

# FOLIO

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## DISCOVER PUERTO BANUS

JOIN US AS WE TAKE YOU ON AN  
EXCLUSIVE, BEHIND THE SCENES TOUR

## COSTA DEL SOL BEYOND COMPARE

THE PERFECT PLACE TO  
RELOCATE IN EUROPE

## SNAIL TALES!

TAKE A GASTRONOMIC LEAP  
OF FAITH THIS SPRING

## LIVING THE LIFESTYLE

THE COSTA DEL SOL CONTINUES TO EXPERIENCE  
PHENOMENAL DEMAND FOR LUXURY PROPERTY

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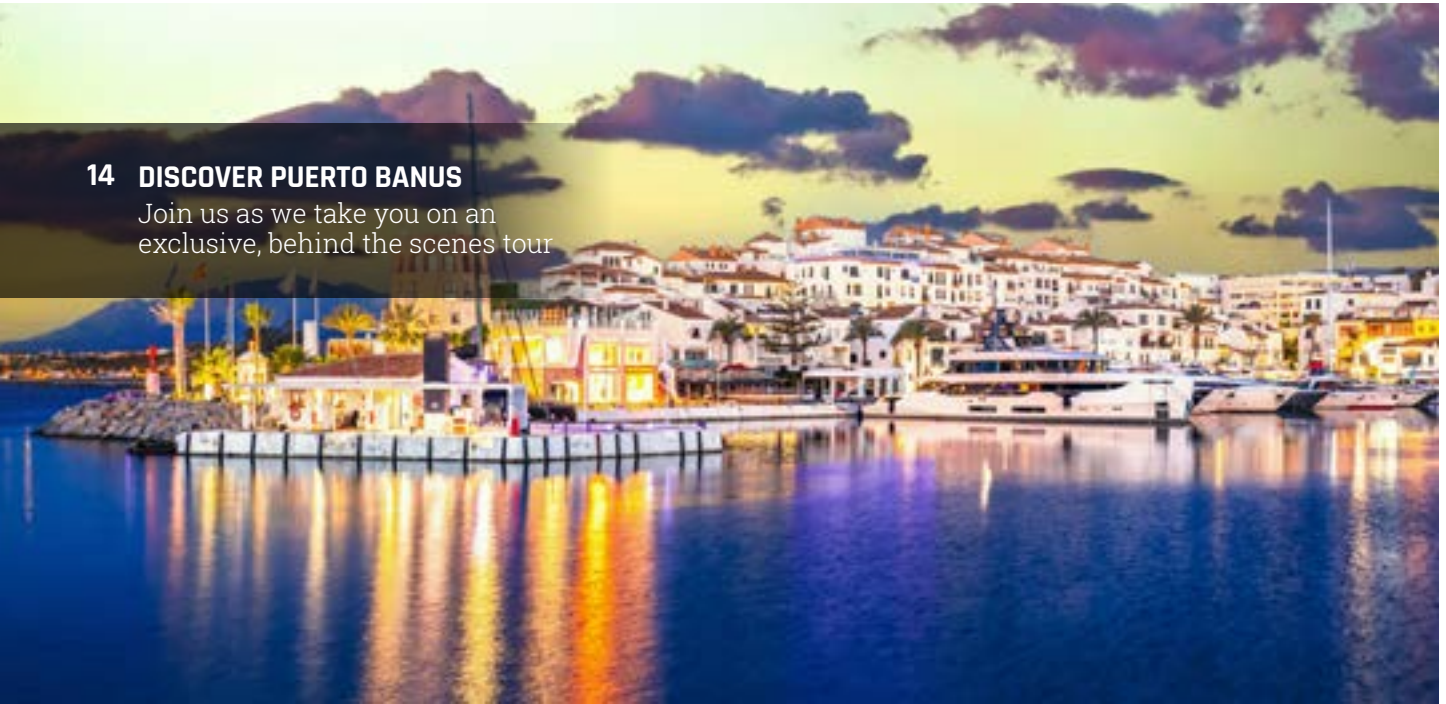
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AssetFolio.

Welcome to Folio magazine, brought to you by Asset Folio, where we consolidate interesting articles, relevant news, and profile our exclusive properties and new developments.

### FOLIO MAGAZINE EDITION 19

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Designed by Pixelperfect SL Articles by: Giles Brown

A wide-angle photograph of a modern office interior. The space features light-colored wooden flooring and a ceiling with recessed circular lights. On the left, a long glass-walled office area is visible, containing several modern chairs and a small table. In the background, there are more office desks with computers and a large wooden pillar on the right side with a white letter 'A' on it.

# MANAGING A PROPERTY PORTFOLIO OF OVER €500M





## PROPERTY FOCUS

# ASSET FOLIO



Asset Folio is a young and dynamic investment company that specialises in Real Estate on Spain's Costa del Sol.

Asset Folio is a full-service real estate company specialist operating in luxury property sector on Spain's Costa del Sol.

Asset Folio is actively involved at all levels in the real estate ecosystem. We represent the key players in property – buyers, sellers, investors and developers – and our services stretch right across the real estate spectrum.

Established in Marbella Spain in 2013, Asset Folio has rapidly made a name for itself as a key player in providing full real estate services to international investors. The management team led by Thomas Harper and Mark Strasek brings nearly four decades of real estate expertise to the company that also counts on a team of specialist investment advisors whose expert knowledge allows clients to realise their investment visions.

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

## PROPERTY FOCUS

# AssetFolio. | DIRECT

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

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

# AssetFolio | **excl.**

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

in this sector we are able to offer a complete turn-key solution for property developers, funds and investors.

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











# NR

NAYA RESIDENCES

A STYLISH DEVELOPMENT  
OF TWO AND THREE  
BEDROOM APARTMENTS  
& PENTHOUSES

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

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



The 88 units at Naya Residences, comprising two and three bedroom apartments and penthouses, have been designed with environmental considerations in mind. The development is one of the select few on the coast that is aiming to attain an A + clean energy rating. Solar panels will be discreetly fitted throughout the development, while the underground garages have electric car recharging points throughout.

Domestic hot water production is by means of the Aerothermia system, while Naya Residences' indoor pool is heated by geothermal energy. The installation of photovoltaic panels will also contribute to the reduction of energy consumption in the common areas in the development.













**N**aya Residences brings the amenities and ambience of a five-star luxury resort to a residential development. The main focal point is the centrally located 40 metre length swimming pool, which also has designated sunbathing areas that allow you to stretch out on a sun lounger and soak in the enviable climate.

A stairway leads down from the pool area to a very special and unique feature of Naya Residences. A purpose built, intricately designed, leisure area with the interior design by Gunni&Trentino.

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





# DISCOVER PUERTO BANUS

JOIN US AS WE TAKE YOU ON AN EXCLUSIVE BEHIND-THE-SCENES TOUR





Puerto Banus is the most famous marina in Spain



Puerto Banus is the most famous marina in Spain. For over 50 years it has been the firm favourite with the jet set, and each summer 'The Port' is packed with superyachts, supercars and the occasional superstar. The hub of all that is hip and happening, join us as we take you on an exclusive, behind the scenes tour.



The Port is packed with superyachts, supercars and the occasional superstar



A little history first. Unlike the marinas in Marbella or Estepona that evolved from fishing ports, Puerto Banus was constructed purely as a leisure port. Originally envisioned by construction tycoon Jose Banus, who was so well connected in the dictatorship that he was known as 'Franco's Builder', work began on the strip of undeveloped land close to the newly built Hotel Andalucia Plaza (now the Hard Rock Hotel) and Nueva Andalucia Bullring.

The official opening of Puerto Banus in August 1970 was the highlight of Spain's social scene. Over 1500 guests included the Aga Khan, Prince Rainier and Princess Grace of Monaco, film director Roman Polanski while Hugh Hefner flew in with assorted bunnies on the Playboy jet. Due to the lack

of waiters on the coast, 300 hundred were bused in for the night from Seville, while a youthful Julio Iglesias serenaded the guests for the then astronomical fee of 125,000 pesetas (around 700 euros today).

The combination of typically Andalusian style architecture, quayside bars, boutiques and restaurants and celebrities and the super wealthy who were regular visitors to Marbella or based permanently, meant that Puerto Banus quickly became a popular hang out for the jet set. In the pre social media and Smartphone era, people could let their hair down and generally relax away from the glare of publicity. Formula 1 world champion James Hunt was a regular at Sinatra Bar, sometimes playing backgammon, or enjoying a beer with Sean

Connery. Rod Stewart was spotted dining at Don Leone, or might be catching up with his friend Mel Williams at Mel's Club. Piano bars were big in Puerto Banus in the 70s and 80s, and it wasn't uncommon to see some of the best-known names in British entertainment – Bruce Forsyth, Ronnie Corbett, Jimmy Tarbuck, Cilla Black – enjoying a late night drink.

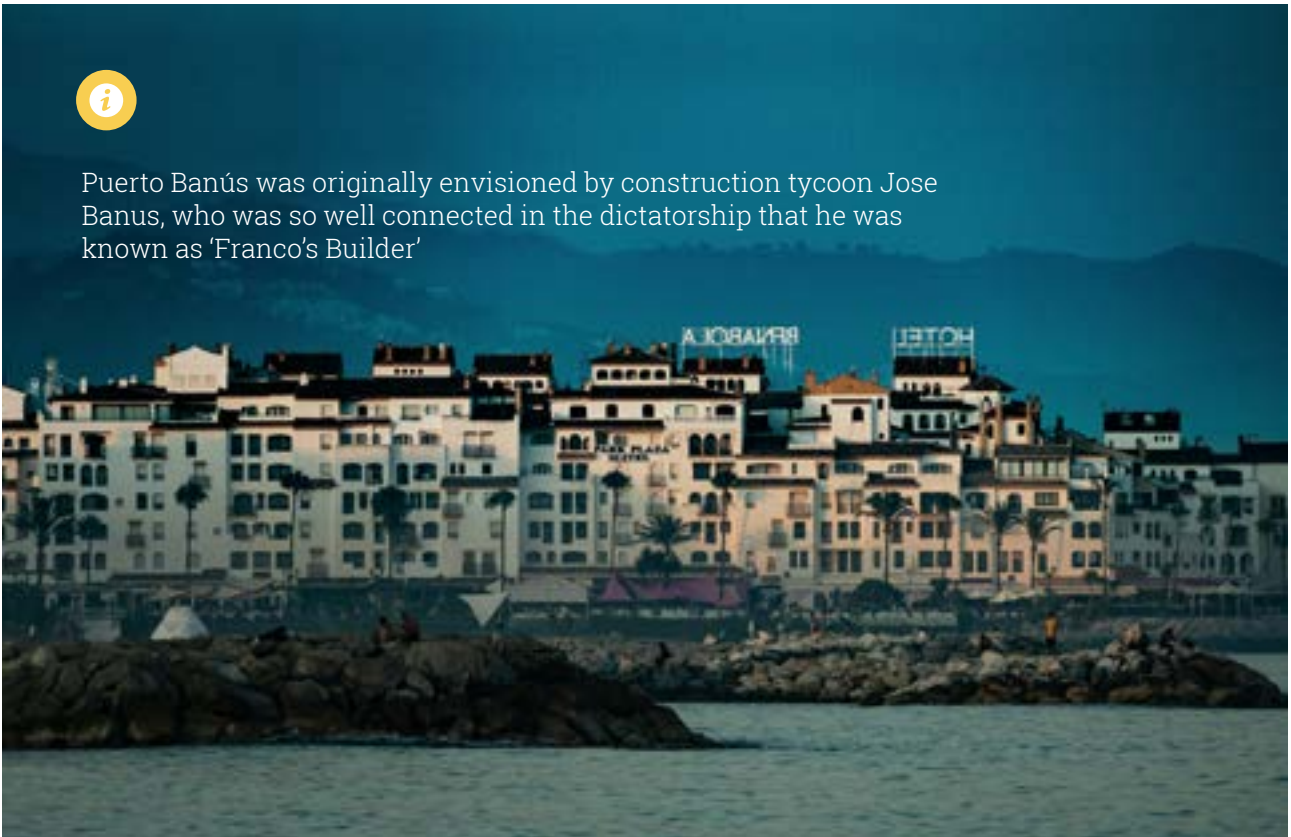
Meanwhile the seriously wealthy preferred to party on the superyachts that were permanently moored by the tower. Shipping tycoon Aristotle Onassis was a visitor, while Adnan Khashoggi kept his superyacht 'Nabila' (later to be briefly owned by Donald Trump) in Banus for long periods. The biggest yacht, however, was that of Saudi ruler King Fahd, whose huge vessel could not actually enter the marina, but was moored up by the outside sea wall!







Puerto Banús was originally envisioned by construction tycoon Jose Banus, who was so well connected in the dictatorship that he was known as 'Franco's Builder'



Although the more modern developments and facilities in the past 50 years mean that Jose Banus might have a hard time recognising the Puerto Banus that opened in 1970, apart from the statue of himself at the main entrance, there are still some establishments that encapsulate its original spirit. Sinatra Bar and Salduba (the Roman name for Marbella) have been the perfect place for people watching over a drink since the mid-seventies. Both on the front line as you come into Puerto Banus, they still attract a mixed crowd of tourists, the well heeled and yachties. If you want to know the latest gossip about who did what to who last night, or what boat or celebrity is due in that day, the staff or locals

nursing a morning pick me up can normally give you the low down.

If you fancy something more substantial, Da Paulo and Don Leone, although somewhat remodernised since the 80s, are still popular, while the family run Picasso's Pizza, Dalli's Pasta Factory and El Gaucho have a loyal clientele, evidenced by the queues outside in the summer months.

Looking your best has always been a big part of the Puerto Banus scene, and long established boutiques such as Gomina, as well as Dolce & Gabbana, Tom Ford, Hermes and Gucci are always on trend. While nightclubs and lounge bars predominate, you can still find live

music in the piano bar Joy's, and if you just want a quiet corner to slip into after a round of golf and perhaps dinner to celebrate a successful back nine, Patrick's 19th has been a haven for decades.

Finally, if the plethora of supercars and supermodels has you wondering if anyone actually works on a boat in Banus, head to the eastern end of the front line. Tucked in by the beach is the boatyard surrounded by chandlers providing everything from a upgrade to a complete overhaul and necessary maintenance.

Which you might need for yourself should you stumble into one of the, ahem, more 'interesting' establishments on the second line...

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



**The rains of early  
spring mark the start  
of a short season  
eagerly awaited by  
Spanish gastronomes:  
Snails.**



Eating in Andalusia can be an “interesting” experience for the uninitiated. The Spanish love their food and adopt a “waste not, want not” policy that includes bull’s tail, pig’s ear, sea urchin and other unmentionables that I will spare from the faint of heart and weak of stomach.

The rains of early spring mark the start of a short season eagerly awaited by Spanish gastronomes: Snails.

Yes. You did read that correctly.



# SNAIL TALES!

TAKE A GASTRONOMIC LEAP OF FAITH THIS SPRING







The season for snails is a short one, lasting from early April until the end of May.



Before you retch and turn the page to a more wholesome article, let me explain. Eating snails (Caracoles) has been a common practice in both France and Spain for thousands of years. Introduced by the Romans (whose other favoured delicacies included fried dormice and flamingo tongues), snails were special bred in a process known as heliciculture, after 'helix' the Latin name for snail, and there is also evidence that snails were an important source of nutrition from even earlier times.

In 2014, a team of archaeologists discovered remains of a hearth and meal dating back 30,000 years. Upon examination, it was determined that the

cooked food was snails, making pre-historic Spain the first country in Europe to have eaten snails in this manner.

Andalusia is a predominately-agricultural society and farmers traditionally place rubble or large tiles in fallow fields, which provides the perfect environment for snails to thrive. After the spring rains, the farmers turn over the tiles and harvest the snails and it is not uncommon to see huge piles for sale at the local markets.

The season for snails is a short one, lasting from early April until the end of May. The season is looked forward to with excitement and

anticipation for when the chalk board outside the tapas bar will finally announce that this delicacy is in. and Seville and Cordoba are excellent cities to visit for your first snail tasting experience. As with many things, simplicity is best when it comes to eating snails.







The traditional way is by a tapa de caracoles, washed down with a cold beer. There are normally two styles of broth that the snails are served in. One is decidedly spicy, composed of citrus rind, cayenne pepper, and onions, while the second more mild broth is a concoction of garlic, cumin, bay leaves, and black pepper. The snails are boiled until they become soft and tender and are removed from their shells either by slurping or with a toothpick.

Three kinds of snails are served. The most popular is the "caracol chico" served in a glass with hot broth with an intense hint of fresh mint – drunk till the very last drop. Ask for "una de chicos!" (meaning one serving of small snails) and then eat using your fingers. The medium size snails are called "cabrillas" (little goats), they are also used to prepare the hot and spicy kind: "picantones" Finally for the

those daring foodie there is the third kind of snails: "gordos" (fat ones).

As with almost everything in Spain, eating snails is a social event. In Córdoba, for example, stands are built in squares and gardens where people can gather "al fresco" and enjoy a delicious tapa of caracoles with a cold beer. The Magdalena Square and the Cross of Juárez are widely regarded to have the best snails, but you are bound to discover your own favourite location.

And the taste? Seasoned snail eaters compare them to mussels, especially once cooked. So don't be afraid - take a gastronomic leap of faith this spring with your first snails!

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



# COSTA DEL SOL BEYOND COMPARE

THE PERFECT PLACE TO RELOCATE IN EUROPE





The Costa del Sol may make the headlines for its millionaires' mansions, but the market still remains outstanding value.

If you are looking for the perfect place to relocate in Europe, the Costa del Sol ticks all the right boxes. One of the most popular holiday destinations in Spain, with millions visiting from all over the world, towns such as Marbella, Estepona and Mijas are also seeing increasing numbers of people deciding to settle all year round. The enviable lifestyle, modern infrastructure and superb climate, as well as recent initiatives such as the Golden Visa and Digital Nomad schemes have resulted in a boom in the foreign resident population.



> The recent pandemic and increasing trend of working remotely also contributed to people reappraising their priorities. As a proven and mature market that has seen a post pandemic boom, property on the Costa del Sol has experienced an unprecedented surge, with demand outstripping supply.

So why should you buy a property on the Costa del Sol?

The Costa del Sol may make the headlines for its millionaires' mansions – with celebrities such as Eva Longoria, Novak Djokovic and Erling Haaland all having brought properties

recently – but the market still remains outstanding value. If you compare prices with a city such as London, well frankly there is no comparison. While 350,000 euros will get you a scruffy two bedroom apartment in need of renovation on the Kilburn High Road (now referred to as “North Kensington”), the same amount will get you a detached villa with gardens and a pool on the coast. It is, as they say, a “no brainer”.

#### **CLIMATE**

The clue is in the name. It is called the Costa del Sol for a good reason. While northern Europe shivers through most of the year, the coast enjoys over 300 days of sunshine a year and marvellously mild

Mediterranean temperatures.

#### **LOW TAXATION**

The climate is not the only thing that is mild in Spain. Andalusia's regional government (the Junta de Andalucía) has introduced a range of attractive tax incentives for buying a property, slashing Property Transfer Tax and Stamp Duty, as well as the lowest rates in Spain on Inheritance and Gift tax. Buy to let property is subject to a landlord tax relief that can mitigate your tax bill by 70% or more. On long-term rentals, you can expect a net annual yield of 5%, on tourist rentals you can expect a net yield of 10%.

#### **LIFESTYLE**

Dr Samuel Johnson may well have written “when a man is tired of London, he



is tired of life", but he never visited the Costa del Sol. Often referred to as the California of Europe, the coast spoils you for choice with a huge range of activities to enjoy. From flat out (jet skiing, quad biking, karting) to laid back (beach yoga, meditation retreats, spa days) with every sport that you can imagine, a vibrant social scene and some of the best restaurants in Spain, one thing is for certain.

You are unlikely to be bored! And if you want to unwind and get back to nature, the Costa del Sol is framed by stunning mountains and unspoilt country walks.

### **INFRASTRUCTURE**

The most impressive advancements made in Malaga over the past two decades have been in infrastructure. Malaga's international airport now offers direct flights to major European cities as well as to the United States, while modern train links can whisk you to the centre of Madrid in under three hours. The cities of Seville, Cordoba and Granada are easily and effortlessly accessible by road and Malaga's upgraded port also offers transport options.

Digital infrastructure on the coast is also superb and Malaga is quickly establishing itself as a desirable destination for many international hi-tech companies.

### **HEALTHCARE**

Malaga has a modern healthcare system with several state-of-the-art public hospitals. In addition to these are several private clinics and residential facilities. These offer everything from fertility to cryogenics, anti-aging and cosmetic surgery to ensure you look and feel your best!

### **CULTURE**

The cultural scene on the coast is booming. Malaga alone boasts the world-renowned Picasso Museum, Pompidou Museum and Carmen Thyssen Museum, while the trendy Soho district is home to many independent galleries. The Cervantes Theatre stages classical concerts and theatre performances, while the Malaga Film Festival is internationally recognised. The summer music season on the Costa del Sol attracts some of the biggest names, with Tom Jones, Rod Stewart, Robbie Williams, Bob Dylan, Seal and Jennifer Lopez all playing in recent years.

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



LIFESTYLE

# LIVING THE LIFESTYLE

NEW TREND IN THE PROPERTY MARKET



The Costa del Sol continues to experience phenomenal demand for luxury property, with new developments seemingly announced every week to cater for that demand. The new breed of property investor, however, wants more than just a communal pool, private parking and landscaped gardens.



The new trend in the property market has been the addition of the type of facilities and onsite services that you would expect in a five star hotel. In a marketplace as competitive as high end property, developers have been quick to realise this can make all the difference when it comes to a that final investment decision.

The most obvious options that developers have been incorporating are the communal facilities. Twenty years ago it was enough to have a heated Olympic sized swimming





pool, a few exercise bikes, yoga mats and free weights in an unappealing “gym room” and a sunbathing area.

The leisure and fitness facilities available in the modern developments rank with some of the best health centres. Fully

equipped and staffed gyms with personal trainers, yoga rooms with specially designed wooden floors, indoor and outdoor lap pools, Pilates, running trails around the development with outside exercise equipment are just some of the options. If your children need to burn off energy and perhaps give you a little slice of “me time”, several have kids’ areas and activities.



### CONCIERGE

Many developments also offer dedicated on site concierge services



For those wanting to take a more holistic approach there are spas that include hydrotherapy, saunas, steam rooms, authentic Hammans and huge day beds to recuperate after the treatment. Many spas are staffed





## FACILITIES

Developers now incorporate the following communal facilities and more...

---

**Staffed Gyms**

---

**Yoga Rooms**

---

**Indoor Pools & Spas**

---

**Children's Areas**

---

**Co-working Areas**

---

**Concierge Services**

---



AYANA ESTEPONA RESTAURANT



through the day, and can call in specialised professionals for specific treatments if requested.

It goes without saying that there is 24-hour security, and many developments also offer dedicated on site concierge services. Although able to deal with the mundane demands such as organising

reservations, fridge stocking for arrival, dry cleaning and property maintenance, luxury concierges can also arrange personal trainers, personal shoppers, beauty stylists, private chefs, car valets, luxury transfers, language lessons and even legal advice!

The recent pandemic also created a demand in clients who want to be able to work from their property. Covid 19 created a new type of clientele who realised that much of their work can be done remotely and prefer to live in a greener place with a better climate. To that end, several developments have designed dedicated flexible co-working spaces, with the



ALYA MIJAS



The new breed of property investor wants more than just a communal pool, private parking and landscaped gardens.



entire technical infrastructure in place, meaning that the international executive that wants to develop a business plan, or just stay in touch with head office, can do so in a professional environment.

Luxury developments are also offering beautifully designed restaurants, lounges and social areas for clients that

want to enjoy a convivial country club atmosphere. Designed for those that really enjoy their social life and entertainment, these onsite social facilities also have the added attraction that you can live the lifestyle to the full, without having to worry about driving home!

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



## NAYA RESIDENCES

Luxury facilities including indoor pool and spa







**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.**







RESIDENCES FROM

€845,000

PENTHOUSES FROM

€1,395,000

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.

### **THE RESIDENCES**

Thoughtfully designed, both the two and three bedroom residences blend with the breathtaking setting, allowing you to enjoy the best of both indoor and outdoor lifestyles.

### **THE PENTHOUSES**

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

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

# Alya Mijas

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

## **PERFECT LOCATION**

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

## **THE DEVELOPMENT**

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

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

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





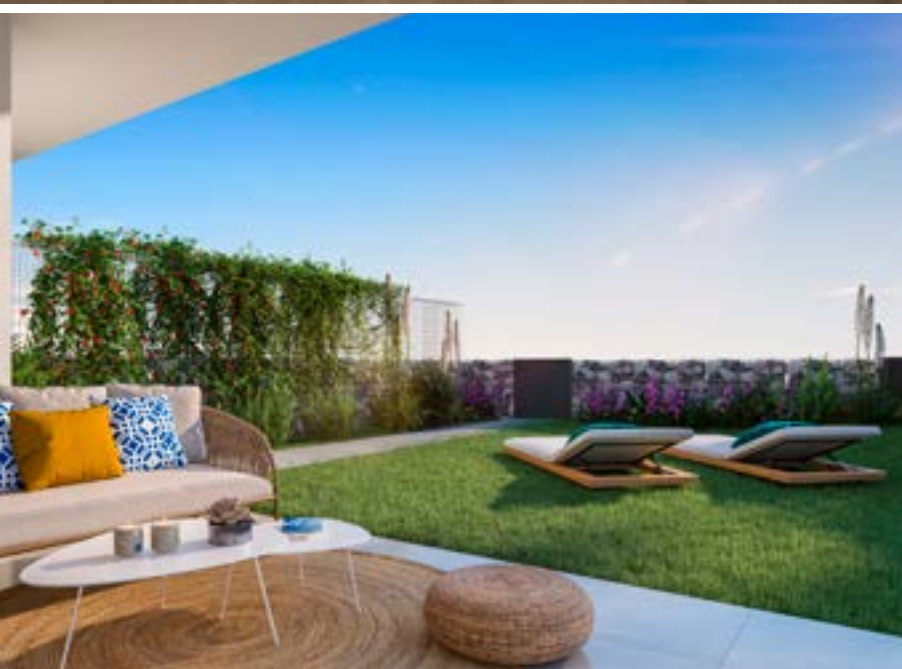


## PROGRESS UPDATE:

Watch the latest construction update from Alya Mijas.

PRICES FROM JUST  
€403,000





## Alya Mijas

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

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

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













€995,000

**SPECIFICATIONS**


3 Bed  
2 Bath  
254 m2 Built  
70 m2 Terraces  
302 m2 Plot



**RESALES**

## **ALOHA GOLF FRONT LINE NEWLY RENOVATED TOWNHOUSE**

**N**ewly renovated spacious townhouse, located front line to Aloha Golf, in the prestigious gated community Peña Blanca. Walking distance to the clubhouse and close to all amenities. The south west facing corner property offers an open plan living layout. The entrance level offers a fully equipped kitchen, wine cellar, dining area, spacious living room. Double glass sliding doors open up to the expansive terrace and garden. From the garden lovely views across over Aloha golf course. Possibility of having a private pool in the garden. The first floor features three bedrooms, the master being en-suite, one further bathroom and a terrace. Carport with space for two cars and installed charger for electric cars...

**Click Here** to find out more about this renovated property. 







€4,150,000

**SPECIFICATIONS**

- 4 Bed
- 4 Bath
- 480 m2 Built
- 224 m2 Terraces
- 0 m2 Plot



**RESALES**

**SPLENDID  
CONTEMPORARY  
HOME IN NUEVA  
ANDALUCIA**

This is a 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 splendid semi-detached property.









**FROM**

**€635,800**

**SPECIFICATIONS**

22 units  
2 & 3 Bed

**STATUS**

Pre-launch



**NEW DEVELOPMENTS**

**BOUTIQUE  
APARTMENTS  
WITH EXQUISITE  
MEDITERRANEAN  
VIEWS**

This project is a boutique complex of 22 2 and 3-bedroom flats situated in an elevated position in Mijas Costa. The project will captivate you with its exquisite views of the Mediterranean Sea and its outstanding communal areas, so if you are one of those who appreciate the small pleasures of outdoor living, this is your golden opportunity.

**Click Here** to find out more about these boutique apartments.









## LOS ARQUEROS B1-5

Welcome to luxury living at its finest in the prestigious Los Arqueros community of Benahavís. Perched atop a coveted building, this exquisite 2-bedroom penthouse boasts unparalleled views of the lush greenery of the renowned golf course and the majestic mountains beyond.

Upon entering, you'll be greeted by the impeccable craftsmanship and attention to detail evident throughout the residence. The living space is bathed in natural light, creating an inviting ambiance that is both elegant and welcoming.

The heart of the home is the stunning gourmet kitchen, where sleek countertops, high-end appliances, and ample cabinet space cater to the needs of any discerning chef. Whether preparing a meal for yourself or entertaining guests, this kitchen is sure to impress.

The spacious living area seamlessly flows to the outdoor terrace, offering an idyllic setting for alfresco dining, morning coffee, or simply soaking in the breathtaking panoramic views of the surrounding landscape. With ample space for lounging and entertaining, the terrace is destined to become your favorite spot to unwind and enjoy the Mediterranean lifestyle. >

€345,000

### SPECIFICATIONS

2 Bed  
2 Bath  
108 m<sup>2</sup> Built  
70 m<sup>2</sup> Terraces  
0 m<sup>2</sup> Plot











## LOS ARQUEROS B1-5

The master suite is a true sanctuary, featuring a luxurious ensuite bathroom and direct access to the terrace, allowing you to wake up to the sight of the sun rising over the golf course each morning. The second bedroom is equally well-appointed, offering comfort and privacy for guests or family members.

As if the interior weren't impressive enough, this penthouse also boasts a private roof terrace, providing an exclusive retreat where you can relax in style while taking in the sweeping vistas that stretch as far as the eye can see.

Residents of Los Arqueros enjoy access to an array of amenities, including a championship golf course, tennis courts, swimming pools, and a clubhouse with a restaurant and bar. With its prime location just a short drive from the vibrant marinas of Puerto Banús and the charming streets of Marbella, this property offers the perfect blend of tranquility and convenience.

**Click Here** to find out more about Los Arqueros B1-5.









## VILLA ROSAS

Villa Rosas is a magnificent 5 bedroom villa set in the heart of the Nueva Andalucia Golf Valley, close to the beach and just a short distance from the luxury amenities of Puerto Banus and Marbella.

It is a superb property set on a spacious plot of over 1,218m<sup>2</sup> and surrounded by some of the most prestigious championship golf courses in the area including Las Brisas, Los Naranjos and Aloha. Its enviable location makes Villa Rosas the perfect holiday retreat or permanent home for those looking for a healthy mediterranean lifestyle.

The immaculate exterior spaces of the villa are perfect for enjoying an outdoor lifestyle. The enticing turquoise swimming pool with integrated sun beds is surrounded by mature tropical gardens, natural stone floors, balinese sun beds, an exterior dining area and chill-out terraces.

€3,995,000

### SPECIFICATIONS

5 Bed  
5 Bath  
446 m<sup>2</sup> Built  
171 m<sup>2</sup> Terraces  
1218 m<sup>2</sup> Plot















# VILLA ROSAS

The interior of Villa Rosas is exquisitely presented with contemporary open-plan living spaces. The lounge boasts floor-to-ceiling windows, a modern fireplace and a spacious dining area. The luxurious contemporary kitchen combines marble and oak wood for a sophisticated finish and is equipped with high-end Miele appliances. The master suite has been intricately designed and decorated with luxury and comfort in mind, and enjoys direct access to the swimming pool area. The elegant and contemporary guest bedrooms are all on-suite and have direct access to the swimming pool or beautiful views of the tropical gardens.

Villa Rosas is also equipped with an array of entertainment and wellness areas. The remarkable TV lounge, located on the lower level, has direct access to an elegant cocktail bar. The villa also enjoys a chic gym area, accompanied by a bathroom, steam bath and sauna.

The prime location of Villa Rosas, makes this magnificent property a must-see. Viewing highly recommended!

**Click Here** to find out more about Villa Rosas.



## JACARANDAS 12

**P**alo Alto. This 1st floor luxury apartment has a spacious and beautiful interior leading out to a huge terrace which offers fantastic panoramic views of the Mediterranean sea and mountain views with the most spectacular sun rises you can view.

This home has been developed up to the highest standards and completed in 2022, this unique apartment offers an open plan living room connecting the kitchen and dinning area together. The kitchen is designed by Gunni & Trentino with Siemens appliances and has direct and convenient access to the separate laundry area.



€799,000

### SPECIFICATIONS

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













## JACARANDAS 12

Set over six low rise buildings, Jacarandas in Palo Alto has a private outdoor pool with gardens. Residents will also have full access to all the amenities of Palo Alto including a superior gym, hammam and jacuzzi in the Palo Alto Club available to owners and your guests also you will have access to the community engagement program, farmer's market, tennis court and pools.

Palo Alto offers you access to concierge services, a shared workspace for collaboration, and endless spaces to enjoy the natural beauty of the Sierra de las Nieves.

**Click Here** to find out more about Jacarandas 12.











## Scenic 4-2-1 ESTEPONA

Discover modern luxury living in this breathtaking 2-bedroom penthouse, nestled in the heart of Estepona's prestigious Las Mesas neighborhood. With panoramic views and over 150 square meters of internal living space, this brand new penthouse sets a new standard for contemporary coastal living.

Perched high above the charming town of Estepona, this penthouse provides mesmerizing panoramic views of the Mediterranean Sea, the lush green surroundings, and Estepona's picturesque landscape. Enjoy stunning sunsets and endless vistas from the comfort of your own private oasis.

Step into a world of modern elegance with this brand new penthouse. Every detail has been carefully considered, from the high-quality finishes to the sleek and stylish design. The spacious living areas are flooded with natural light, creating an inviting and airy ambiance. The heart of this penthouse is its sprawling open terrace. Imagine dining al fresco, hosting gatherings with friends, or simply relaxing in your private outdoor sanctuary while gazing at the Mediterranean.













## Scenic 4-2-1 ESTEPONA

Located in the desirable Las Mesas area, you're just minutes away from Estepona's beautiful beaches, a vibrant culinary scene, golf courses, and all the amenities you could desire. This penthouse offers the perfect blend of tranquility and accessibility.

You'll be the first to call this penthouse home. Everything is fresh, pristine, and ready for your personal touch. This property is the epitome of modern living.

Whether you're looking for a primary residence, a vacation home, or an investment opportunity, this penthouse is a wise choice. The growing popularity of Estepona makes it an excellent long-term investment.

Don't miss the chance to make it yours. Contact us today to arrange a viewing and experience the magic of Costa del Sol living.

**Click Here** to find out more about Scenic 4-2-1.





MAREIN VILLAGE 15

Welcome to the epitome of refined living at Marein Village, Marbella.

Nestled within this prestigious community of just 24 homes, we present an exquisite four bedroom townhouse that epitomizes sophistication and comfort.

Meticulously designed and fully furnished to the highest standards, this residence offers an unparalleled blend of luxury and functionality. Upon entering, you are greeted by a seamlessly integrated living space that effortlessly combines modern aesthetics with a warm and inviting atmosphere.



€795,000

**SPECIFICATIONS**

4 Bed  
142 m<sup>2</sup> Built  
94 m<sup>2</sup> Terraces  
94 m<sup>2</sup> Plot













MAREIN VILLAGE 15

Each of the four bedrooms is a private retreat, thoughtfully designed with comfort in mind. The master suite, in particular, boasts a tranquil oasis with tasteful furnishings and an ensuite bathroom, providing a sanctuary to unwind after a long day.

The gourmet kitchen, adorned with top appliances and elegant finishes, is a haven for culinary enthusiasts. Step outside to discover a private terrace, perfect for al fresco dining or simply enjoying the Mediterranean climate.

Marein Village itself offers a community that embodies luxury living, featuring meticulously landscaped grounds, a communal pool, and convenient access to the vibrant attractions of Marbella.

**Click Here** to find out more about Marein Village 15













Located on a private and tranquil street front line to the golf course of Valle Romano, Villa 17 is a stunning modern masterpiece that exudes beauty and serenity, boasting panoramic sea golf and mountain views and only minutes from the ever talked about town of Estepona . Within this prestigious location you are within a short distance to the beachfront, enjoying the fantastic outdoor lifestyle and entertainment Estepona has to offer.

This 6 bedroom, 5 bathroom home sits on a plot of over 1000m2 with over 383m2 of liveable space plus solarium and terracing, walking in through the impressive front door opens you up to a spacious and bright living room area with a beautiful interior bespoke design and floor to ceiling windows which allow plenty of natural light to shine through.

Boasting of a generous terrace with sunken lounge and fire pit complete with pool and Outdoor kitchen which includes a gas BBQ and hot/ cold tap dining area, this setting overlooks the views towards the Mediterranean sea over the golf course.











AssetFoto





Upstairs a sophisticated master suite opens to a terrace with gorgeous views. An impressive basement level includes plenty of entertaining features such as a TV area, wine bodega and cinema room.

The villa has been designed to be as cost efficient as possible and utilise a state of the art demotic system for interior lights (excluding bathroom), exterior and interior lights, Air condition solar panel, Heat pump for swimming pool, intercom and alarm which is all power by a 16 double panel Photovoltaic solar panel system which powered by an app allowing you to monitor consumption and feed any excess into your own power bank.

Each detail has been carefully considered, giving this villa the perfect blend of style and sophistication, ready to impress the most discerning buyer.

**Click Here** to find out more about Villa 17.



## Valley Heights

**N**estled within an exclusive residential enclave in Benahavis, this stunning 3-bedroom flat epitomizes luxury living. Situated in a small complex with only 10 flats per block, this property offers tranquility and a spacious environment.

Featuring a accommodating and luminous interior, the flat boasts a modern fully equipped kitchen, a generous living room, dining area, and a large terrace spanning 60m<sup>2</sup>.



€599,000

### SPECIFICATIONS

3 Bed  
3 Bath  
148 m<sup>2</sup> Built  
58 m<sup>2</sup> Terraces













## Valley Heights

Situated in a serene and peaceful neighborhood, yet close to all conveniences, residents can enjoy easy access to restaurants, bars, shops, and renowned golf courses such as Los Arqueros and La Quinta. Puerto Banus is just a short 9-minute drive away.

This flat presents an ideal opportunity for luxurious living or holiday retreat in an idyllic setting. Don't miss out on experiencing the epitome of sophistication and elegance.

**Click Here** to find out more about Valley Heights.







# 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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