

FOLIO

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EVERYONE FOR TENNIS!

THE SUPERSTARS OF TENNIS AND PADEL WILL BE
SHOWCASING THEIR SKILLS IN MARBELLA THIS SEPTEMBER

CASTELLAR DE LA FRONTERA

KING - OR QUEEN - OF THE CASTLE!

ENTER THE DRAGON!

MARBELLA AIMS TO BE THE FOCAL POINT
OF CHINESE INVESTMENT

NOBODY DOES IT BETTER!

MARBELLA TOPS THE
LUXURY PROPERTY LEAGUE

ALSO IN THIS ISSUE: LAS ALAMANDAS, 709 SIERRA BLANCA, THE LIST, MARBELLA LAKE

SUMMER MAY BE WINDING DOWN, BUT FOLIO MAGAZINE IS SERVING UP A WINNING EDITION — AND THIS MONTH, IT'S ALL ABOUT SPORT, STYLE, AND SERIOUS PROPERTY POWER.

FIRST UP, MARBELLA STEPS ONTO THE GLOBAL STAGE, HOSTING NOT ONE BUT TWO PRESTIGIOUS EVENTS: THE DAVIS CUP, WHERE SPAIN BATTLES DENMARK, AND THE RESERVE CUP, THE FIRST TIME THIS MAJOR PADEL SHOWDOWN IS HELD OUTSIDE THE U.S. ADVANTAGE, MARBELLA! WE'RE ALSO EXPLORING CASTELLAR DE LA FRONTERA, A HISTORIC FORTRESS VILLAGE WITH VIEWS (AND CHARM) WORTH THE CLIMB, AND TAKING A LOOK AT HOW MARBELLA IS SETTING ITS SIGHTS ON CHINESE INVESTMENT, POSITIONING ITSELF AS A HUB FOR INTERNATIONAL OPPORTUNITY. ADD TO THAT THE FACT THAT MARBELLA TOPS THE LUXURY PROPERTY LEAGUE, AND IT'S CLEAR THE CITY IS PLAYING IN A LEAGUE OF ITS OWN.

AS ALWAYS, WE'VE LINED UP THE BEST NEW DEVELOPMENTS AND HANDPICKED RESALE GEMS ALONG THE COAST TO KEEP YOUR PROPERTY GAME STRONG.

SO LACE UP, GRAB A FRONT-ROW SEAT, AND ENJOY SEPTEMBER — FOLIO STYLE.

Enjoy!

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FOLIO MAGAZINE EDITION 36

September 2025

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PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

September 2025 · Edition 36

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EVERYONE FOR TENNIS!



The superstars
of Tennis and
Padel will be
showcasing their
skills in Marbella
this September.

Marbella will be the centre of the tennis world this month as it hosts two prestigious tennis events: the Davis Cup, which will see Spain take on Denmark and the Reserve Cup, the first time that this important padel tournament has been held outside the U.S.

The Puente Romano Tennis Club is the setting for both of these competitions that will underline Marbella's growing reputation as a world class sports destination.



The action starts on September 13 and 14 as the Spanish team, led by captain David Ferrer, will face Denmark in the second round of the Davis Cup. The home side includes tennis superstar Carlos Alcaraz, alongside Alejandro Davidovich Fokina, Marcel Granollers, and Pedro Martínez. Denmark is expected to be led by the exciting young talent Holger Rune in what promises to be a thrilling showdown.

This marks the sixth encounter between Spain and Denmark in Davis Cup history, with Spain holding a slight edge. The Puente Romano Tennis Club has

previously hosted Davis Cup matches, and this year's event is anticipated to evoke the same passion as past tournaments, especially the heartfelt tribute to Marbella – based tennis legend, the late Manolo Santana, in 2022.

The Puente Romano Tennis Club has a long history of welcoming the legends of international tennis. Over the years players such as Borg, McEnroe, Sanchez Vicario (both of them!), Becker, Djokovic, and Murray have all taken to the beautifully prepared courts. The club features eight clay courts, one hard court, and four new glass padel courts, along with a comprehensive wellness and fitness





centre, making it a favourite among athletes of all levels.

Following the Davis Cup the Reserve Cup will make its debut in Marbella. This tournament, held from September 18 to 20, combines the thrill of professional padel with high-end hospitality. This year's tournament marks the second stop of the 2025 Series, following its inaugural event in Miami. With a prize pool of \$500,000, the competition will feature top-ranked players like Arturo Coello, Agustín Tapia, Alejandro Galán, and more, promising an exhilarating three days of padel action.

The Puente Romano Tennis Club has played a fundamental role in the evolution of the game, establishing one of the first padel clubs in Spain and hosting prestigious events such as the World Padel Tour. "Marbella has always been a dream destination for Reserve Padel. The energy of Puente Romano Marbella, along with the passion for padel tennis in Spain, make it the perfect place for the next Reserve Cup," said Wayne Boich CEO and Founder of Reserve Padel.

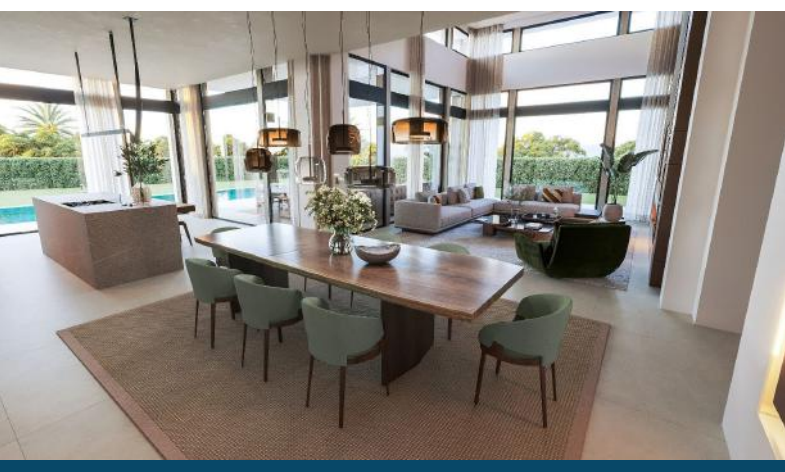
Marbella mayor María Ángeles Muñoz emphasised both the economic and promotional benefits that both these tournaments will bring. The Reserve Cup is particularly notable as it positions Marbella as an internationally recognised destination for padel. "It is an honour, as mayor of Marbella, that our city - known as the cradle of padel tennis – will host such a significant event".

Gonzalo Rodríguez, general manager of Puente Romano Marbella, echoed this sentiment, "It fills us with pride to welcome the best players in the world for an authentic celebration of padel tennis that will inspire the next generation of players".

With high-profile matches, luxury hospitality, and the vibrant backdrop of Marbella, both the Davis Cup and Reserve Cup promise to deliver unforgettable experiences for fans and players alike. As Marbella prepares for these events, it continues to solidify its status as a premier destination for sports enthusiasts worldwide. Whether you're a tennis aficionado or new to the sport, these September events at the Puente Romano Tennis Club are not to be missed!

Click Here to read our other blogs.







FROM
€4,580,000

SPECIFICATIONS

4 units
5 Bed

STATUS

Under Construction



MARBELLA GOLDEN MILE CONTEMPORARY VILLAS

A contemporary single-family detached villa, one of four is available for sale in the Golden Mile, a residential complex with outdoor heated swimming pools. This villa is fully furnished with designer furniture and features air conditioning, underfloor heating, a Smart Home system, and top-quality rectified porcelain stoneware flooring. The property extends over three levels and features a Mediterranean-style garden and heated outdoor swimming pool. The upper level includes a master bedroom, a ground floor level with 3 bedrooms, 2 bathrooms, and a fully equipped kitchen, while the basement includes a laundry room, family room, sauna, gym, and staff quarters.

Click Here to find out more about these contemporary villas.



Photography:
Lorenmart

The sun sets low over the Mediterranean as you take in the vista from the battlements. From the houses, located in the maze-like streets inside the heavily fortified castle walls, you hear the sound of merriment and music playing as the evening meal is prepared. With sweeping views of the surrounding countryside, you reflect that this fortress, reached only by a road that winds up to the huge main gate, has safely seen off hostile armies over hundreds of years, offers no better place to spend the night.

Your thoughts are interrupted, not by a breathless messenger telling you that hostile horsemen on the horizon, but by your mobile phone reminding you of your dinner reservation.



**If you ever wanted to
indulge your inner
“Game of Thrones”
fantasy, then a visit
to Castell de la
Frontera is a must.**

CASTELLAR DE LA FRONTERA



➤ If you ever wanted to indulge your inner “Game of Thrones” fantasy, then a visit to Castellar de la Frontera, 30 minutes inland from Sotogrande, is a must. Castellar, however, is not some recently constructed theme park, but one of the most outstanding examples of a Nasrid fort in existence. The Nasrid dynasty, known for their sophisticated architecture, built many such castles, but Castellar is one of the finest. From the 12th century until its eventual conquest halfway through the 15th century, this was a border town, frequently changing hands between the Christians and Moslems. The walls of the mediaeval fort bear witness to its past, which is also evident in its name: Castellar, meaning “place where there is a castle” and Frontera (border).

Castellar de la Frontera is a story of centuries of conflict, culture, and transformation. There are two main phases: the medieval era, characterised by the castle and its strategic importance, and the more recent developments that go far beyond the castle walls. The region was a battleground during the ‘Reconquista’ of the 15th century, as Christian and Muslims fought for control of southern Spain. In 1434, Don Juan de Saavedra captured the fortress for the Christian forces, marking a pivotal moment in its history. This victory led to the recognition of Juan Arias de Saavedra as the Count of Castellar by Emperor Charles I in 1539.

From that point on life was relatively quiet in Castellar. By the 60s however, a change was needed. While living in

a mediaeval castle might sound like a Lord of the Rings fan’s dream, the reality was somewhat different. Although it might have been state-of-the-art in the 12th century, by the 20th century the village lacked basic infrastructure and amenities, not to mention the lack of space within the castle walls. There wasn’t enough space to swing a broadsword.

So, in 1971, the population moved ‘en masse’ down from the castle to a purpose-built pueblo known as Castellar Nuevo, with wide streets, green spaces, and modern amenities.

As the town’s people moved out, the castle became a magnet for an “alternative living community”, but by the 90s the good people of Castellar Nuevo had had enough of broken down VW Combi Vans, badly positioned dream catchers, and the usual hippy haze of fragrant smoke issuing from the castle. The

hippies were out, the Junta de Andalucía stepped in, and Castellar was transformed into a "boho" community.

As an aside, if you are wondering what the difference is between the hippy and boho communities, here is your easy to remember guide. "Bohos" wash on a daily basis and have disposable income.

The houses inside the castle were rejuvenated, and boutiques, art galleries and craft shops opened. The Hotel Castillo de Castellar provides guests with the opportunity of spending the night within the castle walls and several houses were converted into "casa rurales", offering independent accommodation.

In 2011, Castellar de la Frontera was included in the Association of the Most Beautiful Villages of Spain, an acknowledgment of the collective efforts of the community to maintain its cultural and architectural integrity.

Castellar is more than just a picturesque village; it is a living testament to the resilience and adaptability of its community. From its medieval origins to its modern developments, the village celebrates Spain's rich past, while embracing the future.

Why not take your loved one for a romantic mediaeval themed night (or knight) in Castellar de la Frontera? Chainmail optional...

Click Here to read our other blogs





**FROM****€299,000****SPECIFICATIONS**35 units
1, 2, 3 & 4 Bed**STATUS**

Pre Launch



EL HIGUERÓN RESORT BOUTIQUE APARTMENTS

This brand-new apartment development offers a serene retreat where you can truly be yourself, focus on what matters, and reconnect with a lifestyle that feels effortless. Nestled in Torreblanca del Sol, this exclusive boutique collection comprises just 35 thoughtfully designed homes, each overlooking the shimmering azure waters of the Mediterranean Sea. Created for those who value tranquillity, elegant design, and soul-soothing views, every detail has been carefully considered to promote comfort and harmony.

Step inside to discover interiors that exude refined simplicity.

Click Here to find out more about these boutique apartments.



NOBODY DOES IT BETTER!

MARBELLA TOPS THE LUXURY PROPERTY LEAGUE





Photography:
AntonioRuizTKM

The latest report from property portal Idealista confirms what residents already know; Marbella now has some of Spain's most expensive and desirable properties. Five out of the ten destinations on the list are in or close to the town itself. There is no great surprise that the report reveals that La Zagaleta, the exclusive gated development that enjoys spectacular views over Marbella and the Mediterranean, tops the list as the country's priciest address, with an average home price exceeding €12.3 million.

La Zagaleta's prime position underlines Marbella's huge appeal in the ultra-luxury real estate market. The town has long been a magnet for wealthy buyers attracted by its golf courses, security, and privacy, boasting prices that compete with the most



exclusive neighbourhoods globally.

In second place is Avenida Supermaresme in Sant Andreu de Llavaneres, located in Barcelona's metropolitan area, where the average home costs around €9 million. The Balearic Islands also feature prominently, with two locations in Andratx and one in Palma making the top ten, each averaging between €7 million and €8.9 million.

Marbella's international appeal is apparent with it claiming four more spots on the list. Streets in Sierra Blanca such as Vivaldi, Albinoni, Wagner, and the gated community of Cascada de Camoján all have average prices ranging from €6.8 million to €7.6 million. While the average price in Spain stands at €2,391/m², Marbella exceeds

this by more than double. The national year-on-year increase, however, was 12.8%, compared to 9.8% in Marbella – signalling a slight slowdown in local price growth relative to the national trend. The average price per square metre in Marbella reached €5,162 in May 2025, marking a new all-time high. This represents a monthly increase of 0.5%, a quarterly rise of 1.8%, and a significant year-on-year jump of 9.8% compared to May 2024, according to the latest figures from idealista. The most expensive areas are Nagüeles – Golden Mile: €6,422/m² (+4.6% year-on-year), Nueva Andalucía: €5,578/m² (+6.1% year-on-year) and Las Chapas – El Rosario: €5,410/m² (+14.1% year-on-year).

Sierra Blanca is also home to Spain's most expensive property.

(You may need to sit down, pour yourself a stiff one or both before reading on)

Villa Bellagio in Marbella is now on the market for an astonishing €70 million, making it one of the most expensive homes ever listed in Spain. The Las Vegas inspired property sits on the largest private plot in the development, combining total privacy with jaw-dropping Mediterranean views. With 5,507 sqm of living space across several levels, 13 ensuite bedrooms, a five-star spa and wellness area with an indoor mosaic pool, hammam, sauna, gym, massage room, and salon, not to mention a private cinema for 22 guests, a professional bowling alley, and a billiards lounge, this takes luxury to a new level.

And then there is garage space for 42 cars, including a special exhibition area for luxury vehicle collections. With space for 42 cars, you either have the biggest petrolheads' paradise imaginable, or are just rubbish at parking and need the space.

Beyond Marbella, Barcelona, and the Balearic Islands, only a few other areas enter the millionaire's league. In the Canary Islands, Avenida de la Macaronesia in Adeje has an average price of €6.4 million, while La Moraleja on Madrid's outskirts averages €5.4 million. In contrast, Spain's more affordable regions tell a different story; in Pamplona, the most expensive street averages just over €300,000.

With more exclusive properties under construction for the super wealthy, not to mention the increasing popularity of the Branded Residences concept, Marbella is set to solidify its position as Spain's luxury league leader!

Click Here to read our other blogs.









EIGHT BESPOKE VILLAS WITH INTERIOR DESIGN BY VERSACE HOME

This exclusive collection of eight villas is a tribute to Versace's iconic artistry, redefining luxury living through the brand's distinctive style and cultural sophistication. Each bespoke residence showcases the finest Italian materials, intricate mosaics, and signature Versace Home furnishings—highlighted by iconic details like the Medusa emblem and Barocco motifs.

Situated in prestigious Nueva Andalucía, Marbella, these villas offer a lifestyle of elegance and vibrancy, just minutes from Puerto Banús. Residents enjoy golden beaches, world-class golf, and a rich gastronomic and cultural scene, including six Michelin-starred restaurants.

Click Here to find out more about these bespoke villas.



FROM
€11,500,000

SPECIFICATIONS

8 units
5 Bed

STATUS

Pre Launch







PRIME LOCATION EXCLUSIVE APARTMENT WITH UNMATCHED VIEWS

This exceptional 2-bedroom, 2-bathroom apartment in the prestigious Cumbres del Rodeo community of Nueva Andalucía offers an unparalleled combination of breathtaking views, all-day sun, and complete privacy. Facing west, the apartment enjoys stunning panoramic views of the valley, mountains, and partial sea, with no neighboring properties overlooking the space. Positioned on the second floor (first in Spanish terms), the 25 sqm terrace provides an open, unobstructed landscape with no construction in front, allowing for a true sense of freedom.

Click Here to find out more about this exclusive apartment.



ENTER THE DRAGON!

MARBELLA AIMS TO BE THE FOCAL POINT
OF CHINESE INVESTMENT



The Chinese are coming. Over the past decade, Chinese real estate investors have become especially interested in Andalusia. In 2024, China's outbound investment jumped by 12.5%, showing a strong appetite for overseas opportunities. This surge is not just about numbers; it's about a growing curiosity and confidence in exploring new markets. Andalusia, with its rich culture and sunny climate, is becoming a hotspot for these investors.

Chinese tourists are flocking to Andalusia, with visits skyrocketing by 133.1% in 2024. This isn't just about sightseeing; it's about getting to know the region better. As they explore the local charm, many are considering real estate investments, seeing the potential for both personal and financial growth. The Chinese government is on board, actively encouraging its citizens to invest overseas. This investment will continue to grow, especially with the announcement that Air China plans to offer three direct flights per week throughout the year between the Asian country and Malaga, Seville or Granada from the airports of Beijing and Shanghai.



This aligns with their broader economic strategy, which aims to diversify and strengthen their global presence. Andalusia, with its stable and growing real estate market, fits perfectly into this plan.

Local tourism officials in Andalusia are not sitting idle. They're strategically promoting the region to the Asian market, highlighting its appeal as a prime investment destination. The region's real estate market is characterized by strong demand and rising prices, making it a lucrative option for foreign investors.

Marbella is actively seeking that investment with a series of visits to exhibitions in China, as well as hosting delegations and welcoming important international investment and tourism conferences in the city this November

At the start of 2025, a

round table discussion centred on the burgeoning potential of Chinese tourism, as well as underscoring Marbella strategic initiatives aimed at capitalising on this lucrative market. With a remarkable surge in the number of Chinese tourists visiting Spain, the objective of this initiative was to enhance Marbella's allure to affluent Asian travellers, particularly during the traditionally quieter low season. Over 700,000 Chinese tourists visited Spain last year, an 82 percent increase compared to before the pandemic. "Their average spending during their stay is almost 3,000 euros, and they use social media as a key factor in obtaining tourist information and sharing their experiences," Laura de Arce, Marbella Tourism Delegate, noted during the event that taught attendees the principles of "breaking myths, understanding their culture, and taking

the right path."

The World Federation of Tourist Cities (WTFC) from Beijing will hold its 25th Congress in Marbella in November. The event will offer the city a unique opportunity to present itself on a global stage, enhancing its attractiveness as a tourist and investment hub. "This is first time that the congress will be hosted by a Spanish city and that will have a great impact, both due to the economic activity that will be generated during its development and the profitability in attracting visitors from different markets in the short and medium term. Our challenge is to continue promoting Marbella's attractions and virtues as a unique location in the world and to generate agreements with industry players in order to position ourselves as a leading destination in Europe for the Asian market," said Marbella Mayor Ángeles Muñoz.

Marbella is also eager to attract direct investment from Chinese Tech companies. The

first edition of the "Roadshow Silk Road3: Connecting capital, culture and business", is an international event in November that promises to put it on the global map of investment, innovation and entrepreneurship. The ultimate aim is to Marbella a hub of great strategic value, especially aimed at Chinese companies interested in making the leap abroad. Economic Development Adviser, Alejandro Freijo, emphasises that this project is a decisive step towards the construction of Marbella 2.0, a modern ecosystem capable of attracting high-impact companies, international

entrepreneurs and strategic capital.

Mayor Muñoz held high level meetings with delegates from Hangzhou and Hefei in the early planning stages of the event. The meeting with entrepreneurs from Hefei underlined the interest of the Chinese city in the technological ecosystem that is developing in Marbella, while at Hangzhou they explored avenues of collaboration aimed at promoting an international innovation platform and promoting the start-up of companies linked to science and technology. The goal was clear: to open a door from

Marbella to this new market.

The event is part of the construction strategy of a Marbella 2.0, which goes beyond tourism and seeks to diversify the local economy with the arrival of capital and technological companies. This is a paradigm shift, with which the city aspires to become a recognised innovation centre in southern Europe.

The key is to take advantage of Marbella's privileged geographical position, attractive lifestyle and ability to attract international talent.

Click Here to read our other blogs.







FROM
€645,000

SPECIFICATIONS

20 units
3 & 4 Bed

STATUS

Under Construction



BEACHSIDE RESIDENTIAL COMPLEX IN SAN PEDRO DE ALCANTARA MARBELLA

New residential complex of apartments of 3 bedrooms and penthouses of 4 bedrooms and 2 to 3 bathrooms, only 4 minute walk away from the sea front promenade and 3 minutes from the ancient part of San Pedro de Alcantara, in the new expanding area towards Marbella beach and near Puerto Banus called the NEW ALCANTARA.

The complex offers homes designed to provide maximum comfort for their residents, with a selection of top-quality materials from prestigious brands, and a carefully considered design.

Click Here to find out more about this beachside residential complex.



THE LIST

SINGULAR HOMES



WELCOME TO THE LIST

4 AND 5 BEDROOM SEMI-DETACHED HOUSES

FROM € 1,675,000

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.







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.





EUROPEAN PROPERTY AWARDS DEVELOPMENT

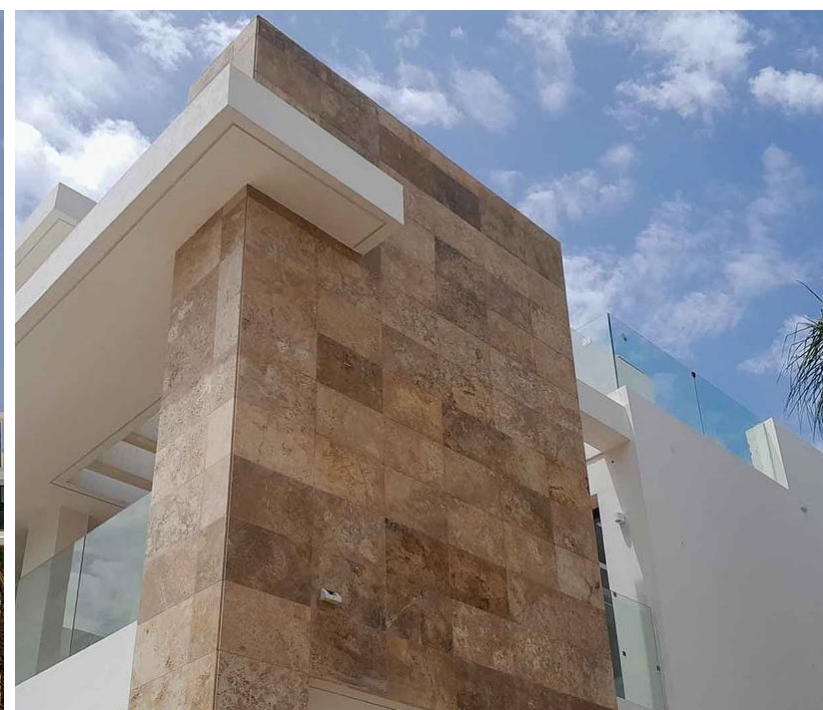
LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024





PRICES FROM
€725,000

AssetFolio

excl.



AYANA

ESTEPONA

REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

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

SOPHISTICATED ARCHITECTURE

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

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

COMMUNITY

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

Click Here to find out more about Ayana Estepona.

Alya Mijas

PRICES FROM
€443,000

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.





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.

**CLICK HERE TO
DOWNLOAD**

AssetFolio™

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.

€1,960,000

SPECIFICATIONS

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





THE LIST

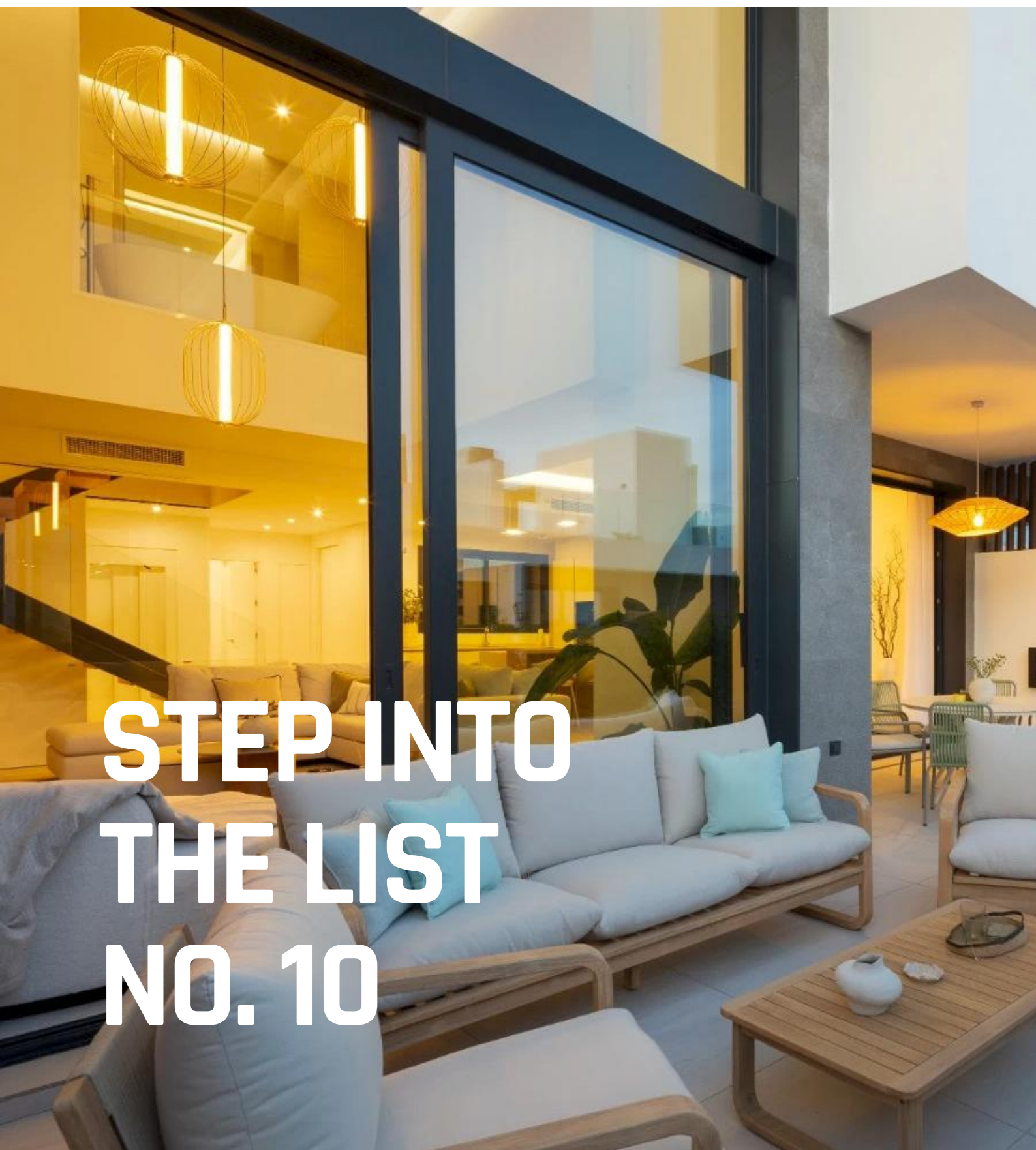
NUMBER 02

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

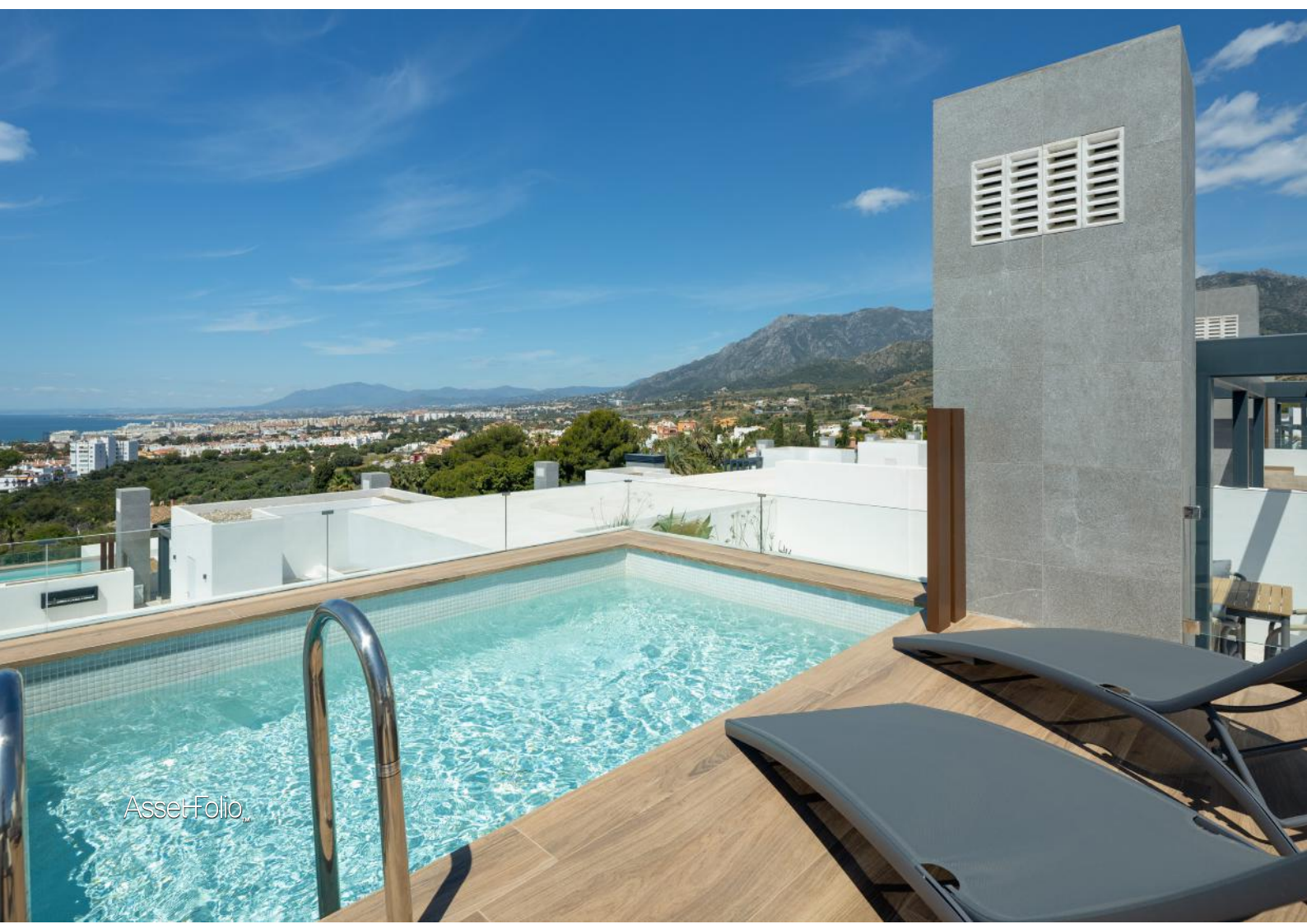
House No. 10 is a bold expression of contemporary Mediterranean living in the heart of Río Real. With four bedrooms and five bathrooms, this refined residence is designed for clients who value both style and comfort.

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.

€2,080,000

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

 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.





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







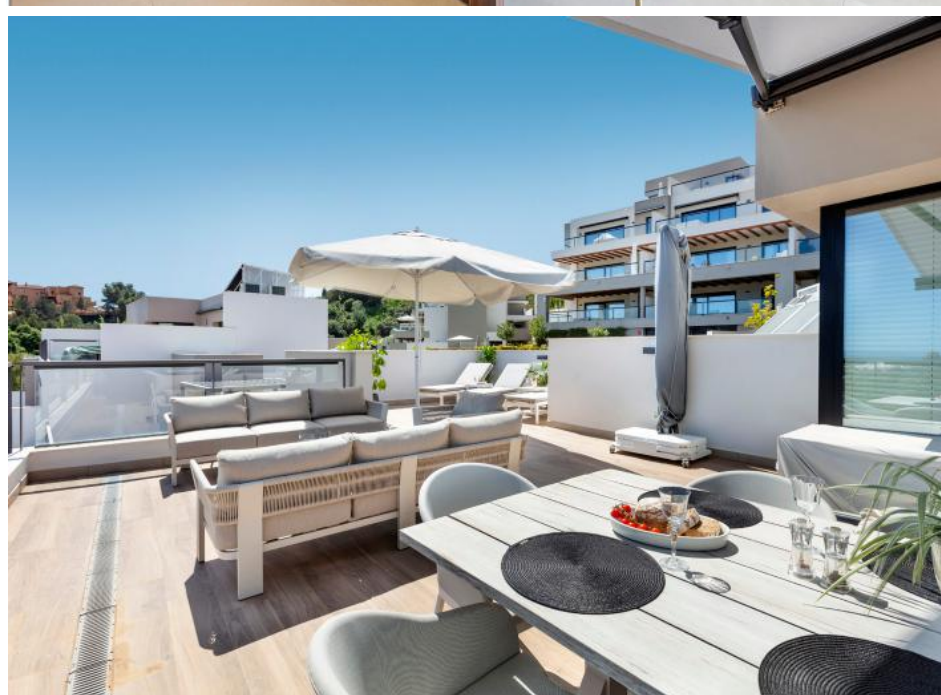


MARBELLA *Lake* 6-5

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.





EXCLUSIVE PROPERTY LISTING


LAS ALAMANDAS

Presenting a unique opportunity to acquire an outstanding 3-bedroom duplex penthouse in the highly desirable Las Alamandas. This gated complex offers 24-hour security, three swimming pools (including a heated pool), beautifully manicured tropical gardens, a gym, and a sauna. Ideally situated between Los Naranjos Golf Club and Las Brisas Golf, this development is a favorite among golf enthusiasts. Residents can enjoy easy access to a variety of amenities, including shops, supermarkets, restaurants, Puerto Banús, and local beaches.

The apartment boasts the highest standards of quality, featuring premium flooring and a sophisticated air conditioning and heating system throughout.



€1,500,000

SPECIFICATIONS

3 Bed
3 Bath
201 m² Built
102 m² Terraces
0 m² Plot









LAS ALAMANDAS

The spacious living and dining area opens onto a terrace that provides both sun and shade all day long, offering stunning views of the swimming pool, gardens, and La Concha mountain from the rear terrace.

The fully equipped kitchen includes a utility room, complemented by a welcoming hall and a cloakroom. The three generously sized bedrooms come with en-suite bathrooms, equipped with underfloor heating, powerful shower/bath combinations, double vanity units, and a Jacuzzi in the master suite.

The purchase price includes two garage spaces and one storage room.

Click Here to find out more about Las Alamandas.



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let us take care of the rest...



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SOLD



EXCLUSIVE PROPERTY LISTING

Los Naranjos MANZANA

This immaculate modern townhouse offers the ultimate in convenience, just a short stroll from Puerto Banús. You'll find yourself within easy walking distance of shops, restaurants, cafes, and sports facilities, with a bus stop to Marbella right around the corner. Enjoy a pleasant, flat 15-minute walk under palm trees directly to the vibrant heart of Puerto Banús.

The ground floor features a spacious open-plan layout with a large lounge, dining area, and a sleek modern kitchen, plus a guest bathroom.

Upstairs, the first floor hosts three comfortable bedrooms. The master suite boasts an en-suite bathroom and a private terrace with stunning views of La Concha mountain. Two additional guest bedrooms share a well-appointed bathroom.



€535,000

SPECIFICATIONS

3 Bed
3 Bath
138 m² Built
54 m² Terraces
0 m² Plot

A modern office interior with a long wooden table, white chairs, and large pendant lights. The background shows a person working at a desk and a glass partition.

FOLIO

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