

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

April 2025 · Edition 29

FOLIO

AssetFolio™

FLUENT FINANCE ABROAD

PROFESSIONALISM WITH
THE PERSONAL TOUCH

THE GREAT OUTDOORS

APRIL HERALDS THE
BEGINNING OF SPRING

GLORIOUS GUADALHORCE

HOME TO A WIDE VARIETY OF
CITRUS FRUITS AND OLIVE TREES

THE BEAT GOES ON!

THE COAST HAS SEEN ITS FAIR SHARE OF GENUINE
MUSIC SUPERSTARS ROCK UP OVER THE YEARS

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

SPRING HAS OFFICIALLY SPRUNG ON THE COSTA DEL SOL, AND THIS MONTH'S FOLIO IS BURSTING WITH SUNSHINE, STORIES, AND SERIOUS PROPERTY INSPIRATION. WE SAT DOWN WITH MARC ELLIOTT DE LAMA FROM FLUENT FINANCE ABROAD TO GET THE LOWDOWN ON THE MORTGAGE MARKET, TAKE A DEEP DIVE INTO OUTDOOR LIVING TRENDS THAT'LL HAVE YOU REDESIGNING YOUR TERRACE BEFORE YOU FINISH YOUR COFFEE, AND EXPLORE THE LUSH BEAUTY OF THE GUADALHORCE VALLEY—YOUR NEXT WEEKEND ESCAPE, SORTED.

WE'RE ALSO TUNING UP FOR A SEASON OF LIVE MUSIC ACROSS THE COAST, WITH A ROUND-UP OF CONCERTS THAT'LL GET YOUR TOES TAPPING AND YOUR CALENDAR FILLING FAST. OF COURSE, NO ISSUE WOULD BE COMPLETE WITHOUT OUR HAND-PICKED SELECTION OF TOP RESALES AND SPARKLING NEW DEVELOPMENTS.

SO GRAB A DRINK, FIND A SUNNY SPOT, AND DIVE INTO YOUR APRIL FOLIO—YOUR GO-TO GUIDE FOR LIVING (AND LOVING) LIFE ON THE COSTA DEL SOL.

Enjoy!

CONTENTS



48

THE LIST

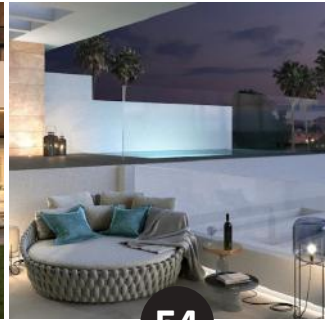
Homes at this premier collection of luxury semi-detached houses are ready to move in!



52

NAYA RESIDENCES

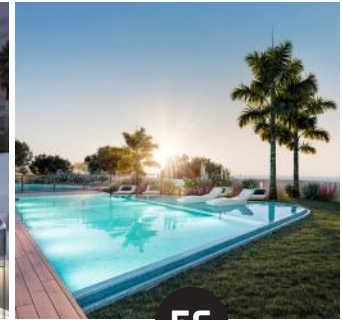
Find out more about this this stylish development.



54

AYANA ESTEPONA

Ayana brings a unique concept in resort development in Estepona.



56

ALYA MIJAS

The opportunity to live the mediterranean lifestyle at an affordable price.

Articles & Property Focus

12

FLUENT FINANCE ABROAD

Professionalism with the personal touch

22

THE GREAT OUTDOORS

April heralds the beginning of Spring

30

GLORIOUS GUADALHORCE

Home to a wide variety of citrus fruits and olive trees

40

THE BEAT GOES ON!

The coast has seen its fair share of genuine music superstars rock up over the years



Folio magazine brings you all the latest from Asset Folio

6

IFIELD HOUSE

Beautiful villa situated in the serene Forest Hills of Estepona

16

709 SIERRA BLANCA

A magnificent townhouse in a luxury urbanisation

58

ALCAZABA 44 - SOLD

A an elegant apartment with direct access to the beach.

64

BUYING OR SELLING A HOME?

Download our comprehensive guides.

FOLIO MAGAZINE EDITION 29

April 2025

Designed by Pixelperfect SL Articles by: Giles Brown

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

March 2025 · Edition 30

FOLIO

AssetFolio™

CUTTING EDGE KITCHENS!

TODAY'S KITCHEN IS THE
BEATING HEART OF THE HOUSE

OLD TOWN, NEW VIBE!!!

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

TAKING BACK THE COUNTRYSIDE

MARCH 20 IS WORLD REWILDING DAY

JAMÓN IBÉRICO

HISTORY AND TRADITION
NEVER TASTED SO GOOD!

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

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EXCLUSIVE PROPERTY LISTING
IFIELD HOUSE

Situated in the serene Forest Hills of Estepona, 'Ifield House' offers breathtaking panoramic views of the sea and mountains. Surrounded by evergreen cork oak and pine trees, this location provides a lush, green environment even during the height of summer. Forest Hills is a tranquil community home to a diverse mix of year-round residents, including families and retirees from various nationalities. The closest neighbours are English, and owned a renowned local golf course. Despite its peaceful setting, the area is well-equipped with amenities, including a tennis club, gym, riding school with stables, two local restaurants and a beach just four minutes down the hill where there is a supermarket, petrol station, Beso Beach club and restaurant, the newly opened Sublim beach club, bar and restaurant at Laguna Village and the facilities of the neighbouring 5* Kempinski Hotel.

€1,195,000
SPECIFICATIONS

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







IFIELD HOUSE

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

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

Click Here to find out more about Ifield House.



A smiling man with a bald head, wearing a red V-neck sweater over a light blue collared shirt, is seated and looking slightly to his left. The background is a blurred indoor setting with warm lighting.

Fluent**Finance**Abroad (FFA)

— Spanish mortgage specialists since **2006** —

**PROFESSIONALISM
WITH THE
PERSONAL
TOUCH**



The leading Spanish mortgage brokers on the coast, Fluent Finance Abroad is well known for its unrivalled understanding of the complexity of the Spanish mortgage system and unbiased professional advice.

Established in 2006 by Marc Elliott de Lama – who brought years of experience in providing expert mortgage advice in the highly regulated UK mortgage environment – Fluent Finance Abroad was founded to provide impartial advice and guide clients.

When Spain finally embraced regulation of the mortgage industry in 2019, Fluent Finance Abroad became one of the first mortgage companies to be officially regulated by the Bank of Spain.

Fluent Finance Abroad operates as independent whole-of-market mortgage brokers. “We don’t do anything else,” explains Marc, sitting in the company’s modern offices in central San Pedro Alcantara, “neither are we selling a range of products. We listen to our clients, advise them on the available options and in most cases can open doors to all the contacts that we have built up to help them achieve their goals”.

It is a profession that Marc and his team are thoroughly committed to "Every day we get up and we study the mortgage market in Spain. Because we are whole-of-market brokers we have contacts with numerous different lenders. We advocate for your application and, because we deal in volume, it gives us buying power, something that, as an individual, you are unable to achieve".

> Navigating the Spanish mortgage process, a system that differs from many other countries can be a daunting process, especially when dealing with multiple banks and lenders. Rather than spending time visiting individual institutions, clients can allow Fluent Finance Abroad to represent their interests effectively, allowing them to focus on finding their ideal property.

Marc also understands how vitally important a genuine understanding of each individual client's aspirations and circumstances is. "When you come to us with your idea, we consider it and let you know if it is viable or not. We then use all our contacts, experience and knowledge to advocate your application to give you the best deal in the market. This may be your first experience with the Spanish system, but it is something that we deal with day in and day out".

The mortgage journey is often the most significant

financial commitment that an individual will make, so building a strong relationship is essential. "Providing the human touch is an integral part of our business model. Due to the nature of the business, a client has to give out a lot of information about their personal circumstances, their hopes and their dreams. We have to be good at listening, understanding and putting ourselves into other people's shoes; to consider what we would do if we were in that situation.

"You really need to understand your client well, to build trust as well as advocate on their behalf to the banks. If you don't know your client well, then how can you represent them to the people who are going to help you solve their problems?"

Post-pandemic, the property market in Spain has seen a positive surge. Many individuals and international firms are revaluating their life-work balance and choosing to relocate to southern Spain, leading to increased demand in the property market. Over the past 20 years, Fluent Finance Abroad has successfully handled a wide range of mortgages, from modest inland apartments to multi-million-euro villas in Marbella, Sotogrande, and Mallorca.

The financial side of

a mortgage application is paramount. "This is absolutely the most important aspect," says Marc. "The first thing is to get informed, speak to a mortgage advisor, see what is available, before starting to look at properties. If you were buying a large property, possibly as an investment, I would recommend getting some tax advice as well.

"The worst-case scenario is for someone to make an offer on a property, put down a deposit and then try to arrange a mortgage. Your idea of how a mortgage will work in Spain may not match the reality. We advise prospective buyers to first consult with a mortgage advisor to understand what options are available before viewing properties.

It is essential to seek advice and sort out finances, including obtaining pre-approval, before making an offer. While it may take more time to consult with a firm like Fluent Finance Abroad, this investment will pay off in the long run and cut out the hassle and stress. Arranging a mortgage beforehand alleviates any uncertainty, providing clarity on what you can afford.

This professionalism, realism and unbiased advice has cemented Fluent Finance Abroad's excellent reputation. The many testimonials on the firm's website bear witness to that, as well as to the fact that many have relationships with the company that have lasted for years.

"When you are a client of ours" smiles Marc, "We are always on hand, take our job very seriously and our clients feel confident with us".

Click Here to read our other blogs.



Fluent**Finance**Abroad 

— Spanish mortgage specialists since **2006** —

Click here to find out more about the services FFA offer.



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.





THE GREAT OUTDOORS!



April heralds
the beginning of
spring

With the wet winter months finally over, April heralds the beginning of spring. As the days lengthen and the temperatures rise, this is the perfect time to plan your outdoor lifestyle!

The unbeatable Mediterranean climate allows outdoor spaces to become stylish extensions of our homes. For many residents the relaxed vibe and spring sunshine make this their favourite time of the whole year, before the heated hustle and



bustle of high season descends.

Outdoor spaces are no longer just an extension of our homes; they have evolved into vibrant living areas to relax, entertain, and connect with nature. As a result, the demand for stylish and functional outdoor furniture has soared. Several key trends are shaping the world of outdoor design, which emphasise sustainability, timeless aesthetics, and enhanced comfort. Spanish brands are at the forefront, presenting innovative collections that seamlessly marry luxury and durability.

Leading designers have reimagined outdoor spaces as alfresco sanctuaries for relaxation and entertainment. Each new collection presents trends that constantly evolve to enhance both comfort and style. Among these, the Balearic boho design ethic has gained immense popularity, blending bohemian aesthetics with Mediterranean influences. This trend embraces earthy tones for upholstery, creating a warm and inviting ambiance.

Casual lounging is a key feature, with large seats adorned with plush cushions on chairs and sofas, ensuring comfort and a





laid-back aesthetic. Sunbeds combine the aforementioned comfort with seamless style for those looking to bask in the sun. For a sleek and modern look, minimalist sun loungers bring streamlined, cutting-edge trends to any outside space, while large chunky sun loungers provide a more sumptuous and welcoming feel. An outdoor rug tops-off the overall look of an outside lounge area.

Alfresco dining during the warmer months is one of the quintessential outdoor living experiences. Socialising under the stars or in stylish shaded space is very much a part of the Mediterranean lifestyle, so a little thought and planning can make a significant. Whether for intimate family meals or lively gatherings, these spaces are crafted to enhance the joy of dining outdoors, emphasising both functionality and style.

Elaborate outdoor kitchens that straddle the line between inside and out are increasingly common, as are outdoor bars. For those keen on entertaining during the summer months, this means that you can host a dinner in your kitchen, but then move the party outside!

Some of the key trends to look for this season include

ARTISANAL DESIGN AND NATURAL MATERIALS

A growing appreciation for handcrafted pieces and natural materials is driving a resurgence of artisanal design in outdoor furniture. Pieces that evoke a connection

with nature and rustic charm are highly sought after, offering a perfect balance between elegance and authenticity.

SUSTAINABILITY AND RECYCLED MATERIALS

Sustainability remains a dominant trend, with a strong focus on using recycled materials and eco-friendly production practices. This approach not only respects the environment, but also enhances the connection with nature. Consumers increasingly seek outdoor furniture that harmonises with the natural world, offering both aesthetic beauty and a commitment to sustainable living. Eco-friendly materials such as recyclable aluminium, timber, and responsibly sourced teak are complemented by innovative accessories like motorised pergolas, weather-resistant rugs and captivating lighting systems, redefining outdoor living with both style and functionality.

CURVED FURNITURE

Curved furniture has become a prominent trend in interior design, infusing living spaces with a fresh and modern aesthetic. This captivating style has now extended to outdoor furniture, presenting a visually appealing and functional approach to outdoor living. Versatile sectionals and modular sofas that can be rearranged into various configurations or separated into individual chairs provide the flexibility needed for customising outdoor environments.

A modern scullery – if that is not too much of an oxymoron – means that if your creative culinary talents involve more pots and pans than a Michelin star restaurant, at least you and your guests won't have to see the dirty dishes on display!

OUTDOOR RUGS

Outdoor rugs come in a vast range of styles, colours, and patterns, allowing homeowners to express their personal style and create a cohesive look in their outdoor spaces. From bold geometric designs to nature-inspired motifs, these rugs serve as focal points and anchor the overall design scheme, transforming outdoor areas into inviting and well-defined zones for relaxation and entertainment.

The indoor-outdoor trend has come to revolutionise the way we design and enjoy our living spaces. By seamlessly merging the comfort and aesthetics of indoor furniture with the durability and functionality of outdoor elements, Spanish furniture can be used to create versatile environments that blur the boundaries between inside and outside. Get inspiration and start to shape your outdoor rooms!!!

Click Here to read our other blogs.







FROM
€805,000

SPECIFICATIONS

36 units
2 & 3 Bed

STATUS

Under Construction

STYLISH & LUXURIOUS APARTMENTS CLOSE TO BENALMADENA PORT

Nestled amidst Benalmadena's vibrant centre and situated adjacent to its picturesque port, this project offers the perfect blend of city living and seaside luxury. A distinctive project that will house 33 one-, two- and three-bedroom where elegance meets the horizon.

Click Here to find out more about this stylish project.







€1,349,000

SPECIFICATIONS

4 Bed
3 Bath
180 m2 Built
0 m2 Terraces
0 m2 Plot

SCANDINAVIAN-INSPIRED DUPLEX WITH BREATHTAKING VIEWS

This stunningly renovated 4-bedroom, 3-bathroom duplex seamlessly blends Scandinavian elegance with Mediterranean charm. Designed for both comfort and style, the home features warm wooden accents, a sleek microcement staircase, and refined Scandinavian stucco moldings.

The open-plan kitchen, dining, and living area extends onto a sun-drenched south-facing terrace, offering uninterrupted sea views—perfect for serene mornings and unforgettable sunsets. Expansive windows flood the space with natural light, creating an inviting and airy ambiance.

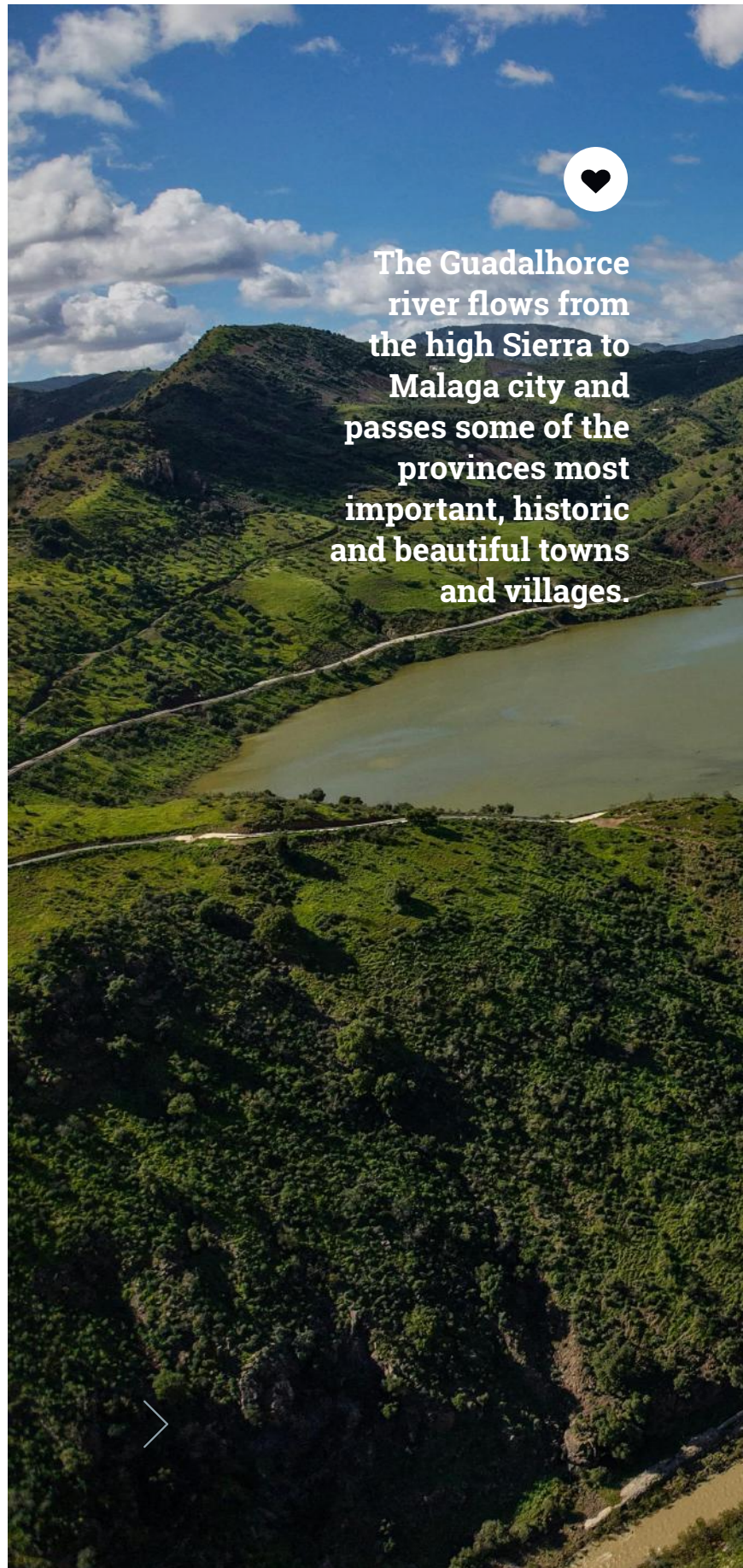
Click Here to find out more about this Scandinavian-inspired duplex.



Photography:
vreimunde, Williamsheredia

Known as the “orchard of Malaga”, the Guadalhorce valley’s fertile land is home to a wide variety of citrus fruits and olive trees. This area is perfect for irrigation farming as it is abundant with water and has accumulated silt so the main products there are wheat, wine, and olives – ‘the Mediterranean trinity’. As the valley runs alongside the mountains, the Mediterranean forest appears: olive trees, cork oaks, pines and chestnut trees. The landscape rises along the Los Horcajos ravine and climbs to shady landscapes and plains where Spanish firs and ancient oaks grow.

The Guadalhorce contains some of the most spectacular scenery in



GLORIOUS GUADALHORCE





Andalucia, especially the Desfiladero de los Gaitanes in the El Chorro Natural Park. The impressive gorge which the river flows through between enormous slabs of stratified limestone, is home to the famous Caminito del Rey walkway. Not for the faint hearted, the popular path takes hikers along the side of the gorge, and at some points is 100 metres above the gushing water. A restorative stiff drink may be required afterwards at the nearby village of El Chorro. Film buffs will also recognise that the old railway that runs through the gorge was used in the Frank Sinatra film "Von Ryan's Express".

Historically, Phoenicians, Greeks, Carthaginians, Romans, Visigoths and especially the Moors of Al - andalus all recognised the importance of the

Guadalhorce Valley. Their influence is evidenced with the remains of castles, shrines and in some cases irrigation systems that have hardly changed over the centuries.

Important towns and villages in the Guadalhorce include Alhaurín el Grande, Álora, Alozaina, Carratraca, Cártama, Casarabonela, Coín, Guaro and Pizarra, each with their own peculiar charm.

Located at the foot of the Sierra de Mijas mountains, Alhaurín El Grande is a modern and prosperous town that has an abundance of citrus and fruit trees and market gardens. It is not to be confused with Alhaurín El Torre, which is closer to the coast and remarkable only for its prison. After the spate of corruption convictions

for Town Hall officials along the coast the the "noughties", the inhabitants joked that Alhaurín El Torre was the pueblo with the most mayors in Spain.

Because they were all banged up in the local jail...

Alhaurín El Grande's interesting monuments include: the Iglesia de la Encarnación, the Cobertizo Arch and Fuente Lucena fountain, as well as several large parks and gardens. The Molino de los Corchos mill, which is has been magnificently preserved, is a must visit. The nearby Alhaurín Golf was designed by the legendary Severiano Ballesteros.

To the west of Alhaurín El Grande, Coín is an attractive, bustling market town with an impressive range of amenities. These include the La Trocha shopping centre that has a cinema which shows films in English. La Trocha is also

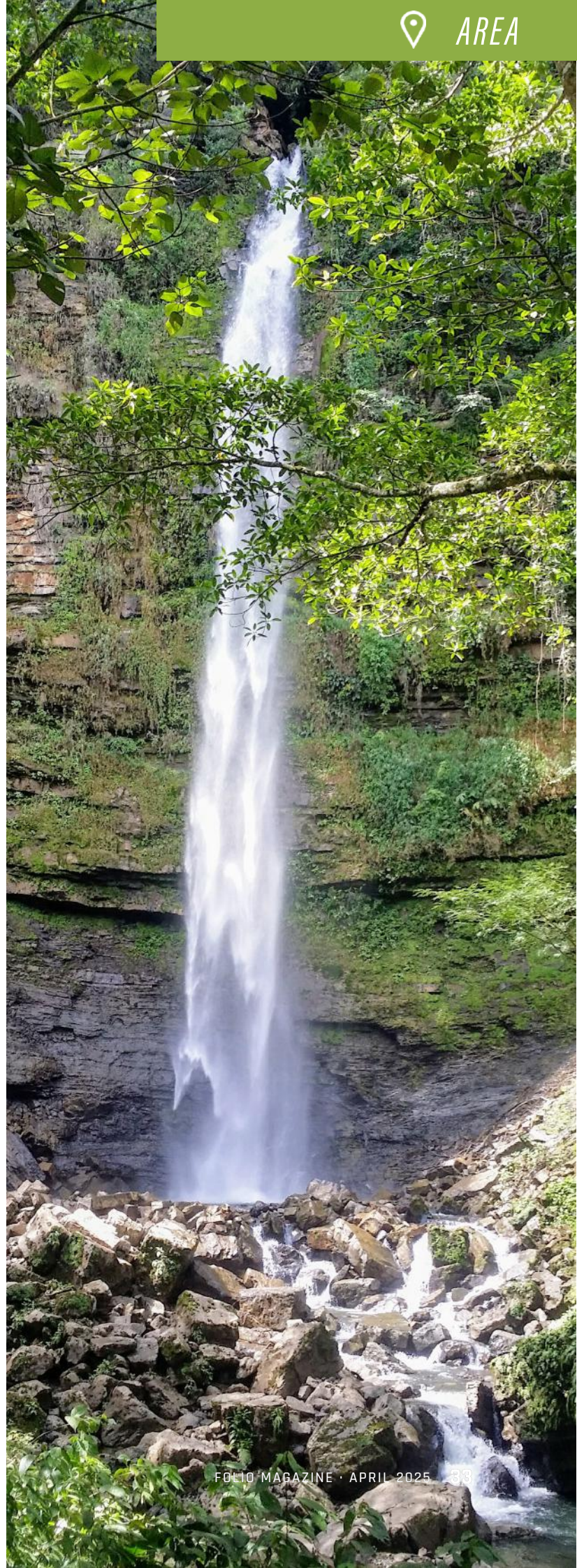
the venue for a busy Sunday market, selling everything from local produce to home furnishing. Horse riding is popular in Coín, with several stables and liverys in the surrounding countryside. One of the most popular and colourful events is the Romeria, a procession to the nearby shrine of Coín's patron saint. People make their way there on foot, on horseback or in decorated caravans, which form the focal points of the inevitable singing, drinking, eating and general partying on their arrival! This year's Romeria takes place on June 7.

The normally sleepy village of Guaro is home to another of the Guadalhorce valley's major events. Held in September the Noche de la Luna Mora celebrates the cultural and historic relationship between the Christian, Muslim and Sephardi Jews, that lived there in the Middle Ages. The old part of the village is lit by 20,000 candles and the sound of medieval music echoes through the narrow streets. A medieval "zoco" craft market, also lit by candlelight, takes place in the main square, and many wear period costume. Be warned though, this event is extremely popular, so it can be a little crowded at times.

The village of Álora is a worthwhile stop on your journey through the Guadalhorce. The old part of the village and its castle are located on top of a steep hill. While this was great when you were defending the castle in the Middle Ages, it can be a little exhausting to 21st century visitor, so take your time. At the top, however, the view looks over endless rows of colourful citrus trees, orchards and vegetable gardens. From Álora a winding road leads to the El Chorro Natural Park.

If all this activity seems too much, consider ending your Guadalhorce adventure in the village of Carratraca. Regarded as the gateway to the Guadalhorce, the village is located in the northern end of the valley. Carratraca is famous for its thermal springs that were discovered and enjoyed by the Romans. Archaeologists have found Roman coins nearby and the locals claim that Julius Caesar took to the waters. And if Rome's most famous ruler went on to conquer most of the known world after his dip, just imagine what you could!

Click Here to read our other blogs







€825,000

SPECIFICATIONS

2 Bed
2 Bath
119 m2 Built
32 m2 Terraces
0 m2 Plot



AZAHAR DE MARBELLA - NUEVA ANDALUCIA - LA CERQUILLA - SEA VIEWS

This sleek and contemporary first-floor apartment is located in the sought-after urbanization of Azahar de Marbella in Nueva Andalucia. Enjoy breathtaking views of the valley and sea from the spacious, south-facing terrace, which is partly covered for year-round comfort.

Designed with an open-plan layout, the kitchen, dining, and living areas seamlessly connect to the terrace, creating a bright and airy atmosphere. The Master bedroom suite also enjoys direct access to this outdoor space.

Click Here to find out more about this first-floor apartment..



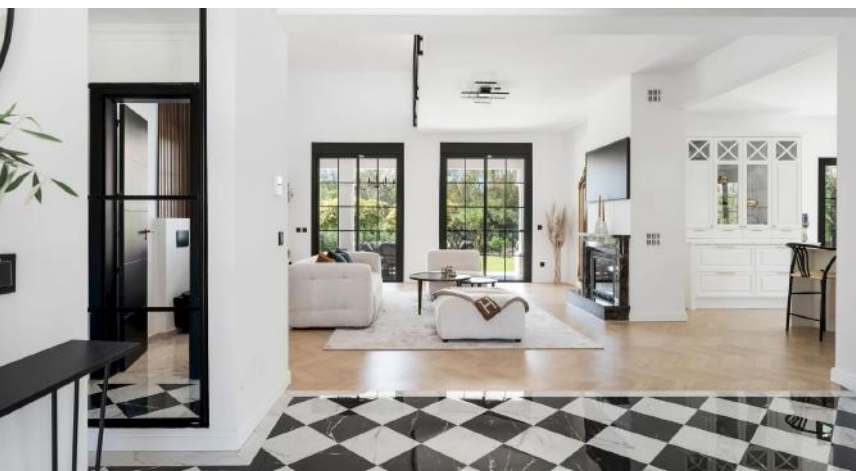




€2,795,000

SPECIFICATIONS


5 Bed
4 Bath
365 m2 Built
90 m2 Terraces
1,250 m2 Plot



**ELEGANT
SCANDINAVIAN-
STYLE LUXURY
VILLA IN MONTE
BIARRITZ,
ESTEPONA**

Welcome to this exquisite villa, recently transformed through a complete renovation, where modern elegance meets Scandinavian design. Upon entering, you're welcomed by an abundance of natural light and an open, airy ambiance, perfectly complemented by carefully selected materials.

The spacious ground floor boasts an open-plan layout, featuring both formal and informal dining areas, a dedicated office space, and a stylish en-suite bedroom. Expansive terrace doors seamlessly connect the indoor and outdoor spaces, leading to a covered terrace, a BBQ area, and a beautifully landscaped garden with a heated pool—ideal for year-round enjoyment.

Click Here to find out more about this luxury villa. 

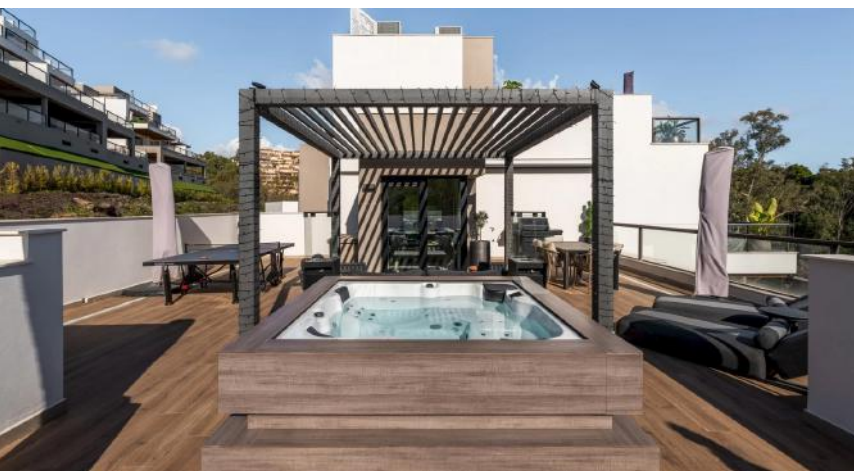




€995,000

SPECIFICATIONS

3 Bed
2 Bath
126 m2 Built
153 m2 Terraces
0 m2 Plot



ALOHA LAKE PENTHOUSE 3-BEDROOM WITH PANORAMIC VIEWS - NUEVA ANDALUCÍA

Welcome to this exceptional 3-bedroom, 2-bathroom apartment, ideally situated in the heart of Nueva Andalucía. Designed to maximize breathtaking views, this residence boasts an expansive rooftop terrace overlooking serene lakes, majestic mountains, and even a partial glimpse of the Mediterranean Sea.

Step inside to discover a thoughtfully designed interior, where a bright and airy open-plan living and dining area creates a seamless flow. The sleek, modern kitchen is fully equipped with high-end appliances, making it perfect for both everyday living and entertaining guests.

Click Here to find out more about this 3 bedroom penthouse.





THE BEAT GOES ON!

THE COAST HAS SEEN ITS FAIR SHARE OF GENUINE MUSIC
SUPERSTARS ROCK UP OVER THE YEARS



Although it may not be music capital of the universe in the way that London, LA and New York are, the coast has seen its fair share of genuine music superstars rock up over the years. We're talking the good (Stevie Wonder, Sting, Prince, Tina Turner, Lionel Ritchie) the bad (Michael Jackson on the Bad Tour, Adam Ant, Frank Sinatra Jr) and the ugly (Divine).

What could be described as a "broad church" of acts to play in Marbella over the years have included Disco's most dangerous diva Grace Jones, Blondie, Nina Hagen, Kool and the Gang, Earth Wind and Fire, Imagination, Rolls Royce, Soul II Soul and Alexander O Neil.

> The more, "vintage" artists to have played include BB King, Ray Charles, Dionne Warwick, The Drifters, George Benson (you're not a real Marbella resident until you've seen George at least once, as well as Van Morrison (voice of an angel, body of a taxi driver), Madness (when the bars very nearly ran out of beer) and the Sugarbabes (as the average age of the audience was about 11 there was no chance AT ALL of the booze running out at that one)

Joe Cocker played several times in Puerto Banus, although at his gig in the mid 80s he seemed to have an awfully bad case of the sniffles and kept shuffling off to the side of the stage to wipe his nose... Sade also played Banus in the 80s, although she hardly spoke to the crowd at all. As the stage was wreathed in exotic smelling smoke during the entire performance she might as well have stuck a beat box on stage, whacked a cassette in the tape deck (remember them?) and gone off for a cuppa.

Much more animated was Adam Ant, for all the wrong

reasons. As a support act the promoters booked popular Spanish band Radio Futura, who, rather than playing a 30-minute warm up, decided to do their full set. Adam Ant's security tried to rush the sound desk and a huge fight ensued, the Guardia Civil wading in gleefully with their batons to break it up. After everything had calmed down – a mere three hours later, Adam took to the stage to an almost empty bullring, but kept slipping over on beer spilt during the fighting.

Thankfully concerts on the coast are considerably better organised these days. Starlite Marbella is perhaps the best known, describing itself as a Boutique Music Festival. Located in the hills above Sierra Blanca, the intimate setting of the old auditorium of Marbella, means that you get to see the acts close up. Which is great when it is Rob Stewart but somewhat terrifying when it is Iggy Pop!

"Havana" singer Camila Cabello (June 2) is one that you may want to get close to, while 80s icons Duran Duran (July 7) and smooth

soul legend Seal (June 10) will be proving that they can still wow live audiences. Actor, rapper and musician Will Smith is holding court with his one man show on July 26, so you can expect hits including "Summertime", although after "that incident" at the Oscars, rushing the stage for an autograph is not recommended. The hottest of hot tickets, however, has to be for Santana who plays Starlite on August 3. People are still talking in awe about his last visit, that absolutely set the night alight!

Mare Nostrum Festival – overlooked by Fuengirola's castle – has quickly established itself as an international venue. J-Lo, Robbie Williams and Simply Red are among the performers to headline there, and this summer will see Lionel Ritchie (July 25) and Bonnie Tyler (August 8).

If you really want to let your hair down and dance off any summer stress, then either the Prodigy (July 26) or Carl Cox (August 16) will fit the bill nicely!

International acts at great venues on those warm summer nights? Just one more reason to love living on the coast!

Click Here to read our other blogs.









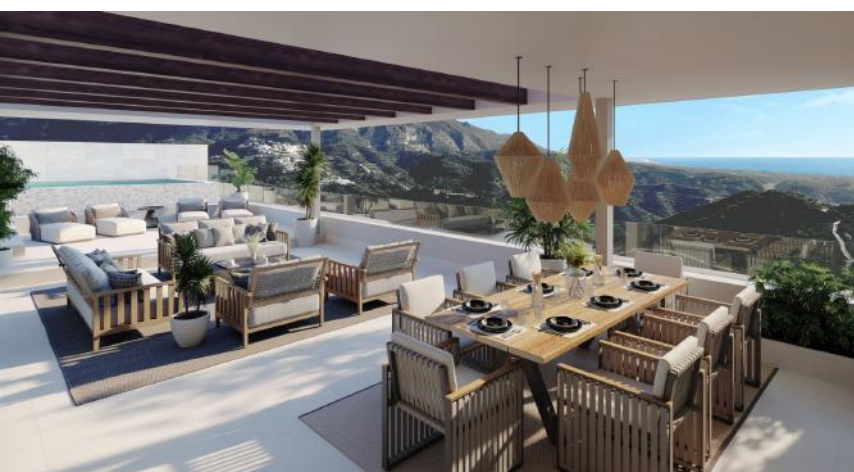
FROM
€1,690,000

SPECIFICATIONS

35 units
3 Bed

STATUS

Pre Launch



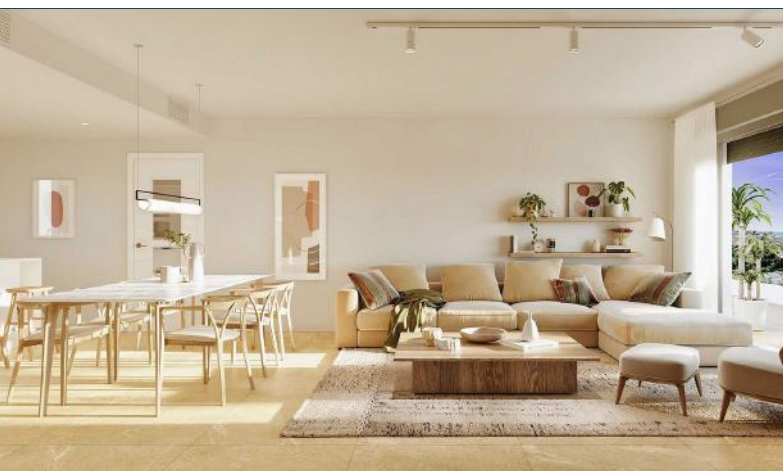
REAL DE LA QUINTA APARTMENT VILLAS WITH BREATHTAKING VIEWS

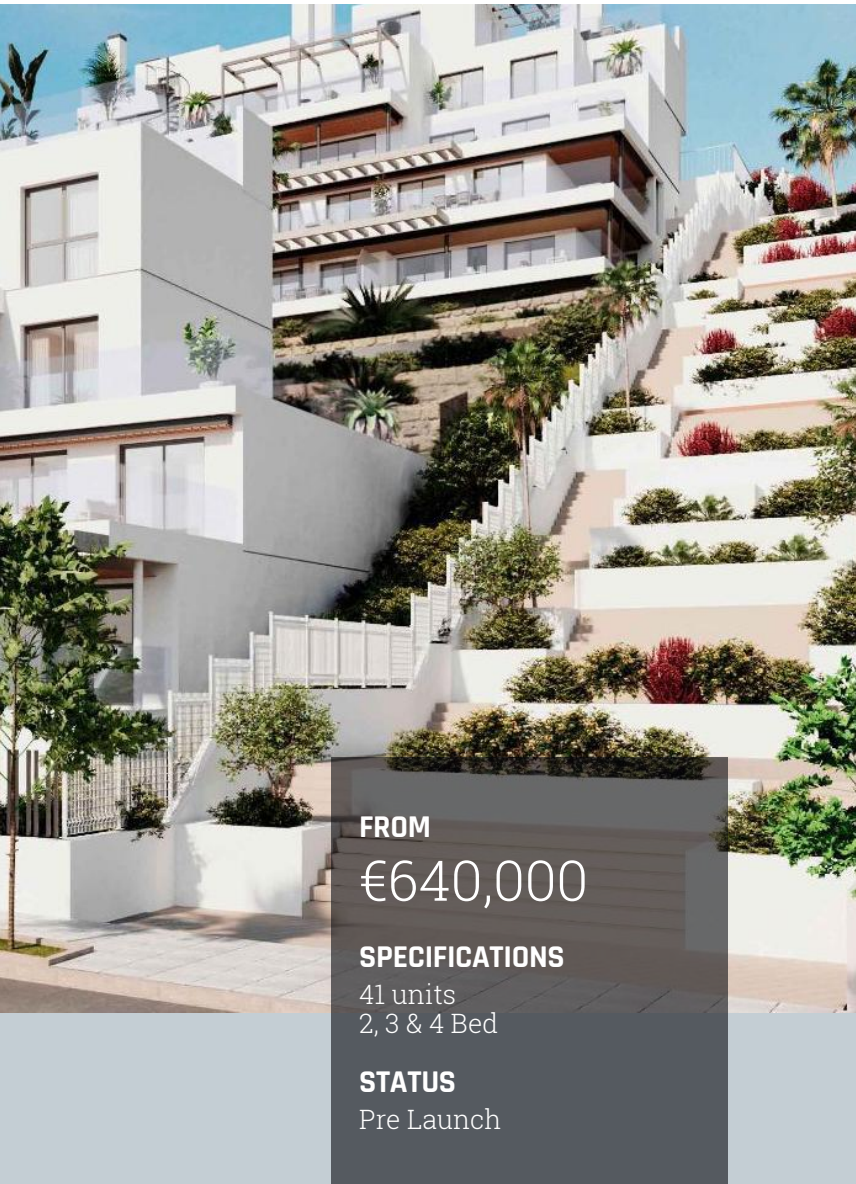
This is the sixth project in the prestigious Real de La Quinta Residential Country Club Resort, which boasts one of the finest locations within the resort, offering stunning views of La Concha Mountain, Istán Lake, and the coastline.

This exclusive development features a range of luxurious residences, including ground-floor villas with private gardens and versatile leisure spaces, spacious first-floor apartments with expansive terraces, and opulent top-floor penthouses. Each home is designed for ultimate comfort and includes a private swimming pool, complemented by large communal pools.

Click Here to find out more about this modern project.







FROM
€640,000

SPECIFICATIONS

41 units
2, 3 & 4 Bed

STATUS

Pre Launch

SOUTH FACING CONTEMPORARY & SPACIOUS APARTMENTS IN ESTEPONA

A contemporary residential development consisting of 41 spacious homes featuring 2, 3, and 4-bedroom configurations. The development is designed with a modern architectural style, prioritizing optimal south-facing orientations to maximize natural sunlight and views.

Layout and Design: The homes boast large open spaces with expansive living rooms and American-style open kitchens. The 2 and 3-bedroom units provide direct access to terraces from both bedrooms and living areas.

Click Here to find out more about this contemporary development.



THE LIST

SINGULAR HOMES



WELCOME TO THE LIST

4 AND 5 BEDROOM SEMI-DETACHED HOUSES

FROM € 1,820,000

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

Nestled in the prestigious neighbourhood of Río Real,

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

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



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

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

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excl.

Exclusive Agent



Architect



Developer



THE LIST

SINGULAR HOMES



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

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

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

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

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



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

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

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

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

Click here to find out more about The List.



DEVELOPMENT UPDATE

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





NAYA RESIDENCES

A STYLISH DEVELOPMENT OF
TWO AND THREE BEDROOM
APARTMENTS & PENTHOUSES

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

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

Click Here to find out more about Naya Residences.

PRICES FROM
€640,000



EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024

PROGRESS
UPDATE:

Construction continues
at Ayana Estepona.





PRICES FROM
€675,000

AssetFolio

| **excl.****AYANA**

E S T E P O N A

REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

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

SOPHISTICATED ARCHITECTURE

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

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

COMMUNITY

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

Click Here to find out more about Ayana Estepona.

Alya Mijas

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

PERFECT LOCATION

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

THE DEVELOPMENT

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

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

Click Here to find out more about Alya Mijas.





PROGRESS UPDATE:

Construction continues
at Alya Mijas.

PRICES FROM
€458,000



SOLD



DIRECT PROPERTY LISTING

ALCAZABA 44

This spacious and elegantly designed two-bedroom, two-bathroom apartment is situated in the prestigious Alcazaba Beach complex, just minutes from the shore with direct access through a private entry gate. Boasting a south-facing orientation, this home enjoys stunning garden and sea views, filling the interiors with natural light.

The expansive terrace, surrounded by mature gardens, offers a private and tranquil retreat, seamlessly extending the living space outdoors. A portion of the terrace is covered, making it ideal for year-round enjoyment. The lounge and dining area open directly onto the terrace, which spans the entire width of the apartment, also accessible from the master suite.

**PRICE
REDUCTION**

€865,000

SPECIFICATIONS

2 Bed
2 Bath
140 m² Built
29 m² Terraces
0 m² Plot



SOLD



SOLD





ALCAZABA 44

The master bedroom features a walk-in closet and an en-suite bathroom complete with underfloor heating, a bathtub, and a spacious independent shower. The second bedroom includes built-in wardrobes and easy access to the second bathroom, which is also equipped with underfloor heating.

Designed for comfort, the apartment includes hot and cold air conditioning throughout. The open-plan kitchen, with a charming window overlooking the gardens, adds to the airy and modern feel of the property.

With convenient parking located right outside the front door, this exclusive beachside home is a perfect blend of luxury, comfort, and prime location—ideal for both permanent living and a holiday retreat

Click Here to find out more about Alcazaba 44.



PURCHASING PROCESS

2025



PROPERTY FOCUS

AssetFolio™

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

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

Download our comprehensive purchasing process guide.

**CLICK HERE TO
DOWNLOAD**

PROPERTY FOCUS

AssetFolio™

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

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

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

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

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

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DOWNLOAD**

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SELLING YOUR HOME?





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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