

FOLIO

AssetFolio™

IT'S BEGINNING TO TASTE A LOT LIKE CHRISTMAS

CHRISTMAS IN SPAIN ISN'T THE SAME WITHOUT POLVORONES

ZAMBOMBA

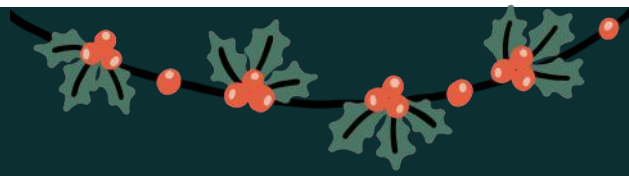
THE UNUSUAL SOUND OF CHRISTMAS

BRINGING PRIVATE MARKETS INVESTMENT TO THE COAST

KLINT VENTURES IS AN INVESTMENT COMPANY
SPECIALISING IN EARLY-STAGE INVESTMENTS

GORGEOUS GRANADA

IN A COUNTRY OVERFLOWING WITH HISTORY AND
ROMANCE, GRANADA STANDS SUPREME



THE HOLIDAY SEASON IS HERE, AND SO IS YOUR FESTIVE DOSE OF EVERYTHING THAT MAKES THIS TIME OF YEAR IN SPAIN TRULY MAGICAL (AND MAYBE A LITTLE CRUMBLY, THANKS TO POLVORONES).

JOIN US AS WE DIVE INTO THE RHYTHMIC WORLD OF THE ZAMBOMBA—THE SPANISH INSTRUMENT-SLASH-FESTIVAL CENTREPIECE GUARANTEED TO BRING SOME PERCUSSION-POWERED CHEER TO YOUR CHRISTMAS. THEN, LET US WHISK YOU AWAY TO GRANADA, WHERE THE HISTORIC ALHAMBRA MEETS TAPAS SO GOOD, THEY MIGHT JUST OVERSHADOW YOUR STOCKING STUFFERS.

FOR THOSE WITH A SHARP EYE FOR THE FUTURE, MEET KLINT VENTURES, THE INVESTMENT COMPANY SPECIALISING IN EARLY-STAGE OPPORTUNITIES THAT COULD BE THE GIFT THAT KEEPS ON GIVING (NO WRAPPING PAPER REQUIRED).

OF COURSE, NO FOLIO ISSUE WOULD BE COMPLETE WITHOUT A CURATED SELECTION OF EXCLUSIVE PROPERTIES, STUNNING RESALE GEMS, AND THE MOST EXCITING NEW DEVELOPMENTS IN THE MARKET.

Enjoy!

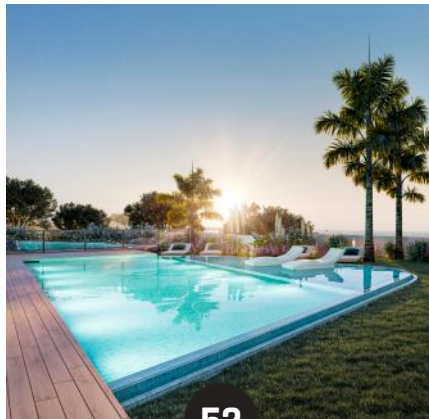
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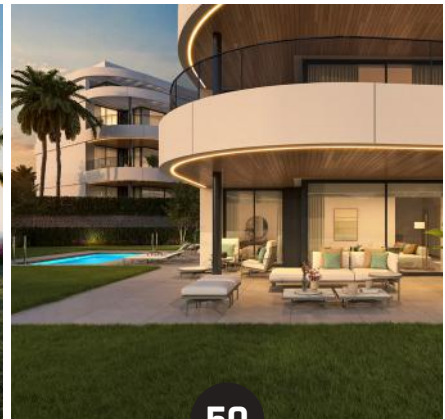
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An exceptional front-line beach duplex apartment in Estepona

FOLIO MAGAZINE EDITION 27

December 2024

Designed by Pixelperfect SL Articles by: Giles Brown

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

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.

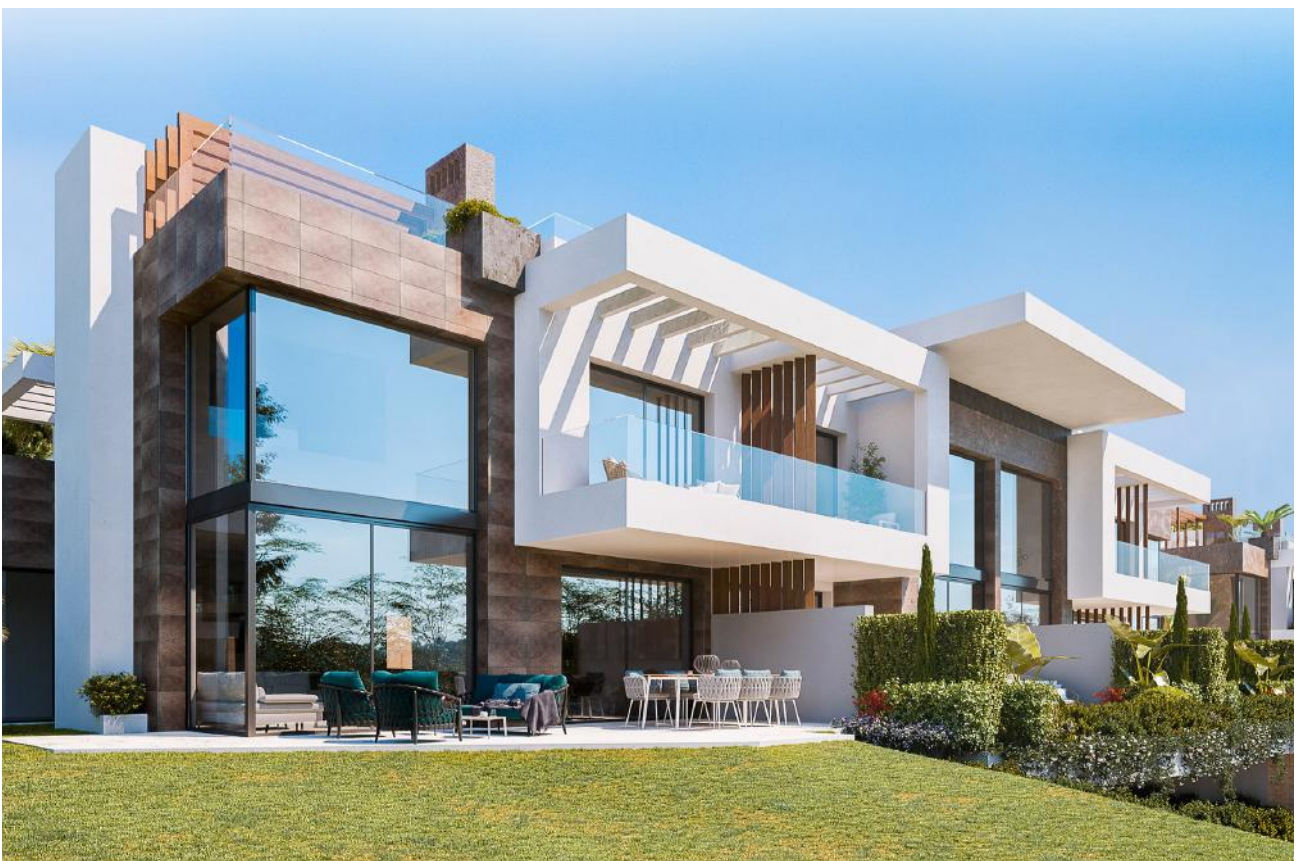
With integrated smart home technology and sustainable features, The List combines elegance, comfort, and innovation, creating a luxurious living experience where every detail has been thoughtfully considered.

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.





**IT'S BEGINNING
TO TASTE A LOT
LIKE CHRISTMAS**



Photography: TYk, Olaf Tausch

Christmas just isn't Christmas in Spain without Polvorones. Polvo is the Spanish word for "dust", which gave origin to the term polvorón, and its plural, polvorones, for certain sweet treats that are either very crumbly ("dusty"), or are "dusted" with powdered sugar, or both and are a classic Christmas dessert in Spain.

The Polvorón itself is a combination of almonds, sugar, spices, and animal fat (usually lard) became a fundamental base for the creation of these sweets. The term "polvorón" comes from the action of crumbling into powder when eaten, given its brittle texture many years".

This small sweet dessert has a large legacy. If you are familiar with the fascinating history of Andalusia, you will know that the Moors were

instrumental in introducing many different things to their newly gained lands and so it should come as no surprise that almonds were some of them.

It wasn't until the 16th century, however, that the first Polvorones began to appear in Andalusia. An abundance of oak acorns from the region's forests made possible the proliferation of pig farms, and brought fame for the quality of their pork products; that in turn, promoted the use of lard in their local cuisine, and specifically, in baked goods.

Spanish polvorones are indeed made with lard, and only a few more ingredients: toasted flour, ground almonds, and powdered sugar (in the mix, and generously dusted on top).

Spanish convents during the Middle Ages also contributed to the evolution of polvorones. Nuns, apart from their spiritual duties, were culinary custodians, passing down numerous recipes. The combination of almonds, sugar, and confectionery, which lies at the heart of polvorones, can be attributed to them.

Estepa, located in Seville's province, emerged as the epicenter of polvorones by the 1500s. It was here that the addition of lard, particularly from Iberian pigs, gave them their signature crumble. Today, Estepa is synonymous with high-quality polvorones, with many bakeries adhering to age-old recipes.

The Clarisse nuns of Estepa not only jealously preserved the original recipe, but also

perfected it, achieving a product of exceptional quality that has become a benchmark in the pastry industry

It was in the 19th century when Polvorones began to be produced by more and more companies, so in 1927 the mayor of Estepa met with all of them to sign a document that guaranteed the quality of the product. This great leap occurred when one of the town's residents stopped manufacturing horse carriages to manufacture the specific machinery to produce the powders.

A word of warning, however, if you are tempted to visit the nuns and buy your Polvorones "at source". Never go to Estepa on an empty stomach as the smell of polvorones being baked will drive you insane!

Click Here to read our other blogs.








EXCLUSIVE PROPERTY LISTING

Discover Villa Calabria, a stunning property nestled in the sought-after Bel-Air neighborhood of Estepona. This elegant villa combines modern comfort with timeless design, offering the perfect retreat or relocation home for those seeking luxury living on the Costa del Sol.

Key Features

- Built Area: 304 m²
- Plot Size: 1,001 m²
- Bedrooms: 4 spacious rooms for comfort and privacy
- Bathrooms: 4 stylish and fully equipped
- Orientation: West-facing, bathing the villa in natural light throughout the day

Amenities

- Parking: Private garage included in the price
- Climate Control: Central heating and air conditioning for year-round comfort
- Outdoor Spaces: Large terrace, charming balcony, and a landscaped private garden
- Leisure: A private swimming pool perfect for relaxation or entertaining
- Storage: Built-in wardrobes and an additional storage room for convenience



€1,395,000

SPECIFICATIONS

4 Bed
 4 Bath
 314 m² Built
 249 m² Terraces
 1,001 m² Plot





VILLA
CALABRIA





VILLA
CALABRIA



Condition: The pre-owned villa is impeccably maintained, ensuring it's ready to move in without any renovations..

Why Villa Calabria?

Situated in the exclusive Bel-Air area of Estepona, this villa offers proximity to pristine beaches, world-class golf courses, and local amenities, making it ideal for both permanent living and vacation getaways. The combination of privacy, space, and luxury creates an unparalleled living experience.

Click Here to find out more about Villa Calabria.



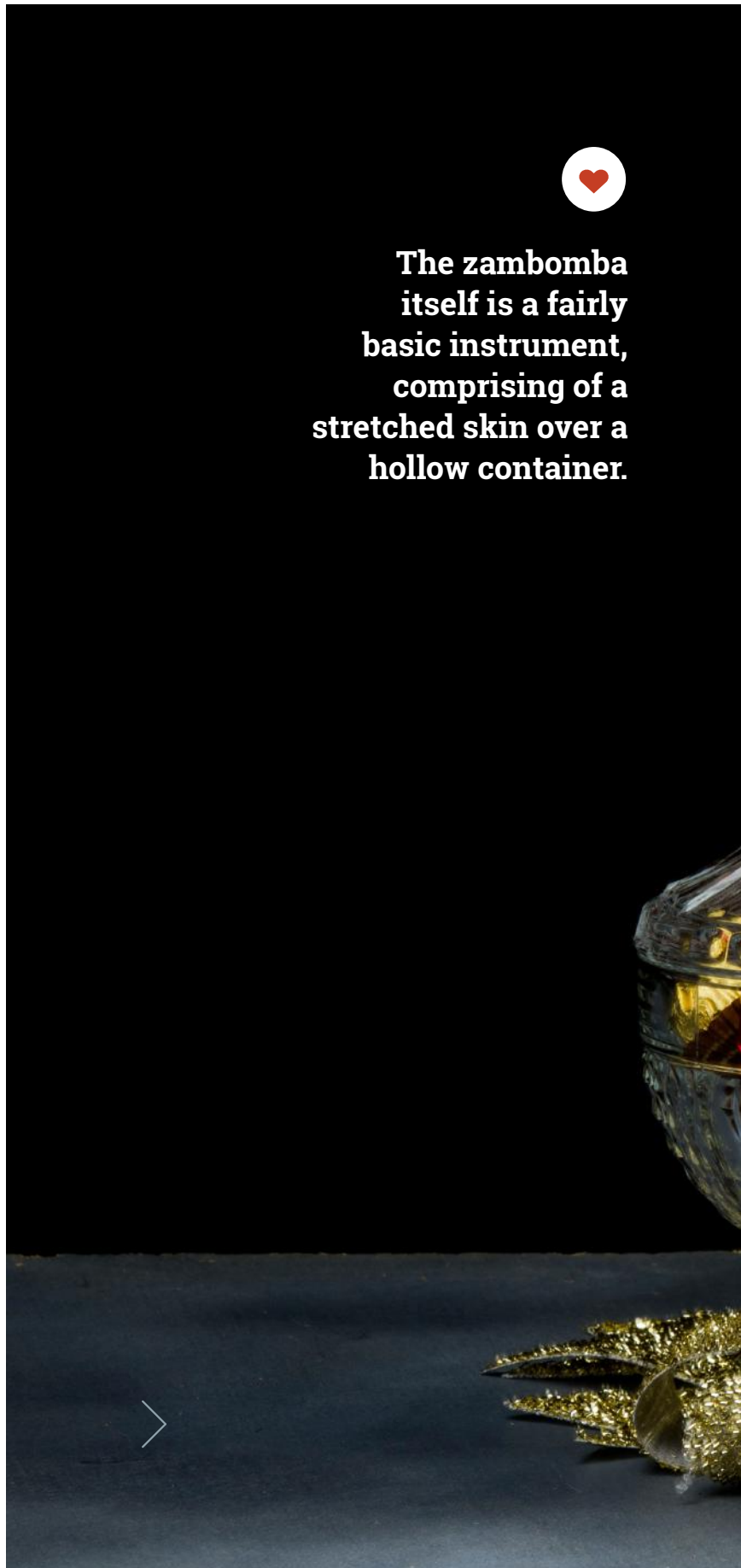


**The zambomba
itself is a fairly
basic instrument,
comprising of a
stretched skin over a
hollow container.**

One of the more peculiar customs of Christmas in Andalusia is the zambomba. While the highlights of the Festive Season in the UK are the Carol service from Saint Paul's and the interminable Mariah Carey, Christmas in southern Spain see the annual appearance of groups of singers accompanied by the "zambomba".

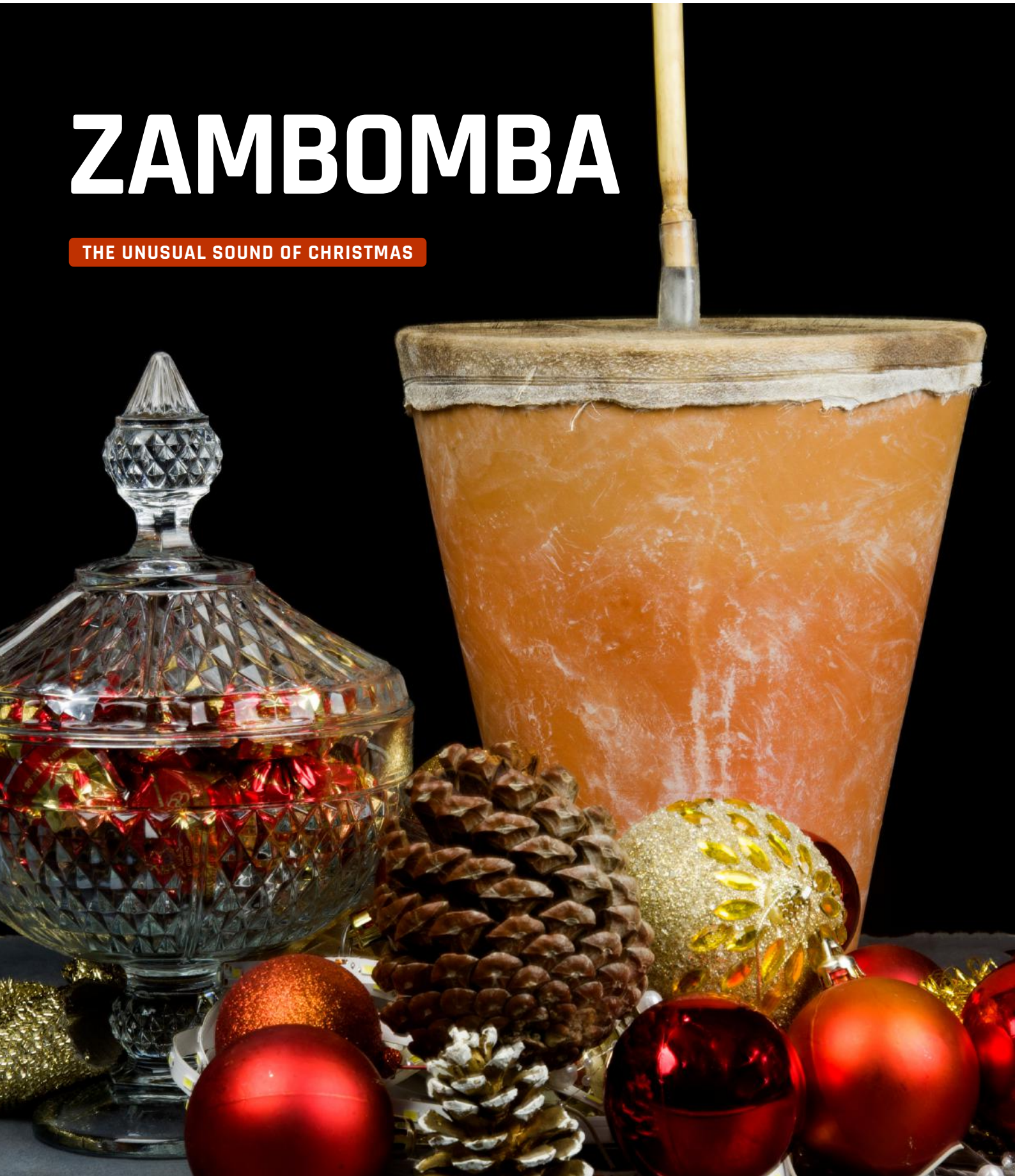
It's a musical celebration that everyone is encouraged to participate in- although only if you know the song!

The zambomba itself is a fairly basic instrument, comprising of a stretched skin over a hollow container, normally a can, a jug, a wooden cylinder or some such. This acts as a sound box.



ZAMBOMBA

THE UNUSUAL SOUND OF CHRISTMAS





> The centre of the skin is pierced by a wood stick or a reed, and the sound is obtained by moving the rod up and down, so that the rod rubs the stretched skin. When the rod is rubbed with both hands, the vibration produced by the rod is transmitted to the skin, creating a deep and peculiar sound. It's a basic yet effective way of making music!

Zambombas are much more than a percussion instrument in Spain, however. They are also a celebration that takes place in the run up to Christmas. Friends and relatives gather in courtyards, squares or flamenco peñas (associations) to sing flamenco Christmas carols – accompanied by instruments such as zambombas, tambourines or even guitars, and spiced up with local wines, traditional sweets

and cold meats.

There is usually a mix of religious and profane lyrics, and participants sometimes dance briefly to the music. The focus is on the communal singing. These days zambombas are especially popular in the city of Jerez, with dozens scheduled from the end of November. Be sure not to miss them if you're lucky enough to be in Jerez during the silly season!

Flamenco zambombas are much more inclusive than other flamenco styles, which are usually focused on one or two singers, one or two guitar players and one or two dancers. When it comes to zambombas it is very much a case of the more the merrier – everyone can sing or play an instrument – as long as they know the music and lyrics. If not, then sit back and enjoy

the warmth of the Christmas carols.

The zambomba is especially synonymous with Jerez's Christmas celebrations. While the tradition started in neighbourhoods, courtyards and shared plazas throughout Spain, where food, wines and typical folk songs were enjoyed, in Jerez they introduced flamenco. Since then, the Zambomba of Jerez has been regarded as one of the most significant in Spain. To mark the importance of the zambomba in Jerez, the town runs a busy schedule of performances in a variety of locations on the run up to Christmas.

With its tradition of welcoming everyone, a festival ambience, not to mention yet another opportunity to sample traditional food and drink, the zambomba is a fabulous festive experience!

Click Here to read our other blogs.

WE ARE HIRING

ON-SITE & OFF-SITE SALES ADVISERS



About the role

We are seeking dedicated Sales Advisers to join our on-site and off-site sales teams and play a pivotal role in promoting and selling our exciting new development projects.

APPLY NOW >>

AssetFolio

| **excl.**



EXCLUSIVE PROPERTY LISTING

 7 0 9

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!


€1,495,000
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. These exclusive apartments have been built using only the best materials combining wood, natural stones and marble.

Click Here to find out more about 709 Sierra Blanca.



A photograph of two men standing side-by-side in a modern office or gallery space. The man on the left has a beard and glasses, wearing a dark blue blazer over a light blue shirt. The man on the right has long hair and is wearing a dark blue blazer over a light-colored striped shirt. Both have their hands clasped in front of them. The background is a bright, open-plan office with large windows and modern decor.

**BRINGING
PRIVATE MARKETS
INVESTMENT
TO THE COAST**



The sun-drenched beaches of the Costa del Sol might not immediately bring venture capital investments or asset portfolio structures to mind. However, for those who live in Marbella and its surroundings, it's clear there's no shortage of wealthy individuals in the area.

In recent years, the region has transformed from a haven for retirees into a vibrant, diverse community, including post-exit entrepreneurs and active businesspeople in their prime. As Daniel Hill, partner at the Liechtenstein-Sweden based venture capital firm Klint Ventures, explains: "Most people only want to play golf and sunbathe for so long. That's why we partnered with AssetFolio to host an investment seminar at their premises."

Hill, who owns a home in Nueva Andalucía, has spent considerable time in Marbella. "Over the years, I've seen a significant number of people eager to engage in other aspects of life, including exploring investment opportunities."



FILLING THE INVESTMENT GAP

Private banking and investment management are typically handled by firms based in Europe's financial capitals, such as Madrid, London, or Stockholm. But given that many high-net-worth individuals (HNWIs) spend substantial time in the Costa del Sol, there's a growing interest in evaluating opportunities locally.

The recent Klint Ventures seminar at AssetFolio drew a strong audience, underscoring this demand. While real estate remains a popular investment in the area, Hill suggests that savvy investors are seeking diversification.

"Real estate is the low-hanging fruit here," he says. "But experienced investors know the importance of branching out into other asset classes. It's essential to look beyond public stocks

and real estate to achieve a balanced portfolio."

For those with a higher risk tolerance, private markets—especially early-stage companies—offer compelling opportunities. However, these investments require careful due diligence and a deep understanding of the risks involved.

KLINT VENTURES' STRATEGY

In fall 2024, Klint Ventures hosted multiple investment seminars in Málaga and Marbella and plans to strengthen its presence in 2025. "We don't want to be a faceless firm based in a European capital," Hill explains. "We're here on the ground, connecting directly with investors. Our track record speaks for itself."

How does Klint Ventures back up its claims?

"We're a relatively young firm with just three years in the market, yet we've

achieved over 200% since inception, far surpassing our 25% annual target," Hill says.

He acknowledges the challenges inherent in early-stage investments. "Even the best ventures can fail without proper management. That's why we take board seats in our portfolio companies, allowing us to identify and address potential issues early on in collaboration with management teams."

INVESTMENT FOCUS

Klint Ventures conducts quarterly share issuances through its Liechtenstein-based entity, Klint Ventures AG. Investors undergo standard KYC (Know Your Customer) procedures, with shares priced at the latest net asset value.

Historically, Klint Ventures has attracted investors from Dubai, Switzerland and the Nordics. Their expansion to the Costa del Sol, in partnership with AssetFolio, marks the next phase in their growth.

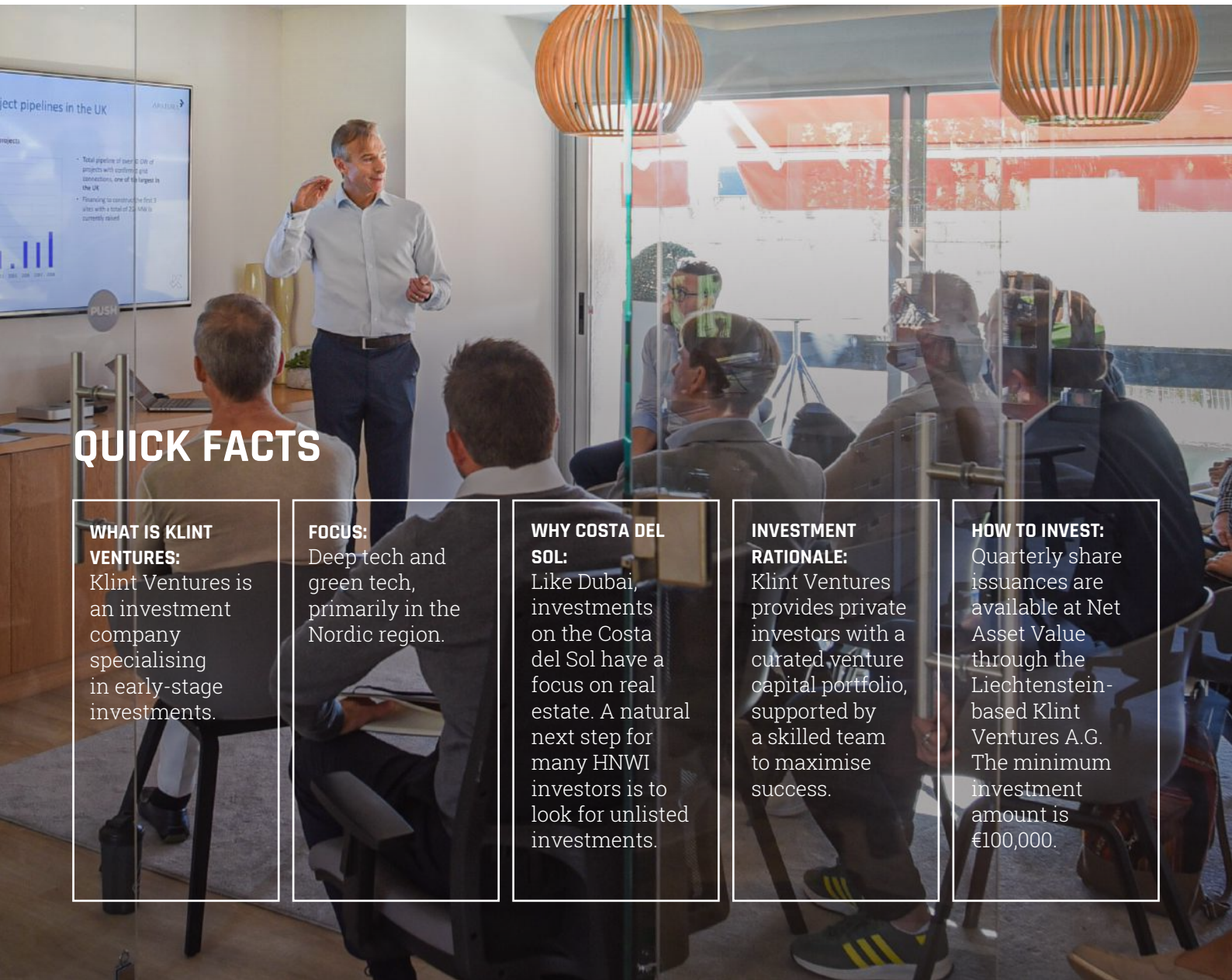


INVESTMENT TIPS FROM KLINT VENTURES

- View your total assets holistically. Do not only consider your public stock portfolio. Your private properties also qualify in the overall portfolio (as a real-estate risk exposure). Branch out to other asset classes, with low correlation to each other, e.g. venture capital.
- Consider investing in a portfolio of quality investments, such as Klint Ventures.
- Think long-term, as long as you have liquidity. Long-term unlisted investments have been shown to provide higher returns over time than other asset classes.
- No one is expert on everything, so it is important to get help from others in the screening process. In this aspect, Klint Ventures acts as a quality gatekeeper.



Contact us here to find out more about Klint Ventures or to invest into Klint Ventures.



QUICK FACTS

WHAT IS KLINT VENTURES:

Klint Ventures is an investment company specialising in early-stage investments.

FOCUS:

Deep tech and green tech, primarily in the Nordic region.

WHY COSTA DEL SOL:

Like Dubai, investments on the Costa del Sol have a focus on real estate. A natural next step for many HNWI investors is to look for unlisted investments.

INVESTMENT RATIONALE:

Klint Ventures provides private investors with a curated venture capital portfolio, supported by a skilled team to maximise success.

HOW TO INVEST:

Quarterly share issuances are available at Net Asset Value through the Liechtenstein-based Klint Ventures A.G. The minimum investment amount is €100,000.

SOLD




DIRECT PROPERTY LISTING

Arena Beach
1-1

Introducing Arena Beach 1-1 an exceptional front-line beach duplex apartment in Estepona at Arena Beach, offering a splendid coastal lifestyle. This luxurious property features 3 spacious bedrooms and 2.5 well-appointed bathrooms, encompassing a generous 230 m² of interior space.

The highlight of this residence is the expansive 100 m² terrace, perfect for outdoor entertaining and enjoying breathtaking sea views. Located within walking distance to the vibrant town of Estepona and the picturesque Estepona Marina, this apartment provides the perfect blend of tranquility and convenience. Residents will also benefit from direct access to the new paseo, ideally situated for leisurely strolls along the beach.


€750,000
SPECIFICATIONS

3 Bed
 3 Bath
 230 m² Built
 100 m² Terraces
 0 m² Plot

SOLD



Arena Beach

1-1

AssétFolio™



SOLD





ArenaBeach
1-1

This duplex apartment offers an inviting open-plan design, maximizing natural light and providing a seamless flow between indoor and outdoor living spaces. With high-quality finishes and modern amenities throughout, it is an ideal retreat for those seeking a luxurious lifestyle by the sea. Don't miss the chance to make this beachfront haven your new home!

Click Here to find out more about Arena Beach 1-1.





GORGEOUS GRANADA



In a country overflowing with history and romance, Granada stands supreme.

It is a city of doomed writers, lovers and vanquished kings. Where the lamentations of flamenco singers in the caves of Sacramonte echo the ancient Muslim calls to prayer when the Moors ruled Spain and Granada was their shining jewel.

When Bobadil, the last Moorish ruler of Granada, was forced into exile, he paused at a mountain pass – known now as “The Moor’s Sign” – and took one last look at his beloved capital. Overcome with emotion, Bobadil began to weep. Upon seeing this, Fatima, his formidable mother-in-law



chided him with the immortal words “Do not weep like a woman for that which you could not defend like a man”.

Bobadil had good reason to weep. Granada is a sublimely beautiful city, with its most famous landmark, the Alhambra, unofficially regarded as the Eighth Wonder of the World. This stunning fortress and palace was built by the Nasrid dynasty. The most visited monument in Spain and the crowning work of Muslim art in Europe, the Alhambra was declared a World Heritage Site in 1984. Its name comes from the

colour of its walls (Al-Hamra in Arabic) which were made from the clay of the land itself, hence its reddish colour.

At the heart of the Alhambra is the Patio de los Leones, which takes its name from the fountain supported by twelve marble lions located in the centre. The patio is an allegory of paradise, a petrified oasis in which water flows and the 124 columns and arches they support symbolise a forest of palm trees.

The Comares Palace, also housed in the Alhambra, combined the official management of state affairs with the monarch's private



home. The centre of the palace is occupied by Patio de los Arrayanes, with porticoed galleries at the ends. This patio has been called various things over time. The current name is due to the beds of myrtle or myrtle (shrubs) whose bright green colour contrasts with the white marble floor of the patio. The Comares Palace houses the Hall of Ambassadors, where the king, in the company of his viziers, held his official audiences. The room is decorated with kufic plasterwork (calligraphic motifs), ataurique (plants) and lacework (geometric shapes), while the starry dome represents the sky.

The Alcazabar is the oldest part of the Alhambra, where troops were garrisoned and features the Vela tower, the largest of the fortress. When the Christians took Granada, they brought a bell by the name of 'La Vela' which was used to celebrate their victory, although it also served as a night clock to farmers of the Vega to irrigate their fields. From the tower the visitor can enjoy a panoramic view of the city, the Sierra Nevada and the nearest towns.

The Sierra Nevada contains some of the highest peaks of the Iberian Peninsula. Designated a National Park, Sierra Nevada is home to a modern ski resort, which allows you to ski in the morning and able to enjoy and afternoon on the beach, with the Mediterranean under two hours' drive away!

Back in Granada, a visit to Sacromonte, the traditional gypsy quarter, is a must. This is one of the birthplaces of Flamenco, an art form that has a special charm in Granada. There are numerous flamenco clubs and tablaos. (a tablao is a bar where live flamenco is performed) and those of Sacromonte, often located in caves, have enjoyed international fame, attracting Nobel Prize winners, Hollywood stars and politicians, all enjoying the incredible dancing and singing.

And then there is Federico Garcia Lorca, the doomed genius of Spanish literature. Granada is Lorca, and Lorca is Granada. Executed by Franco's troops on the outskirts of Granada, the writer of "The House of Bernarda Alba" is still celebrated throughout Granada in galleries, museums, monuments and even a dedicated walk that takes in some of the most important locations in the writer's life.

Click Here to read our other blogs.





DIRECT PROPERTY LISTING
IFIELD HOUSE

Situated in the serene Forest Hills of Estepona, 'Ifield House' offers breathtaking panoramic views of the sea and mountains. Surrounded by evergreen cork oak and pine trees, this location provides a lush, green environment even during the height of summer. Forest Hills is a tranquil community home to a diverse mix of year-round residents, including families and retirees from various nationalities. The closest neighbours are English, and 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.





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
€645,000

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.

CONSTRUCTION CONTINUES AT
NAYA RESIDENCES





PRICES FROM
€695,000

AssetFolio | **excl.**

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.

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.

PRICES FROM
€421,000







FROM
€495,000

SPECIFICATIONS

36 units
2 & 3 Bed

STATUS

Pre launch



STUNNING RESIDENTIAL COMPLEX IN CASARES COSTA

The development in Casares Costa, Sierra Jordana, offers 36 residences in Phase I, part of a masterplan to develop over 144 residences across three phases. The complex is situated in a serene area with expansive sea and mountain views, ideal for outdoor activities like hiking and cycling. The area is close to iconic destinations like Finca Cortesin Golf Club and charming Andalusian villages. The development integrates with the natural landscape, with buildings, gardens, and communal areas arranged on different levels. The project blends Mediterranean and tropical vegetation, with lush shrub plantings creating an immersive environment in key areas like pools, exercise zones, and outdoor recreational spaces. Amenities include a communal outdoor pool, indoor wellness area, scenic walking paths, a callisthenics park, and a mini amphitheatre.

Click Here to find out more about this stunning residential project.







FROM
€530,000

SPECIFICATIONS
72 units
2 & 3 Bed

STATUS
Pre Launch

SUPERB RESIDENTIAL PROJECT IN ESTEPONA NEW GOLDEN MILE

This prestigious development of 72 units is designed across seven 3-story buildings, ensuring that every home enjoys stunning sea views. This architectural layout guarantees that each residence not only benefits from pleasant views but also receives plenty of natural light and is caressed by the gentle sea breeze. With an emphasis on high-quality materials and luxury amenities, the project promises an exceptional living experience, perfect for those seeking a superior lifestyle.

Click Here to find out more about this superb residential project.



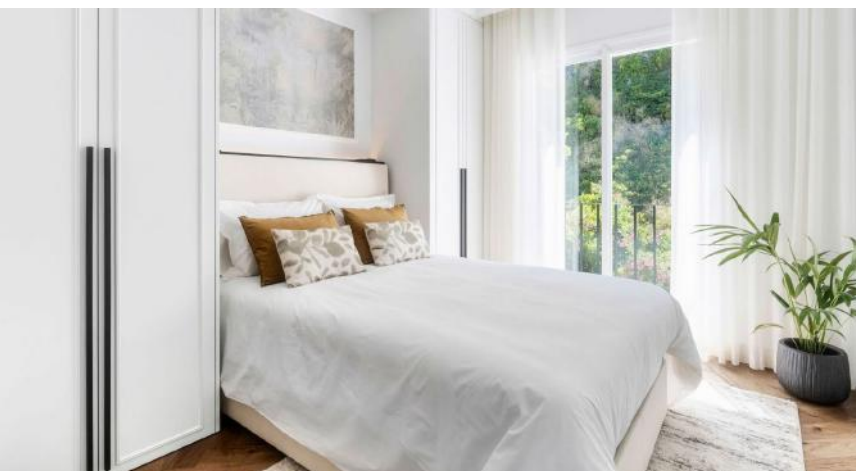




€1,140,000

SPECIFICATIONS

- 3 Bed
- 3 Bath
- 178 m2 Built
- 0 m2 Terraces
- 0 m2 Plot

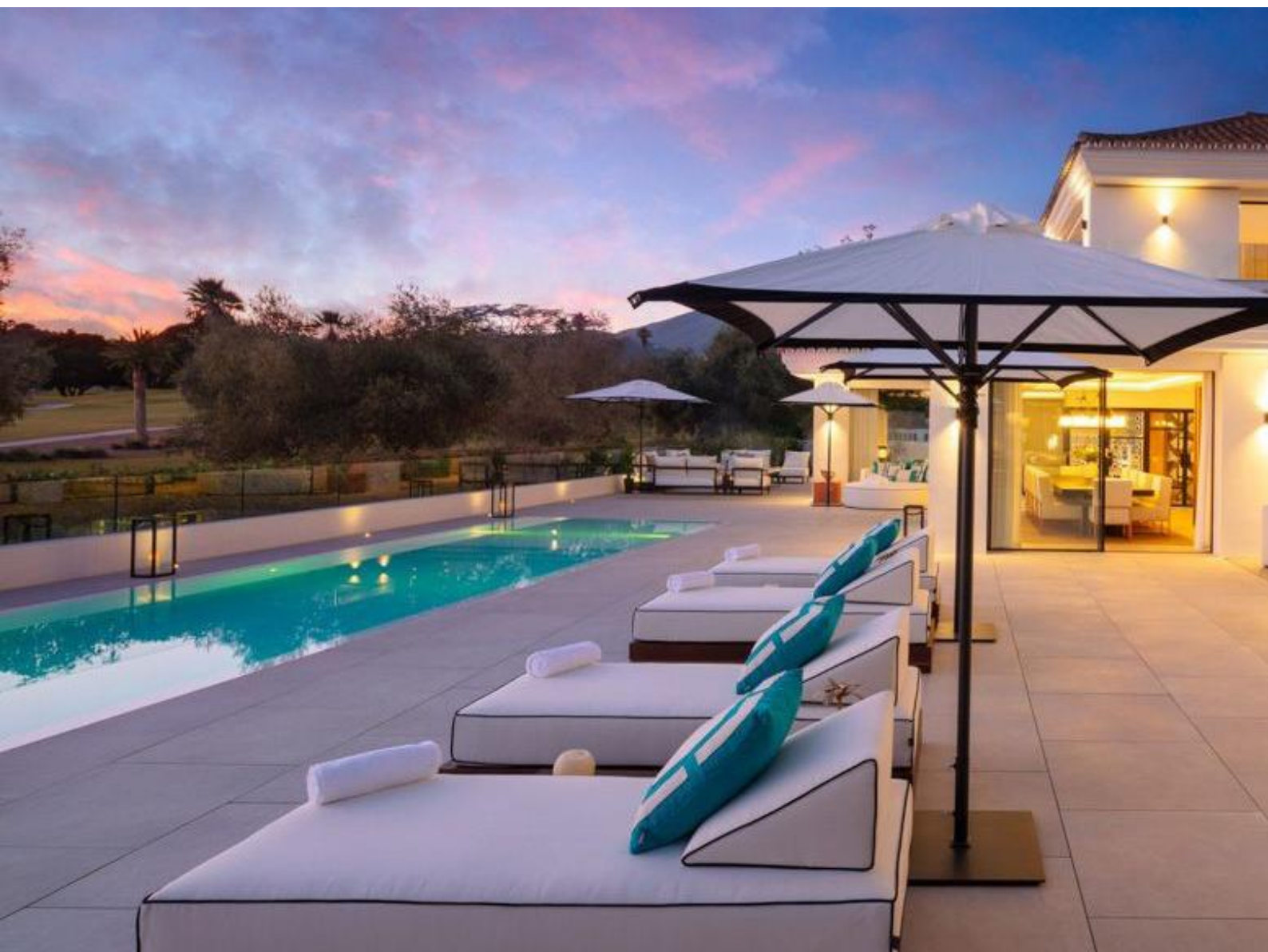


BENAHAVIS TOP FLOOR RENOVATED APARTMENT

Welcome to Maison Blanc, a refined penthouse offering a harmonious balance of comfort and elegance. In essence, the name Maison Blanc embodies the elegance, harmony, and intriguing design elements that define the penthouse, inviting residents to experience a lifestyle of refined living and timeless beauty. This interplay of light and dark elements adds depth and visual interest, conceptualising harmony where opposites come together to create a cohesive and balanced whole.

Click Here to find out more about this top floor renovated apartment.







€6,495,000

SPECIFICATIONS

5 Bed
 5 Bath
 505 m2 Built
 355 m2 Terraces
 1,469 m2 Plot

PROBABLY THE BEST ADDRESS IN NUEVA ANDALUCIA

A Stylish villa, recently refurbished to high standards boasting a prime frontline golf position, overlooking las Brisas Golf Course. The property is located in a quiet and private cul-de sac, walking distance to all the restaurants and cafés in Aloha and a 5 minutes' drive to Golf courses and other amenities.

This homely yet modern property flows very nicely between the indoor and outdoor living areas.

Click Here to find out more about this stylish villa.







€4,495,000

SPECIFICATIONS

4 Bed
 5 Bath
 463 m2 Built
 197 m2 Terraces
 0 m2 Plot



SPLENDID SEMI-DETACHED VILLA IN NUEVA ANDALUCIA

Welcome to this splendid semi-detached property, part of an exclusive housing project. Nestled in a secure community in Nueva Andalucia, this modern architectural jewel shines with its clean lines, mesmerizing geometric exterior, and chic natural materials in soothing neutral shades.

The property invites you to embrace the outdoors with a covered terrace perfect for dining and relaxation. A custom-designed solarium with a private pool offers awe-inspiring panoramic views of the Valley, La Concha, the Mediterranean Sea, and Gibraltar.

Click Here to find out more about this semi-detached villa.







€760,000

SPECIFICATIONS

3 Bed
 2 Bath
 115 m2 Built
 63 m2 Terraces
 0 m2 Plot



**CONTEMPORARY
 SOUTHWEST FACING
 APARTMENT IN LA
 RESERVA DE ALCUZCUZ,
 BENAHAIVIS**

Contemporary southwest facing apartment in La Reserva de Alcuvcuz, Benahavis. This gated community has 24 hour security, well maintained gardens, communal pool and is a short drive to Marbella, San Pedro and amenities. The property has an entrance hall; bright and spacious living-dining room with access to the terrace; fully equipped open kitchen with laundry room and equipped with top quality appliances; master bedroom suite with access to the terrace; two other bedrooms with shared bathroom. This apartment is ideal as a holiday home, situated in a quiet area, with panoramic views over the countryside and a short walk to the beach. Other features include hot and cold air conditioning, underfloor heating in the bathrooms, storage room and private parking.

Click Here to find out more about this contemporary apartment.







€795,000

SPECIFICATIONS

3 Bed
 3 Bath
 165 m2 Built
 50 m2 Terraces
 2 m2 Plot



**FRONT-LINE GOLF
 FULLY REFURBISHED
 CHARMING TOWNHOUSE**

Charming frontline golf townhouse situated in a sought after secure development in Las Brisas/ Nueva Andalucia. The property has been recently refurbished and on the ground level consists of an open plan living, dining area and fully fitted kitchen, with access to a good size terrace with stunning views over the golf course and the mountains. On this level there is also a double bedroom and a guest toilet. On the upper level there is the spacious master bedroom suite with fitted wardrobes and access to a good size terrace with golf views and a further guest bedroom with en suite bathroom and fitted wardrobes.

Click Here to find out more about this charming townhouse.





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

AssetFolio™ | DIRECT

Asset Folio is a dynamic investment company advising sellers and buyers of residential real estate.

With a dedicated team drawn from a wide range of backgrounds and nationalities, we have earned an enviable reputation for our professionalism, experience and expertise in the real estate market, where our investor base is predominantly from the Middle East, Far East and Northern Europe. Offering a uniquely personal service, we use the latest technologies to stay informed and react to developments in the rapidly changing market.

AssetFolio | **excl.**

Asset Folio Excl. provides a full-suite of advisory, marketing and sales services for new-build and off-plan real estate.

With over two decades of experience in this sector we are able to offer a complete turn-key solution for property developers, funds and investors.

We help facilitate all aspects for the creation and sales cycle of a new development; from land sourcing right through to after-sales support.





PURCHASING PROCESS

2024



PROPERTY FOCUS

AssetFolio™

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

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

Download our comprehensive purchasing process guide.

**CLICK HERE TO
DOWNLOAD**

PROPERTY FOCUS

AssetFolio™

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

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

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

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

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

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DOWNLOAD**



SELLING YOUR HOME?



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