m² plot with 404 m² built and 386 m² of interior space, the home enjoys a south-facing orientation, ensuring natural light throughout the day.

The property has been thoughtfully designed for modern family living and entertaining. The outdoor spaces feature a private swimming pool, landscaped gardens, and a fully integrated outdoor kitchen and barbecue area, perfect for al fresco dining. A private golf putting green adds a unique touch for golf enthusiasts.

Inside, the villa offers a bright and spacious living room with fireplace, a formal dining area, and a modern, fully fitted kitchen. >

€3,950,000

SPECIFICATIONS

8 Bed
7 Bath
404 m² Built
150 m² Terraces
1400 m² Plot









VILLA *Teresita*

The connected guest apartment—with its own entrance and private kitchen—is ideal for teenagers, extended family, or guests seeking independence while remaining part of the main residence.

Additional highlights include an air-conditioned gym, fitted wardrobes, laundry room, storage room, solarium, double glazing, alarm system, Wi-Fi, and a private garage.

Presented in excellent condition, recently refurbished, and offered with optional furniture, this exceptional villa combines elegant design, functionality, and leisure. Enjoy views of the garden, pool, and peaceful surroundings, all within one of San Pedro de Alcántara's most sought-after residential areas.

Click Here to find out more about Villa Teresita.





ANTEQUERA

THE HEART OF ANDALUCIA



Antequera, one of the most significant towns in Andalusia, stands as a testament to the region's history, art, politics, culture, and economy.

This municipality is the largest in the province and is characterised by a rich, fertile plain where olive trees and other crops thrive. The striking Sierras de El Torcal and the Arco Calizo Central (Central Limestone Arch) form a breathtaking backdrop, while the Peña de los Enamorados looms majestically over the town, steeped in myths and legends.

Antequera's location, situated in the centre of Andalusia, historically made it an important hub for culture and trade. Not



just the normal history of Romans, Moors and Christians, however. Archaeological sites close to the town have uncovered a fascinating prehistoric heritage with significant findings such as the Dolmens of El Romeral, Viera, and Menga. These artifacts showcase the area's importance across various historical periods.

Antequera's history goes back to prehistoric times; the Romans referred to it as Antikaria, a name later adapted by the Arabs. The city flourished under Muslim rule, as evidenced by the remnants of military architecture

and old town walls. In 1410, Antequera was captured by Infante Don Ferdinand, marking its strategic importance as a border town between the Kingdoms of Castile and Granada.

Following the Christian conquest of Granada, Antequera experienced a population boom, leading to significant urban development during the 16th century, often referred to as its golden age. The 17th and 18th centuries were marked by artistic advancements, particularly in religious architecture.

The town's compact historical centre is a





historian's dream. Almost every street reveals a remarkable monument or architectural style. These include the Alcazaba – a monumental complex showcasing military architecture from the Muslim period, the Collegiate of Santa María as well as the Arco de los Gigantes – an impressive archway leading into a historically rich area. The Royal Collegiate Church of Santa María la Mayor stands as an early example of the Andalusian Renaissance, while the Baroque church of El Carmen highlights the region's architectural diversity. Antequera's

palatial houses and the remodelled City Museum further enhance its cultural landscape.

Perhaps the most outstanding area of Antequera, however, is a short drive from the town centre. El Torcal de Antequera is renowned for its unusual limestone rock formations, recognized as one of the most remarkable karst landscapes in Europe. Covering 1,171 hectares, it has served as a filming location for several science fiction movies. Visitors can explore a labyrinth of rocks, valleys, and narrow

passages shaped by erosion over millions of years. The area is home to diverse flora, including tree species like maples, elders, and holm oaks, as plants such as wild blackberries and grapevines. The fauna is equally rich, with animals like rabbits, foxes, wild cats, and Spanish goats, alongside a variety of bird species, making it a designated Special Protection Area.

The traditions of Antequera are just as vibrant, with events like Holy Week and the traditional Feria, held in August, attracting visitors from all over the world. The region's gastronomy is celebrated

for its high-quality olive oil and the unique 'mollete' of Antequera, a rather tasty bread roll.

For the romantics amongst you, the Peña de los Enamorados, (a distinctive rock formation just outside of Antequera) has a tragic tale that will pull on the heart strings. Legend has it that Ibrahim, the warden of the castle of nearby Archidona, had a daughter of unusual beauty, called Tagzona, whom he betrothed in marriage to the aged commander of the fortress of Alhama. Tagzona, however, was in love with Tello, a handsome young Christian prisoner from Antequera. Tagzona escaped with her lover and the pair decided to flee looking for Christian territory. Ibrahim's soldiers pursued the couple, finally cornering them at the summit of the Peña. Rather than be captured by Ibrahim, Tagzona and Tello leapt to their deaths, thereby sealing their immortal love and giving the distinctive rock the name of the Peña de los Enamorados.

Doomed lovers aside, Antequera has reinvented itself as a logistical centre. The past two decades have seen the growth of the town's light industries and distribution services, with fast motorway links that put Malaga, Sevilla, Cordoba and Granada

within an hour's drive. The high speed rail link between Malaga and Madrid stops at the space age Antequera station (which is 15 kilometres from the town itself). In addition, the railway hub of Bobadilla, an unprepossessing little railway station that has the great fortune to be the connection point for all other (non-high speed) trains heading south, means that Antequera is now a hugely important distribution centre. (As an aside, Bobadilla is also the point where overnight sleeper trains from Barcelona deposit travellers who have onward connections to Seville or Granada. With very low platforms and a single station house, it isn't uncommon to see passengers panicking as they think they have got off at the wrong stop!).

Antequera is a small but perfectly formed mix of history, culture, and natural beauty. Its extensive architectural and natural heritage, along with its rich traditions, make it a captivating destination. From the majestic peaks of El Torcal to the profound history woven into its monuments, Antequera invites exploration and appreciation of its unique place in Andalusian history. It really is the heart and soul of Andalusia.

Click Here to read our other blogs.



DESIGN WITHOUT LIMITATION



One of the UK's leading interior and design studios is increasing its presence on the Coast. Folio meets with Lucarna's Marc Horn to find out more

What is style? It can be infuriating to define, but you instinctively know when a person, place or property has it. Style isn't about filling a property with as many designer brands, oversized artworks or hi-tech gadgets as your platinum card can take – it can be one item or a specific look, carefully curated that makes a sublimely stylish statement.

That is something that Marc Horn, Founder and Director of Lucarna, understands intuitively. Based in central London, Lucarna is an interior and architectural design studio where stylish, bespoke interiors are created for the world's most

exclusive residences. An attention to detail, alongside a commitment to building strong client relationships, has earned Lucarna an impressive reputation within the prime and super-prime property industry, across the United Kingdom, as well as internationally.

Having lived on the Coast for several years in the early 2000, Marc returned and was impressed by the full-scale changes in the property market, from the construction quality to the new breed of property professionals. "I realised that while many of our competitors were expanding internationally to New York, Miami or the Gulf States, nobody was considering the Costa del Sol".

Lucarna has established itself as one of the leading interior design consultancies in the UK, with an impressive portfolio of work that includes imaginative residential refurbishment and renovation projects of landmark buildings, as well as contemporary luxury residences. Elsewhere on the Iberian Peninsula, Lucarna's signature style is an integral aspect of a new development on Porto, Portugal.

The firm's approach is characterised by a focus on bespoke creations, rather than imposing a specific style "Our aim is to create the vision of our clients", says Marc. "We do not have a 'look' that we impose, either on a project or an individual. The most important aspect is to work closely with our customers and realise their own creativity".

Creativity and vision are one thing, but Marc also understands that delivering a project both on time and on budget is equally crucial. "I originally started in the industry working in property



Marc Horn
Founder and Director of Lucarna

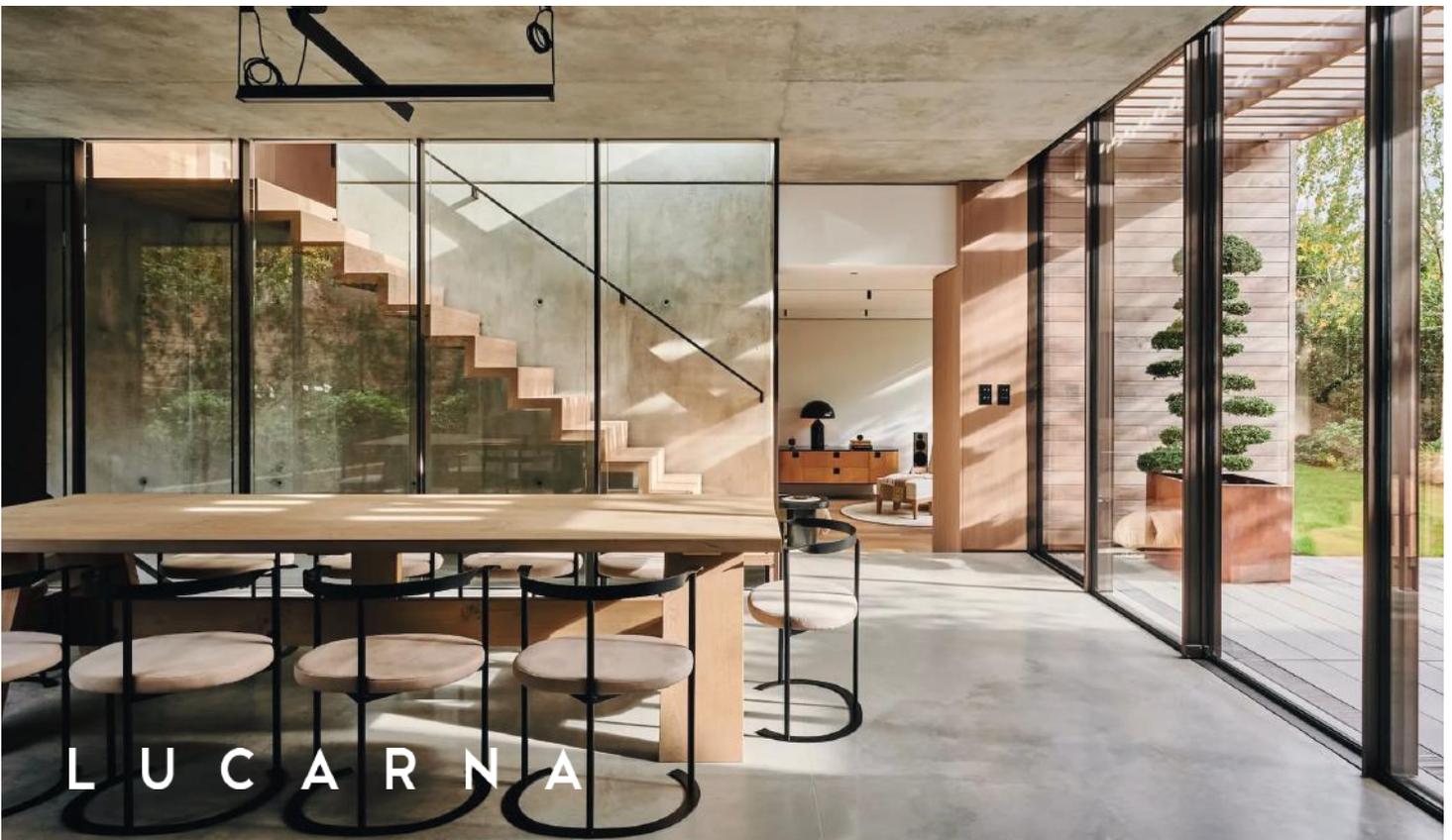
development”, he says “so as a team we are always aware of providing value for money and keeping to deadlines, as well as working to tight budgets”.

The company’s invaluable experience of dealing with the specific demands of the highest level of private clients has been honed in London, where prices average €6000 sq.ft. (as opposed to the €1500-2000 on the Costa del Sol).

With plans to open a dedicated office in Guadalmina this spring, and working with

respected property professionals such as Asset Folio, Lucarna will provide an innovative and inspirational interior design skill that combines contemporary creativity with a personalised professionalism. The company’s expansion from the UK is yet another indication that the property market on the Coast continues to attract high net worth international individuals and global investors.

Click Here to read our other blogs.



LUCARNA





€4,290,000

SPECIFICATIONS

6 Bed
6 Bath
484 m2 Built
164 m2 Terraces
1344 m2 Plot



STRIKING CONTEMPORARY VILLA IN NUAVA ANDALUCIA

This striking contemporary villa is set within a secure private community in Nueva Andalucía, designed for both relaxation and stylish entertaining. The property is surrounded by beautifully landscaped grounds featuring lush greenery, sculpted trees, and a welcoming pergola that creates a shaded lounge area. A pristine private pool framed by smooth stone tiles serves as a refreshing centerpiece, while a spacious solarium with a bubbling jacuzzi on the upper terrace invites long afternoons of outdoor leisure.

Inside, the home exudes modern elegance with polished marble floors, sleek recessed lighting, and generous open-plan spaces. The main living and dining area flows effortlessly into the state-of-the-art kitchen, complete with minimalist dark cabinetry, a large central island with seating, and premium built-in appliances.

Click Here to find out more about this striking contemporary villa.







€1,995,000

SPECIFICATIONS

- 2 Bed
- 3 Bath
- 126 m2 Built
- 27 m2 Terraces
- 0 m2 Plot



NEW GOLDEN MILE BEACHFRONT STUNNING APARTMENT

This exclusive beachfront community is ideally located between Marbella and Estepona, offering a privileged setting along one of the finest stretches of coastline in the region. Residents enjoy a beautiful pool area with a snack bar, lush tropical gardens, and 24-hour security. The property also includes an underground parking space and a private storage room for added convenience.

This elegant ground-floor apartment perfectly combines luxury and tranquility, with direct access to a private terrace and the surrounding tropical gardens. The peaceful atmosphere enhances the sense of privacy, while the modern design ensures both comfort and style.

Click Here to find out more about this stunning beachfront apartment.







FROM

€698,000

SPECIFICATIONS

16 units
2 & 3 Bed

STATUS

Pre Launch



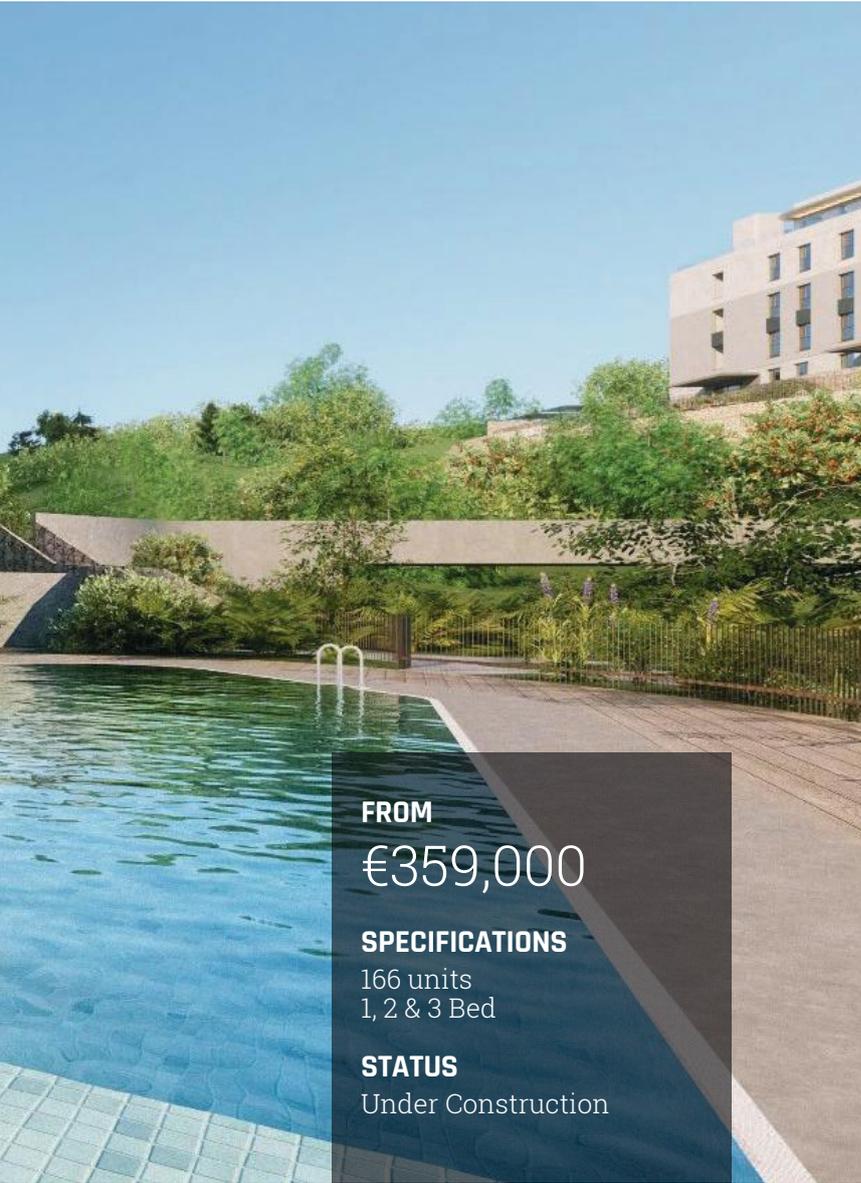
CONTEMPORARY HOMES IN RIO REAL, MARBELLA

A unique new-build development comprising 16 two- and three-bedroom homes, designed with a contemporary approach that prioritizes comfort, spaciousness, and a connection to the natural surroundings. The residential complex offers penthouses with private terraces of up to 200 m² and a pool, as well as ground-floor units with gardens—ideal for those seeking a living experience that combines privacy, well-being, and design.

Each home has been conceived to make the most of natural light, open spaces, and panoramic views, creating a serene and sophisticated atmosphere. The properties enjoy a privileged orientation and all have access to a carefully curated selection of luxury amenities such as a swimming pool, solarium, spa, sauna, gym, parking, and storage rooms, designed to enhance residents' lifestyles.

Click Here to find out more about these contemporary homes. 





FROM
€359,000

SPECIFICATIONS

166 units
1, 2 & 3 Bed

STATUS

Under Construction



EXCLUSIVE NEW RESIDENTIAL DEVELOPMENT WITH PANORAMIC MEDITERRANEAN VIEWS

Set in the heart of Mijas, surrounded by stunning natural landscapes, this visionary residential concept—designed by renowned architect Manuel Clavel—redefines Mediterranean living as a seamless blend of architecture and nature.

It's an experience designed for the senses: immersive, emotional, and deeply connected to the essence of the Costa del Sol. Framed by mountains and open to the sea, it embraces the coastal breeze and golden sunrises, creating a lifestyle that feels both elevated and intimately yours.

Click Here to find out more about this exclusive new residential development.





**FROM****€1,180,000****SPECIFICATIONS**16 units
3 Bed**STATUS**

Pre Launch



NEW SEMI-DETACHED VILLAS LOCATED IN THE PEACEFUL AREA OF SEGHERS, ESTEPONA

A contemporary residential development of 16 semi-detached villas located in the peaceful area of Seghers, Estepona, just 500 metres from the beach and less than a five-minute drive from the marina and its leisure facilities. Designed for year-round living on the Costa del Sol, the homes are bright and spacious, with a seamless connection between indoor and outdoor areas, private gardens and swimming pools.

Each villa offers three bedrooms, ideal for relaxing, entertaining and enjoying outdoor living, while landscaped communal gardens provide privacy, freshness and a tranquil atmosphere. A generous rooftop solarium crowns each home, perfect for sunbathing, outdoor dining or creating a chill-out space with Mediterranean views.

Click Here to find out more about these semi-detached villas.





SPAIN TO LEAD MARKET INTO 2030!



In its latest European Housing Markets report ratings agency S&P Global has forecast that Spain will record the strongest house price growth of any major European market through to 2028.

Underlining Spain's position as the leading performer in Europe, S&P Global reports that in 2026 alone, prices are expected to rise by 9.3%, more than double the European average.

While growth is expected to cool a little after 2026, it will still be comfortably ahead of most neighbouring markets European standards. S&P expects Spanish house prices to rise by 7.4% in 2027 and 6.2% in 2028.



Across Europe as a whole, S&P forecasts price growth of 6.1% in 2025 and 4.3% in 2026, highlighting a gradual cooling rather than a sharp correction after the post-pandemic boom.

Although Spain has experienced softer than expected economic growth and higher borrowing costs, S&P reports that the central driving forces behind house price growth continue to remain in place. Shrinking household sizes, continued population growth and accumulated

household wealth have fuelled the country's demand for housing, while supply remains structurally constrained by cumbersome planning rules, regulatory friction and persistent labour shortages in the construction industry. The central government's political grandstanding, introducing measures against tourist rentals rather than tackling the real issues of lack of social housing and a failing public transport infrastructure, has only added to the supply issues.

Another important insight is that household formation is outpacing population growth by a wide margin, a trend reinforced by lifestyle changes since the pandemic. This explains why demand remains strong even in ageing societies with modest demographic growth.

S&P also reports that European housing markets are generally less overvalued than they were four years ago. During 2021–22, price-to-income ratios surged well above long-term norms, implying overvaluations of around 10% in the eurozone, 15%





in the UK and 20% in Sweden. Much of that excess has now been worked off.

The S&P Global European Housing Markets report send an extremely clear message to the Spanish property market. The current combination of

strong fundamentals, restrictive housing supply, constrictions on the construction industry and resilient demand, as well as persistent political prevarications, are likely to keep prices rising faster than incomes for now. With limited scope for further interest rate cuts from

the European Central Bank, affordability pressures are unlikely to ease quickly. This means that there will be fewer bargains for buyers, but it is encouraging news for those who already have Spanish property in their portfolios.

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Smart Qualifier



Smart Pal



Smart Bspoke



Smart Care



Smart guardian



Smart Pulse



Artificial Intelligence (AI) is no longer the preserve of Silicon Valley. From Madrid to Marbella, and from Miami to Milan, technology is redefining how real estate companies attract clients, manage portfolios, and close deals. The Spanish property market—particularly along the Costa del Sol—has been quick to recognise that the future belongs to those who harness intelligence, not just information.

Yet while AI now powers many of the tools agencies use daily—chatbots, CRMs, marketing platforms—the real revolution lies in integration: connecting these

technologies across every stage of the customer journey. This shift is already being seen among forward-thinking businesses such as Marbella-based Asset Folio, who are delivering new standards in client experience through partnerships with innovators like Smart-AI Solutions. The founders of Asset Folio recognised the rapid emergence of AI and the need for early engagement to ensure continued competitive advantage in the already highly populated real estate sector in southern Spain.

SPAIN'S PROPERTY SECTOR AT A TURNING POINT

Spain remains one of Europe's most dynamic real estate markets, with

HOW AI IS TRANSFORMING REAL ESTATE

From Insight to Intelligent Integration



international buyers representing a significant share of transactions, particularly in the Andalusian luxury segment. In this competitive environment, speed, accuracy, and personalisation have become the critical currencies of success.

AI enables precisely that. Whether identifying serious prospects, predicting optimal price points, or maintaining long-term client relationships, AI's analytical power helps agencies operate smarter and leaner. It automates repetitive tasks, improves lead generation and quality, and delivers round-the-clock responsiveness—areas where traditional teams often struggle to maintain consistency.

Globally, agencies in markets such as the U.S., the U.K., and the Middle East are already using predictive analytics to forecast buying behaviour and automate follow-ups. Spain is now closing that gap rapidly thanks to modular AI systems that can be adopted without large-scale IT overhauls.

FROM ENQUIRY TO ENGAGEMENT: SMART QUALIFIER AND SMART GUARDIAN

One of AI's most visible impacts in real estate is lead management. Studies show that the first agency to respond to an enquiry is dramatically more likely to secure the client.

AI-driven assistants such as Smart Qualifier are addressing this challenge head-on, showing

Smart Qualifier

AI-Powered Sales Assistant



Smart Guardian

AI client Re-engagement Assistant



how automation can complement human agents. Acting as a virtual sales assistant across every communication channel—live chat, WhatsApp, email, and social media—it pre-qualifies leads by asking intelligent questions, capturing contact details, and scheduling agent follow-ups automatically. This “speed-to-lead” capability ensures potential buyers are engaged instantly, 24 hours a day, seven days a week.

But what about leads that have gone quiet? Many agencies build extensive client and prospect databases over a period of time but generally don't leverage that asset potential other than sending out an occasional newsletter. That's where Smart Guardian comes in. This AI agent continuously mines an agency's database to identify dormant prospects or former clients and re-engages them with tailored, personalised messages. For many agencies, Guardian

functions as a digital retention team—quietly reigniting opportunities that might otherwise be untapped and lost.

When applied together, Qualifier and Guardian can create a continuous pipeline of qualified, high-value prospects while reducing reliance on paid advertising and their associated costs.

“AI hasn't replaced our personal touch—it has enhanced it. Clients now receive instant answers, and our team spends more time building relationships with our clients instead of repeating admin tasks.”

Thomas Harper,
Founding Director, Asset Folio

INTELLIGENT MARKETING AND CLIENT SUPPORT: SMART PAL AND SMART PULSE

Today's buyers expect instant, multilingual responses—whether they're enquiring from London,

Stockholm, or Dubai. The days of hiring as many multilingual support staff and agents are long gone with AI Agents such as Smart Pal which acts as a 24/7 multilingual property concierge, delivering local area information, legal guidance, and market insights, and handing over seamlessly to human agents when needed. For international clients, this blend of automation, empathy and linguistic capability leads to faster deals and higher client satisfaction levels.

At the heart of Smart AI Solutions lies Smart Pulse which unifies marketing, communication, and scheduling into one integrated hub. It automates campaigns, manages social content, tracks performance, and filters out spam enquiries while ensuring GDPR compliance. For real estate agencies juggling multiple listings, Pulse operates as a central control tower linking marketing to sales.

Together, Pulse and Pal mark the shift from simple task automation to strategic integration: connecting marketing, sales, and operations

in one intelligent ecosystem.

SPAIN IN THE GLOBAL AI LANDSCAPE

While international markets such as the U.S. and Singapore often lead in AI innovation, Spain has a unique advantage—a multicultural client base, strong data adoption, and a thriving Prop-Tech scene. Its mix of urban redevelopment and coastal luxury provides the ideal testing ground for scalable AI models.

Spanish agencies that embrace AI early are positioning themselves not as followers, but as global leaders. By collaborating with partners like Smart-AI Solutions, they gain access to proven, industry-specific systems without the heavy investment of internal development.

THE ORIGIN OF SMART-AI SOLUTIONS

Smart-AI Solutions was not created in a laboratory—it was born inside the real estate industry itself. While working on the development of a next-generation MLS platform for the Spanish market, co-founders Jason Jenkins (CTO) and David Fairweather (COO) realised that genuine transformation wouldn't come from listings alone, but from intelligent automation and integration. This meant moving away from the early engagement “chat bots” that were popping up everywhere and rarely delivered a fulfilling engagement for prospects or clients, to more intelligent and empathic AI agents that provide seamless interaction, integration, and multilingual capability for enhanced client satisfaction.

Both founders brought many years of experience in starting, developing, managing, and advising businesses across a wide spectrum of industry sectors and business processes including IT, real estate, sales and marketing, and operations.

Having worked within the luxury real sector in Spain, Jenkins saw how agencies were losing valuable time and revenue through fragmented systems, delayed follow-ups, and inconsistent communication. Fairweather looked at it from a business performance perspective, in terms of how AI could be used to make businesses more efficient by automating processes, integrating systems, reducing overheads and maximising revenues via AI integration.

Rather than rely on generic third-party tools, they built their own suite of AI agents, initially designed specifically for the real estate community, tools that could operate 24/7–365,

integrate seamlessly, and fundamentally enhance how real estate agencies operate and perform.

LOOKING AHEAD: INTELLIGENCE AS INFRASTRUCTURE

Jenkins proposes... “Over the next five years, AI will become as essential to real estate as CRM systems are today. Predictive pricing, real-time valuations, and AI-driven client support will be the norm, not the exception. The agencies that begin this journey now will have the data foundations and cultural readiness that others later struggle to build”.

Fairweather has a similar view “As AI reshapes the sector, Spain’s most progressive firms—empowered by technologies such as Smart Qualifier, Smart Pal, and Smart Bespoke—are proving that intelligence doesn’t replace the human element; it amplifies and enhances it. The result is a smarter, faster, and more profitable real estate model—one that works around the clock, across every platform, and in every language”.

ABOUT SMART-AI SOLUTIONS

Smart-AI Solutions (part of Caidence Technologies SL and Right Direction Business Group SL) provides intelligent automation systems designed to accelerate growth across sales, marketing, and operations. Its Smart Business Suite—comprising Smart Qualifier, Smart Guardian, Smart Pal, Smart Pulse, Smart Care, and Smart Bespoke—delivers measurable efficiency gains for real estate and multi-sector clients across Spain and internationally.

Website www.smart-ai.net



Jason Jenkins (CTO)
Co-founder of Smart-AI Solutions

THE LIST

SINGULAR HOMES



WELCOME TO THE LIST

4 AND 5 BEDROOM SEMI-DETACHED HOUSES

FROM € 1,295,000

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

Nestled in the prestigious neighbourhood of Río Real,

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

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



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

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

AssetFolio™ | **excl.**

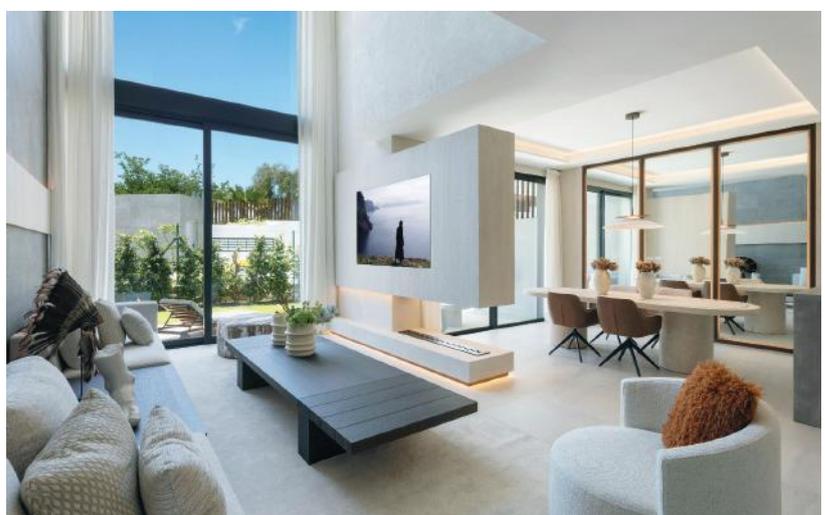
Exclusive Agent



Architect

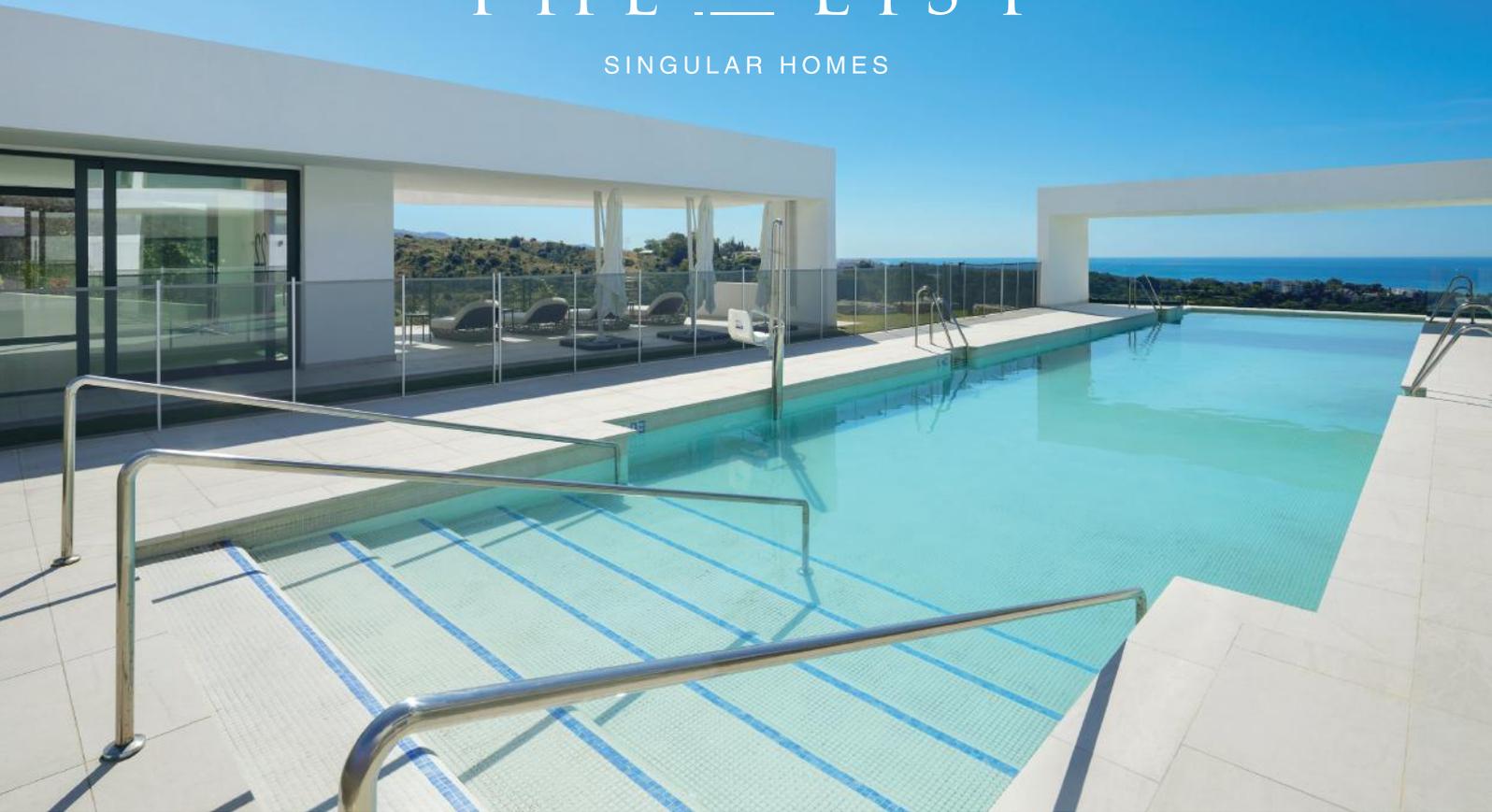


Developer



THE LIST

SINGULAR HOMES



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

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

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

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

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



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

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

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

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

Click here to find out more about The List.



AssetFolio™ | **excl.**

PRICES FROM
€ 691,000





NR

NAYA RESIDENCES

A STYLISH DEVELOPMENT OF TWO AND THREE BEDROOM APARTMENTS & PENTHOUSES

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

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

Click Here to find out more about Naya Residences.



Frontline Golf *Elevated Living*

PRICES FROM
€ 668,000

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



NYRA
RESIDENCES

AssetFolio™ | DIRECT



Nyra Residences

Design-led living at the heart of the Golden Triangle

By Michel Cruz

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

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

Lifestyle inspiration

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

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

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

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

NYRA

R E S I D E N C E S



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

A private resort

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

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

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

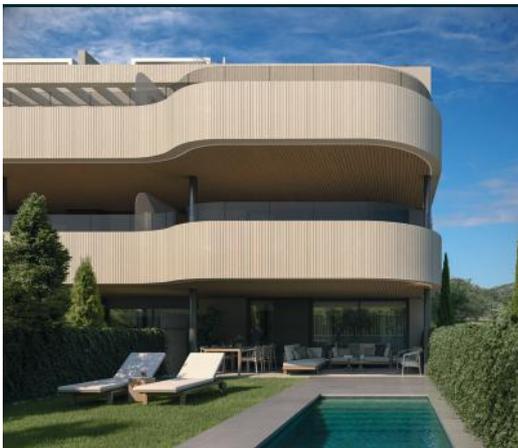


“El Paraíso is highly in demand with investors and buyers at the moment because it is a well-established leafy suburb dominated by villas set around sweeping fairways. It is centrally located and the last available plots are now being consolidated into luxurious modern developments such as Nyra Residences,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

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

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nyraresidences.com

Click here to find out more about Nyra Residences.





EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

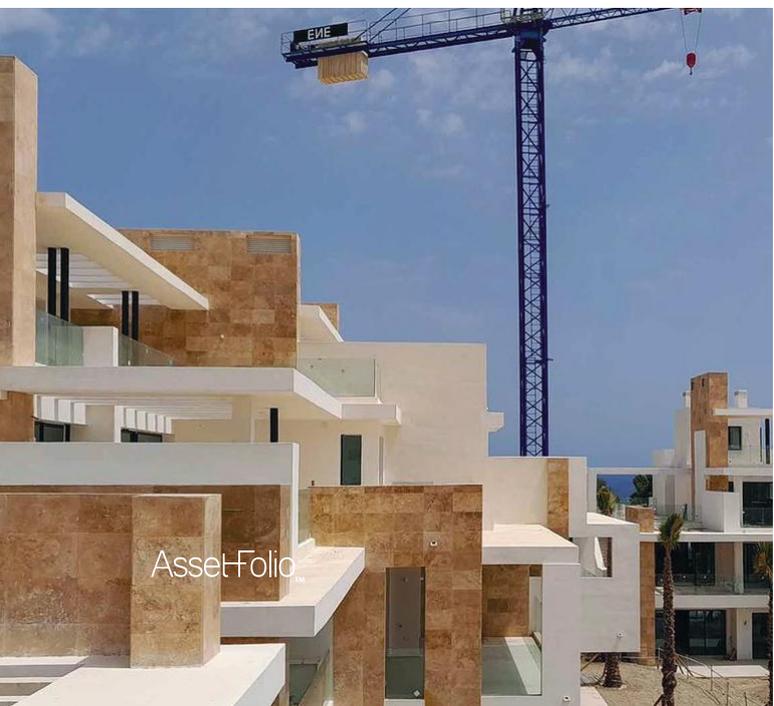
LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024





AssetFolio™

excl.



AYANA

ESTEPONA

REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

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

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

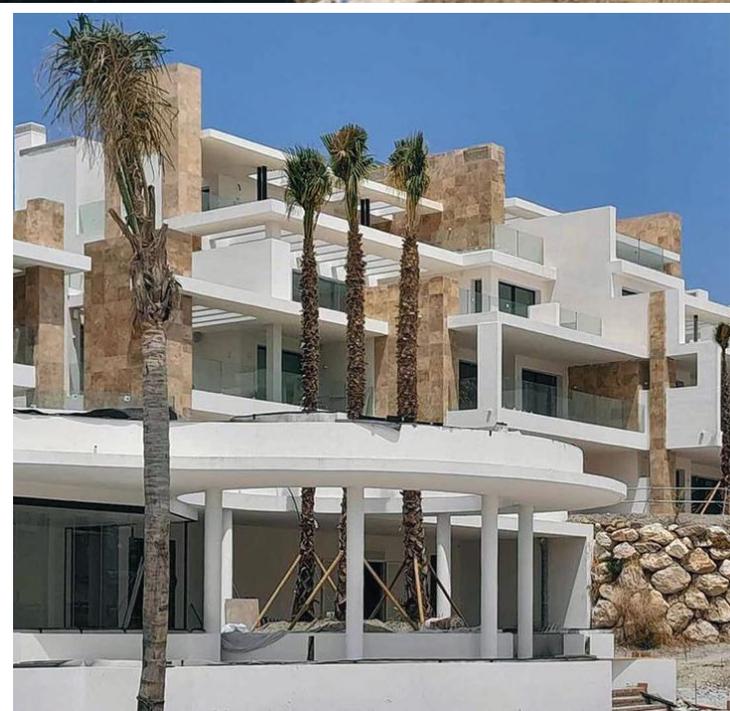
COMMUNITY

Ayana is built around 27,000m2 of tropical, landscaped gardens with three outdoor pools, one heated, a central Clubhouse complete with co-working lounge, café bar, spa, indoor pool and gymnasium - with 24-hr security.

Click Here to find out more about Ayana Estepona.

SOPHISTICATED ARCHITECTURE

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



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excl.

Alya Mijas

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

PERFECT LOCATION

Alya Mijas is superbly located on a hillside overlooking the mediterranean close to Mijas. All facilities are in close proximity, including good access to the highway, beautiful beaches, international schools, fine dining, golf courses and the lively cosmopolitan towns of Mijas, La Cala de Mijas and Calahonda.

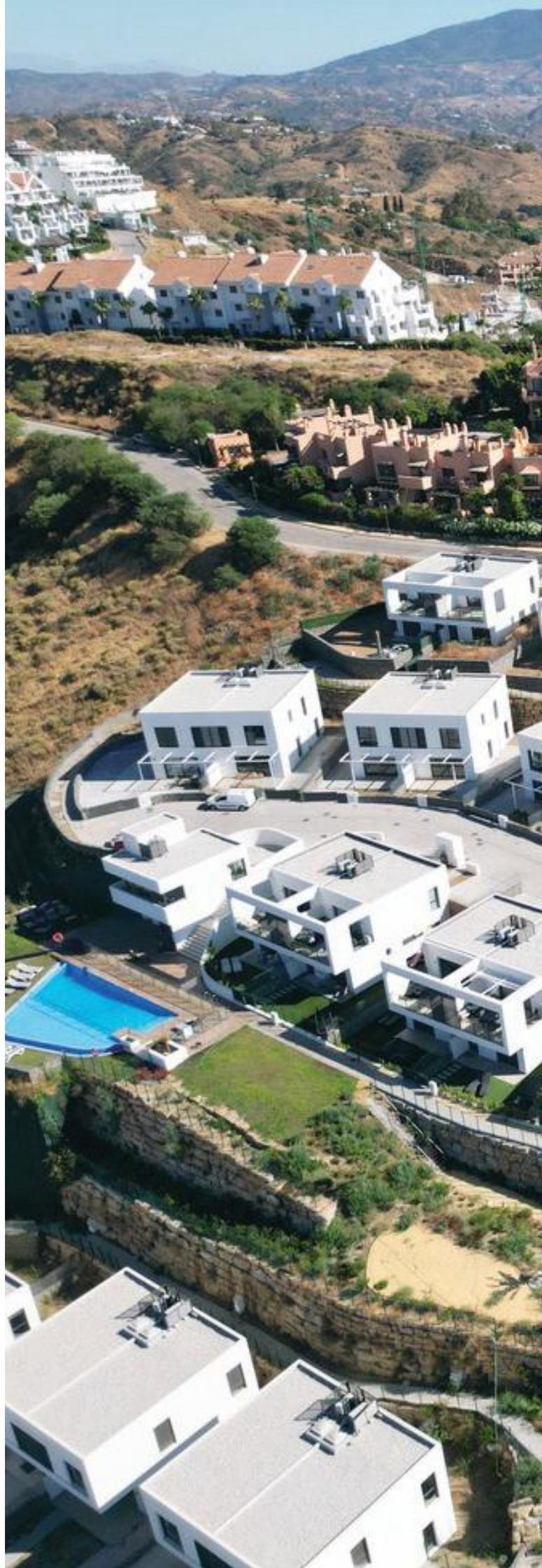
THE DEVELOPMENT

The 3 and 4 bedroom homes each have a built area of 120m²-145m², distributed over 2 floors, together with a garden and the option to add a private pool.

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

Click Here to find out more about Alya Mijas.

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PURCHASING PROCESS

2026



PROPERTY FOCUS

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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

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

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

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

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

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

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DOWNLOAD**

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SELLING YOUR HOME?





STEP INTO THE LIST NO. 2



THE LIST

NUMBER 02

House No.2 is a standout residence in THE LIST. This home strikes the perfect balance between contemporary design and everyday comfort, offering luxury living just moments from Marbella's golden beaches and world-class golf courses.

Step inside to discover seamless open-plan interiors, filled with natural light and finished to the highest standards.

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

SPECIFICATIONS

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





THE LIST

NUMBER 02

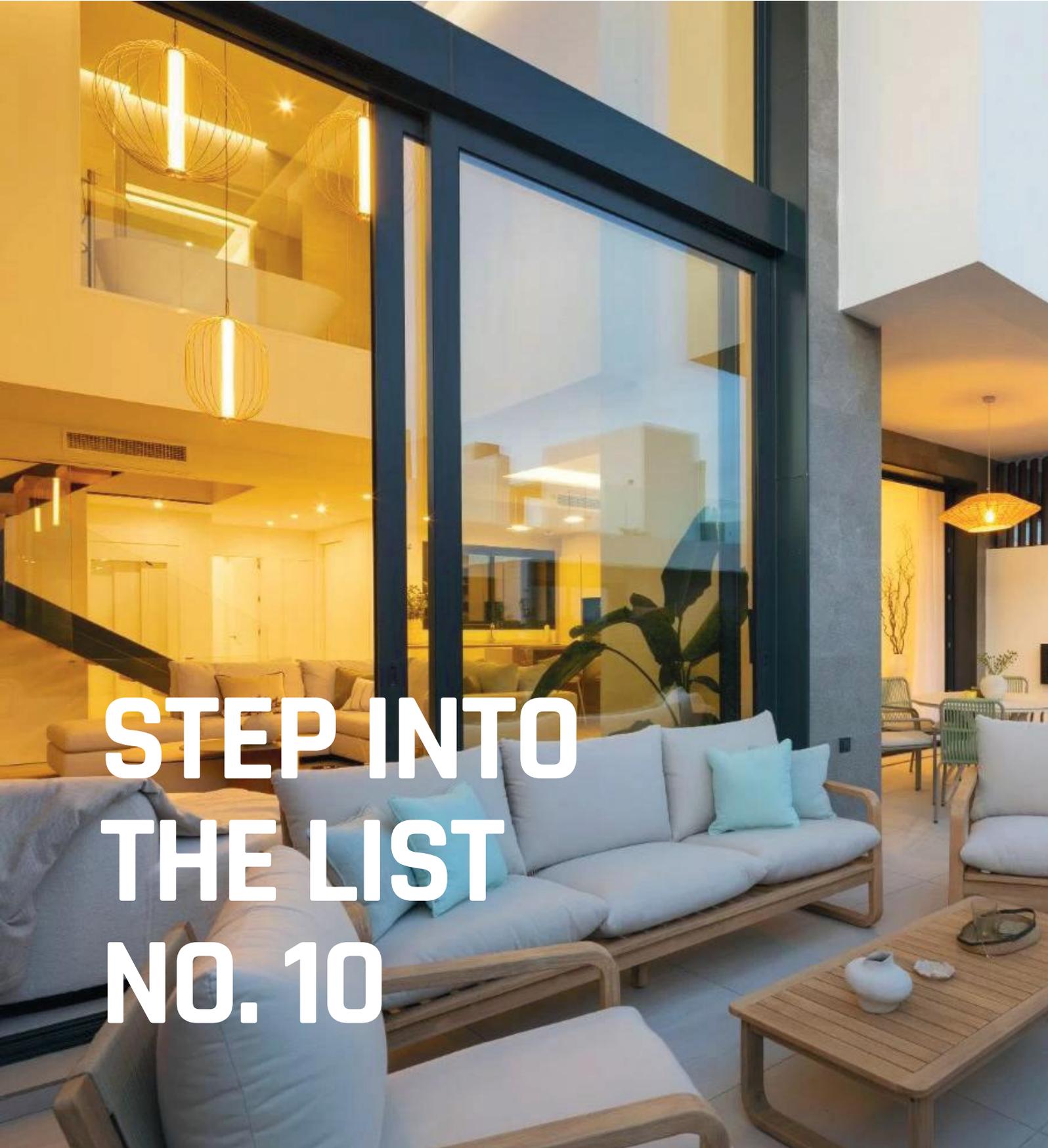


Designed by AFlores, the space blends modern sophistication with Mediterranean warmth through subtle textures, calming tones, and carefully curated details. All four bedrooms are en suite, with the principal suite featuring a walk-in wardrobe, private terrace, and spa-like bathroom.

The main living area flows effortlessly onto generous outdoor spaces, including a landscaped garden, private pool, and shaded dining area—ideal for clients seeking a Mediterranean lifestyle with year-round appeal.

Click Here to find out more about this semidetached home.







THE LIST

NUMBER 10

House No. 10 is a bold expression of contemporary Mediterranean living in the heart of Río Real. With four bedrooms and five bathrooms, this refined residence is designed for clients who value both style and comfort.

With interior design by Lord Designs, the home features clean lines, natural textures, and a palette inspired by the Andalusian landscape—creating a calm, elegant flow throughout.



LORD DESIGNS
INTERIORS

€ 1,790,000*

€1,890,000 with furniture package

SPECIFICATIONS

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



THE LIST

NUMBER 10

All four bedrooms are en suite, with the principal suite offering a luxurious private retreat, complete with dressing area, expansive bathroom, and terrace access.

Perfect for entertaining, the open-plan kitchen and living area lead seamlessly to a landscaped garden, private pool, and al fresco dining space—showcasing the very best of Costa del Sol living.

Click Here to find out more about this semidetached home.







EXCLUSIVE PROPERTY LISTING

709

SIERRA BLANCA

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

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

€1,417,500

SPECIFICATIONS

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











709

SIERRA BLANCA

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

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

Click Here to find out more about 709 Sierra Blanca.



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