

FOLIO

AssetFolio™

MAGICAL MONDA

THIS PRETTY TOWN IS FAST BECOMING ONE OF THE MOST POPULAR LOCATIONS AWAY FROM THE COAST

VIDA PROPERTY MANAGEMENT

ASSET FOLIO CAN NOW PROVIDE ITS CLIENTS WITH A SEAMLESS PROPERTY TRANSACTION FROM THE PURCHASE TO USING THE PROPERTY

COSTA DEL SOL PROPERTY MARKET REPORT

TRENDS AND PREDICTIONS FOR 2025

BENALMADENA

DISCOVER ITS BEST LOCATIONS AND TOURIST ATTRACTIONS

HAPPY NEW YEAR! AS THE COSTA DEL SOL SPARKLES ITS WAY INTO 2025, WE'RE HERE TO KEEP YOU INFORMED, ENTERTAINED, AND MAYBE EVEN A LITTLE BIT ENVIOUS. IN THIS ISSUE, WE'RE WHISKING YOU AWAY TO MAGICAL MONDA, THE CHARMING INLAND TOWN STEALING HEARTS AND HEADLINES AS A MUST-VISIT DESTINATION (MOVE OVER, COAST!).

WE'RE ALSO POPPING THE CHAMPAGNE FOR THE LAUNCH OF VIDA PROPERTY MANAGEMENT, DIVING DEEP INTO THE 2025 COSTA DEL SOL PROPERTY MARKET REPORT (SPOILER: IT'S LOOKING SUNNY), AND TAKING A CLOSER LOOK AT BENALMÁDENA'S TOP LOCATIONS AND TOURIST ATTRACTIONS.

AS ALWAYS, WE'VE ROUNDED UP THE FINEST RESALE PROPERTIES AND NEW DEVELOPMENTS FOR SALE TO INSPIRE YOUR NEXT BIG MOVE. WHETHER YOU'RE BUYING, BROWSING, OR JUST DREAMING, WE'VE GOT YOU COVERED.

SO GRAB A COFFEE, SETTLE IN, AND LET'S TOAST TO A FABULOUS YEAR AHEAD - FILLED WITH NEW OPPORTUNITIES, BREATHTAKING VIEWS, AND MAYBE EVEN A NEW FRONT DOOR. CHEERS TO 2025!

Enjoy!

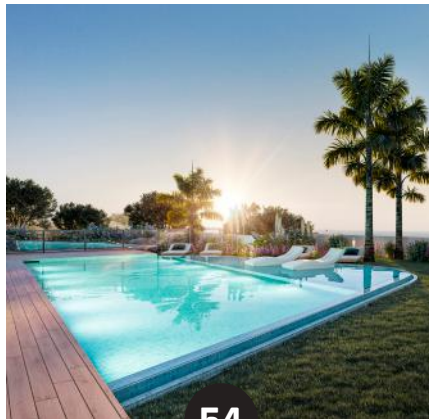
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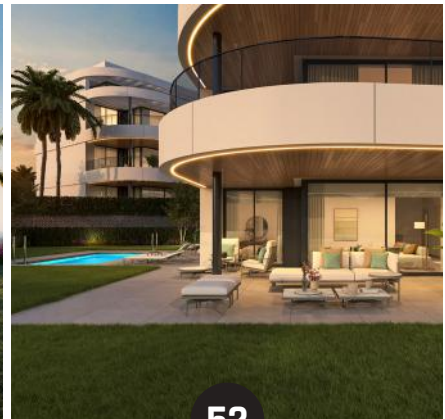
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A magnificent townhouse in a luxury urbanisation

FOLIO MAGAZINE EDITION 28

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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.

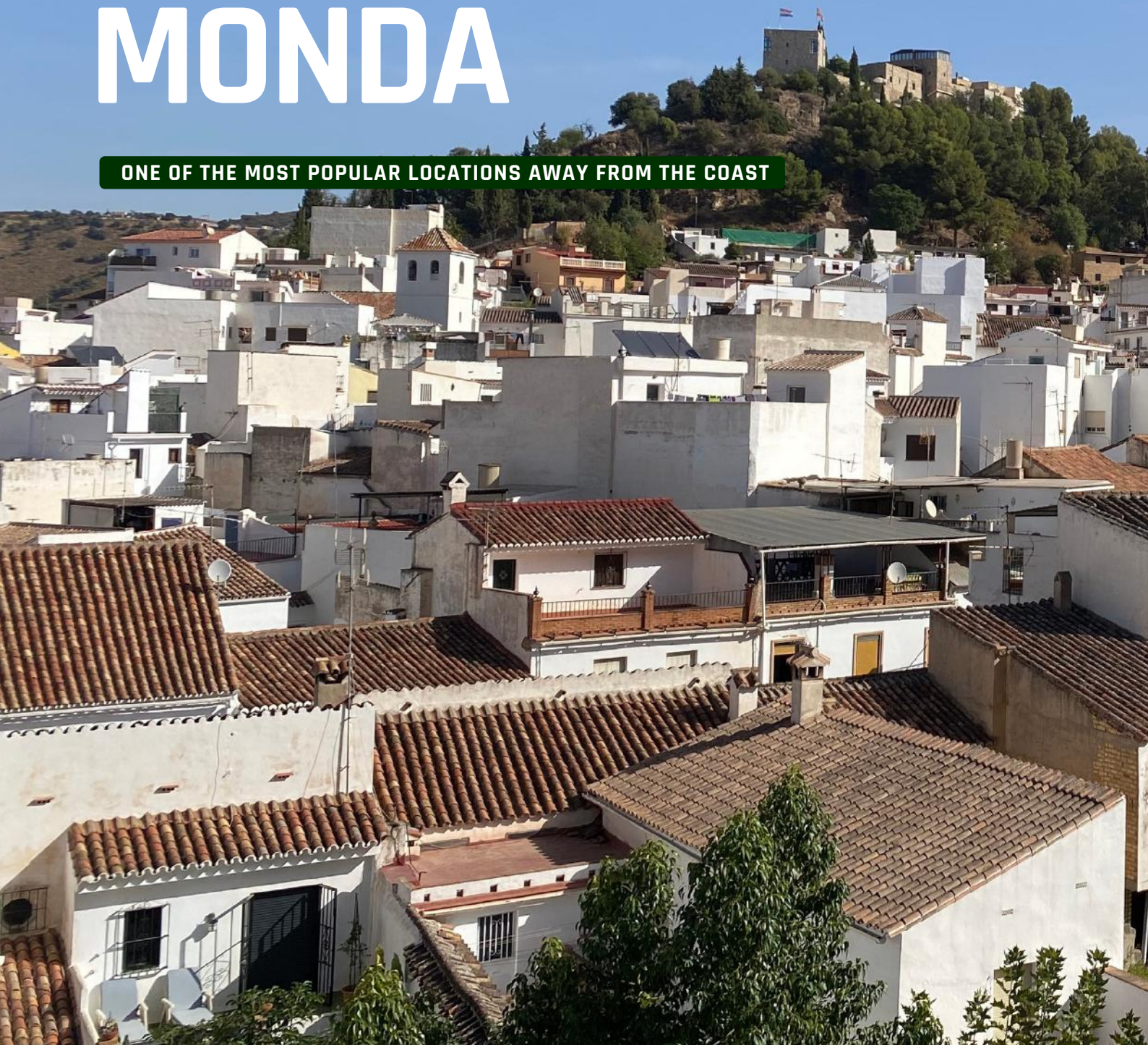
The List offers you the new and exclusive service “My Concierge Marbella”, with which you will have all the benefits of having a personal assistant with no need to hire one.

Click here to find out more about The List.



MAGICAL MONDA

ONE OF THE MOST POPULAR LOCATIONS AWAY FROM THE COAST





Photography: Tyk, ABkilkelly, Akhram

Overlooked by a centuries old castle, the pretty village of Monda combines history, culture and nature. Less than 15 minutes' drive from Marbella, Monda is fast becoming one of the most popular locations away from the coast.

The road from Marbella takes you up into the foothills of La Concha mountain and past the turning for the Refugio de Juanar – the most popular starting point for hiking up La Concha or its sister peak the Cruz de Juanar. If that sounds a little too strenuous, there is also a viewing point just a few minutes' stroll from the Refugio's restaurant.

Monda is just a few minutes further on. This typical pueblo is dominated by its castle, originally built by the Moors who named it Al-Mundat,

and now converted into a hotel and popular restaurant. Monda was an important strategic location and it is easy to see why. The village marks an important pass in the mountains – the name Monda itself comes from the Romanic word “mondare”, which means “valley in between mountains” – and has commanding views over the countryside towards the Guadalhorce valley. Historians think that in 45 BC, this was the site of the decisive Battle of Munda, the final action of the Roman Civil War, where Julius Caesar comprehensively defeated the sons of Pompey the Great (who had been beheaded in Egypt shortly before). Caesar himself was unable to savour his victory for very long, as he would be assassinated in Rome the following year. You can still find sections of the original Roman road in surrounding countryside.

The Moorish invasion of Spain in the eighth century, and the subsequent establishment of al-Andalus, saw both the construction of the castle and the village below, that still has the twisting walkways and patios that are typical of Moorish design. Monda, with its fertile agricultural land, as well as coal seams and plenty of wood in the forested hills, flourished during the rise of the Caliphate of Cordoba in the 10th century. By the 15th century, however, al-Andalus was in terminal decline as Christian forces waged war against the

Nasrid dynasty. In 1485 the Christians took Monda peacefully, although the defenders in the castle fought to the bitter end. An uneasy peace lasted until 1568 when the Moorish population unsuccessfully rebelled and were expelled from Spain. Christian families from Extremadura and Seville took their place in the village, many being gifted the houses and lands of the Moors.

Thankfully life today in Monda is much less tempestuous. The whitewashed house and winding streets, along with several excellent bars and restaurants, make Monda a popular destination. Unlike many of the villages closer to the coast, Monda still has an authentic charm, without the trappings of tourist shops. As always in Andalucia, the church is worth a visit, but is the communal washhouse that is a more remarkable attraction. Known as “La Juala”, the structure consists of a fountain, trough and washhouse. The water from the spring was fresh enough to drink, as well as being used to wash clothes and irrigate the orchards and vegetable gardens in the village.

Until the mid-20th century, it was used by the village girls to do the laundry and as a meeting point, where they shared experiences, told jokes and sang

“copulas”. It is now a popular spot for tourists, although some of the charm has been tarnished the decision to “improve” the building with multi-coloured lights at night...

Monda offers a wide range of activities ranging from hiking, mountain biking, horse and donkey rides, to eco-cultural and ethno-social guided tours in the village. The nearby National Park is home to mountain goats, otters, wild boar, deer, owls and golden eagles, among others. The peaceful atmosphere makes it ideal for spiritual, yoga, artists and writers’ retreats. There is regular live music at the Hotel Castillo de Monda, as well as traditional local festivals, not to mention authentic cuisine.

Finally, Monda also has a romantic ghost story. In the 16th century, Beatriz, the daughter of the mayor of Monda, fell in love with Arturo, son of the mayor of the neighboring town of Tolox. One day, however, Arturo left for the recently discovered American lands, but gave Beatriz an almond blossom and said: “this flower is my heart”. One day a drop of blood sprang from the flower. Beatriz understood that her beloved had died, and she died instantly of sadness.

Since then, the ghost of Beatriz wanders through the castle, appearing at night. Villagers can still hear the mournful voice of the unfortunate maiden who died of lovesickness...

Click Here to read our other blogs.









CASA ALGAROBOS

EXCLUSIVE PROPERTY LISTING

Fully renovated to the highest standard, this exquisite property is a gem in the prestigious area of Aloha. Perfectly positioned frontline to the golf course, this home boasts an open-plan living space with bi folding patio doors that seamlessly connect the interior to the terrace and garden, creating an inviting and airy ambiance.

The property offers three double bedrooms, including a convenient ground-floor bedroom. Additionally, there is a fourth room that can be used as an office or storage space. The first floor features two terraces, each with breathtaking views - one overlooking the golf course towards the sparkling Mediterranean sea, and the other offering serene views of the iconic La Concha mountain.

€820,000

SPECIFICATIONS

3 Bed
2 Bath
145 m² Built
35 m² Terraces
0 m² Plot











CASA ALGARROBOS

Residents will enjoy access to expansive communal gardens, a refreshing swimming pool, as well as padel and tennis courts.

Situated within walking distance to the charming Aloha Pueblo and just a short drive to the vibrant Puerto Banús, this home perfectly balances tranquility and convenience.

Click Here to find out more about Casa Algarrobos.





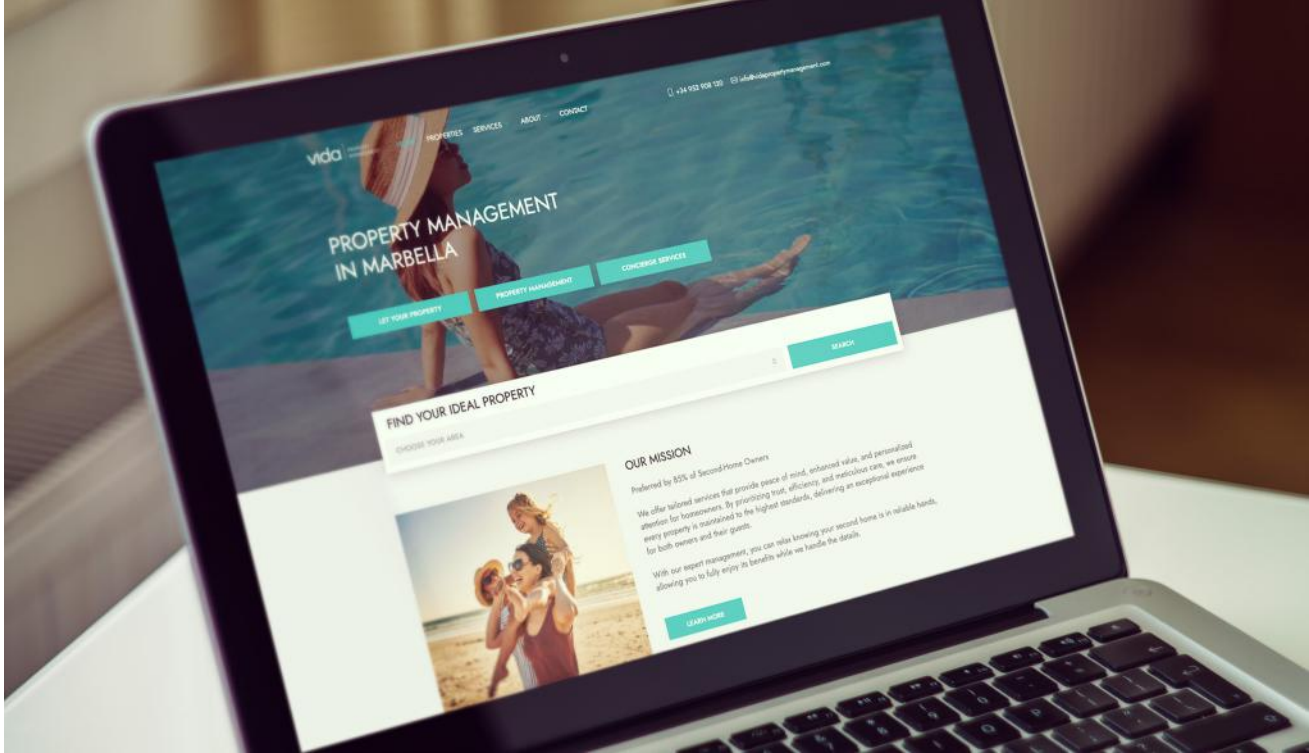
**VIDA PROPERTY
MANAGEMENT -
VENI, VIDI, VIDA!**



vida | PROPERTY
MANAGEMENT

The launch of Vida Property Management sees Asset Folio as further solidifying its position as a leader in the property market by offering clients a seamless experience from property purchase to ongoing management. Founding Partners and Managing Directors Thomas Harper and Mark Strasek both play pivotal roles in this new venture, ensuring it aligns with the company's core principles of professionalism, trust, and excellence.

Mark Strasek explains, "Vida Property Management brings peace of mind to property owners in Spain, no matter where they are in the world. Our personalised and professional service means that clients can rest assured that their villa, townhouse, or apartment is being meticulously maintained, their investment is secure, and they are partnered with a company they can trust. Our constant focus on attention to detail and thorough service mirrors the standards we have consistently maintained in all aspects of Asset Folio's business."



Thomas Harper emphasises how Vida Property Management fits seamlessly within their service model. “We guide our clients through every step of their property journey, often working with them for two to three years from the initial purchase to the handover of keys. Our high-net-worth clients expect a continuation of this premium service after the sale, which is precisely what Vida Property Management offers.”

Identifying a gap in the market for comprehensive property management, Mark and Thomas have structured Vida Property Management to deliver a truly all-encompassing service. “Traditional property management companies tend to be smaller, family-run operations that can only effectively service a limited number of properties. Vida Property Management offers

a more expansive, professional solution that ensures consistency and quality across all the properties under our care.”

Vida Property Management provides a meticulous service that includes extensive monthly reports, maintenance updates, and proactive recommendations to prevent issues before they arise. Their advanced IT system allows property owners to access real-time updates and track their property’s status remotely.

Beyond standard maintenance, Vida Property Management also offers expert guidance on interior design, furnishing, and project management for renovations or alterations. From swiftly replacing a broken window to organising cleaning services and vetting potential rental tenants, the team handles

all aspects of property care.

Mark and Thomas both agree that the key to success lies in careful planning and long-term vision. “We’ve always been strict and clear about how our business should operate. Vida Property Management is a natural extension of our services and reflects our commitment to getting things right from the outset. This approach demands more time and effort but ultimately ensures lasting client satisfaction and trust.”

“To support this expansion, we are delighted to welcome Iain McKay as Operations Manager. With a strong background in finance and a desire for a new challenge, Iain has been, and will continue to be, instrumental in both expanding the business, as well as ensuring our clients receive the highest level of service. Iain’s decades of experience of dealing with net worth individuals allows him to bring both in-depth knowledge of his clients aims as well as a unique and refreshing perspective. “With



over 20 years' experience in the banking and financial advice industry," Iain explains "I immediately identified a strong connection for clients between investing in financial instruments and investing in property. Having talked extensively to individuals about the pillars of wealth and understanding each client's wealth objectives, as well as overall goals, we can be part of an exciting and enriching new chapter in their lives! Vida Property Management creates an avenue where we can extend our collective knowledge and expertise to assist individuals in ensuring their property investment in Spain is a seamless and successful one."

Together, Iain, Mark and Thomas are excited in the future of Vida Property

Management. "We see this as the logical next step for Asset Folio, our goal is to continue delivering exceptional property management services that meet the evolving needs of our valued clients, ensuring their investment is well cared for every step of the way."

Click Here to read the Vida Property Management brochure and find out more about our services.






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.





Whether you're thinking of buying a holiday home, making an investment, or relocating to this Mediterranean paradise, this report will help you stay ahead of the curve.

The Costa del Sol is a dream destination for many, from sun-seeking retirees to savvy investors looking for their next big opportunity. With its stunning beaches, charming towns, and luxurious properties, the region has become one of Spain's most popular real estate markets. As we look ahead to 2025, it's essential for both buyers and investors to understand the key trends, predictions, and challenges shaping the market.

In 2024, we saw a steady rise in demand, particularly for luxury homes, vacation properties, and eco-friendly residences. What can we expect for the Costa del Sol property market in 2025? Whether you're



COSTA DEL SOL PROPERTY MARKET REPORT

TRENDS AND PREDICTIONS FOR 2025





thinking of buying a holiday home, making an investment, or relocating to this Mediterranean paradise, this report will help you stay ahead of the curve. Let's dive into the most important market trends, what buyers are looking for, and how to navigate the evolving landscape of property in Costa del Sol.

OVERVIEW OF THE COSTA DEL SOL PROPERTY MARKET IN 2024

MARKET PERFORMANCE IN 2024

In 2024, the Costa del Sol property market continued its upward trajectory, reflecting resilience and growth even in the face of global economic uncertainty. Prime locations such as Marbella, Estepona, and Benahavís witnessed notable price increases, particularly in high-

demand areas like beachfront villas, luxury apartments, and rural retreats. Both luxury and mid-range properties experienced heightened interest, driven by foreign investment, the increased mobility of digital nomads, and a post-pandemic surge in relocation to warmer, sunnier climates.

While the market showed robust growth, the demand for properties in Costa del Sol was also influenced by local factors, such as the region's stable economy, high standard of living, and the appeal of its Mediterranean lifestyle. Buyers from all over Europe, as well as investors from the Middle East, Asia, and the Americas, sought properties as second homes, vacation spots, or long-term investments.

The Costa del Sol remains one of Spain's most attractive regions for property investment due to its year-round mild climate, strong tourism industry, and ongoing development of infrastructure and services. As we move further into 2025, the market is expected to maintain its appeal, with continued foreign interest and an evolving buyer demographic.

CURRENT DEMAND AND BUYER TRENDS

International demand for Costa del Sol properties remains strong and continues to shift in response to evolving buyer preferences. Recent trends suggest that foreign buyers are looking for more than just a vacation home—they seek properties that offer comfort, high-end amenities, and proximity to a desirable lifestyle. Among the most popular property types are beachside villas, contemporary apartments with panoramic views, and large homes in the hills that offer peace and privacy.

In particular, we are seeing a shift toward high-tech, eco-friendly homes. Buyers from the UK, Scandinavia, and the Middle East are increasingly seeking properties that align with their values of sustainability and modern living. Solar panels, energy-efficient insulation, smart home technology, and electric vehicle charging points are now considered essential features for many buyers. This increasing preference for sustainable homes will undoubtedly play a significant role in shaping the market in the coming years.

The impact of remote work and digital nomadism cannot be ignored, as more individuals relocate to Costa del Sol to take advantage of the region's excellent infrastructure, vibrant expat communities, and access to world-class amenities. This demographic is highly motivated by lifestyle, looking for properties that support both work and leisure in equal measure.

GLOBAL ECONOMIC FACTORS

The global economic landscape in 2024 remained volatile, with inflationary pressures, shifting interest rates, and a fluctuating stock market. However, despite these uncertainties, the Costa del Sol property market has shown remarkable resilience. This is in large part due to its status as a safe-haven asset, offering buyers the opportunity to preserve or grow wealth in a region that has historically experienced consistent demand for real estate.

As a result, Costa del Sol remains an attractive proposition for international investors seeking stability, particularly in times of economic uncertainty. The region's diversified appeal—ranging from luxury villas for affluent individuals to vacation homes for middle-class families—has helped it navigate external challenges.

Moving forward, market experts predict that Costa del Sol will continue to draw investment due to its resilience, strategic location within Spain, and ability to attract a diverse group of buyers.

KEY TRENDS SHAPING THE COSTA DEL SOL PROPERTY MARKET IN 2025

SUSTAINABILITY AND GREEN LIVING

Sustainability is no longer a niche market; it has become a mainstream consideration for property buyers across the globe. In Costa del Sol, we are seeing a rapid increase in the demand for sustainable homes. Buyers are not only looking for properties with energy-efficient designs but also those that offer environmentally conscious features such as solar power systems, rainwater

harvesting, green roofs, and low-carbon materials.

In 2025, we expect this trend to intensify as Costa del Sol's developers and architects increasingly embrace green building practices. Properties with energy-efficient appliances, water conservation systems, and low-emission heating and cooling systems will command higher prices. For investors, sustainable homes offer the opportunity for both long-term capital appreciation and strong rental yields, as more tenants and holidaymakers opt for eco-friendly accommodations.

The growing interest in sustainability is also supported by Spain's commitment to reducing its carbon footprint and achieving its climate goals, making green-certified properties even more desirable in the market.

SMART HOMES AND TECHNOLOGY

The integration of technology into homes is becoming one of the most influential factors in property buying decisions. Smart homes are no longer a luxury but a necessity for many buyers in Costa del Sol. From advanced security systems to voice-controlled lighting, heating, and entertainment systems, technology is making homes more comfortable, secure, and energy-efficient.



In 2025, expect to see a higher demand for properties featuring smart home systems that can be controlled remotely via mobile apps. Features like intelligent climate control, automated window blinds, and integrated home security systems are becoming must-have elements for buyers in the region. As technology continues to evolve, so too will the features that make a home 'smart'—and these innovations are likely to increase the value of properties with such capabilities.

LUXURY PROPERTY DEMAND

The allure of luxury properties in Costa del Sol continues to grow, with Marbella remaining the epicenter of high-net-worth investment. From sprawling beachfront estates to ultra-modern villas perched on hillsides with panoramic views of the Mediterranean, the demand for exclusive properties remains strong.

High-net-worth individuals (HNWIs) continue to flock to the Costa del Sol for a lifestyle that combines luxurious living with world-class amenities. Marbella's Golden Mile and Puerto Banús, for example, are home to some of the most opulent properties in Europe. In addition to beachside homes, there is growing interest in properties within gated communities, golf course developments, and private, secluded estates that offer both privacy and luxury.

Expect luxury property prices to continue rising

in the most sought-after locations, though competition for the best properties may increase as more HNWIs look to make Costa del Sol their primary or secondary residence.

WELLNESS AND LIFESTYLE FOCUS

In 2025, wellness-focused properties are expected to gain traction in Costa del Sol. This trend is closely linked to the growing emphasis on quality of life, with many buyers now seeking homes that enhance their physical and mental well-being. Properties that feature private gyms, spa areas, meditation rooms, and even yoga terraces are becoming increasingly popular.

The demand for homes in proximity to lifestyle amenities such as golf courses, hiking trails, and cycling paths is also rising. As more buyers prioritize holistic living, homes in communities with access to wellness services—such as exclusive fitness centers and organic food markets—are becoming highly desirable.

PROPERTY PRICE PREDICTIONS FOR 2025 IN COSTA DEL SOL

PROPERTY PRICE TRENDS

Property prices in Costa del Sol are forecast to continue rising in 2025, though at a more moderate pace than in recent years. Areas such as Marbella, Estepona, and Mijas are expected to see the most significant price increases due to sustained demand from international buyers, particularly those looking for luxury

properties or second homes.

However, the pace of growth could slow towards the latter half of the year, as global economic factors such as inflation, rising interest rates, and the potential for a wider economic slowdown begin to influence the market. This could lead to more cautious purchasing behavior, particularly among investors who may become more selective about where and what type of properties to purchase.

DRIVING FORCES BEHIND PRICE INCREASES

Foreign demand, especially from the UK, Scandinavia, and the Middle East, remains a major factor in the expected price increases. The Costa del Sol's strategic location, favorable climate, and strong lifestyle appeal continue to attract buyers who are willing to pay a premium for their dream homes. In addition, the region's consistent popularity as a second-home destination means that buyers are less likely to be swayed by short-term fluctuations in the market.

Luxury properties, in particular, are expected to see price increases due to their continued appeal to high-net-worth individuals. The demand for exclusive, well-located homes in areas like Marbella's Golden Mile and Puerto Banús will likely drive up prices, especially for properties that offer a combination of privacy, proximity to amenities, and ocean views.

AFFORDABLE HOUSING TRENDS

While Costa del Sol is predominantly known for its luxury properties, there is a growing trend towards more affordable housing, particularly in inland areas and less tourist-

-centric locations. These areas offer excellent value for money and are becoming increasingly popular with both local buyers and first-time property investors.

As the demand for affordable properties grows, developers are beginning to focus on creating housing that caters to the middle-

income demographic. These properties often come with lower price tags but still offer modern amenities and excellent connectivity to key areas of Costa del Sol, making them a solid choice for long-term investment.

The Costa del Sol property market is poised for growth in 2025, offering exciting opportunities for both

buyers and investors. By staying informed about the latest trends, price predictions, and market conditions, you can make smarter decisions and capitalise on the region's appeal. Whether you're looking for a holiday home, luxury villa, or rental investment, Assetfolio is here to help you navigate the process with ease and expertise.

Click Here to read our other blogs





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.

Click Here to find out more about 709 Sierra Blanca.





BENALMADENA

DISCOVER ITS BEST LOCATIONS
AND TOURIST ATTRACTIONS



Benalmadena is one of the most sought-after destinations on the Costa del Sol, thanks to its stunning beaches, charming villages, and variety of tourist attractions.

Whether you're planning a holiday or considering a more permanent move, Benalmadena offers a range of locations and attractions that appeal to different tastes and preferences. Below, we explore the top locations in Benalmadena and the tourist attractions that make this town a must-visit destination.

BENALMADENA COSTA

Benalmadena Costa is one of the most popular areas in Benalmadena, known for its beautiful beaches, modern amenities, and



vibrant nightlife. The coastline is dotted with golden-sand beaches like Playa de Santa Ana and Playa Malapesquera, offering plenty of opportunities for sunbathing, swimming, and water sports.

The highlight of Benalmadena Costa is the stunning Puerto Marina, which has been recognized as one of the best marinas in the world. With its unique architecture, a variety of restaurants, bars, and shops, and a lively atmosphere, Puerto Marina is a favorite spot for both locals and tourists. Here, visitors can enjoy a meal overlooking the water, take

a boat tour, or visit the Sea Life Benalmadena aquarium, which is a fantastic attraction for families.

BENALMADENA PUEBLO

Benalmadena Pueblo is the old town of Benalmadena and offers a more traditional Andalusian experience. Characterized by its white-washed buildings, cobblestone streets, and charming plazas, Benalmadena Pueblo is a picturesque location that provides a glimpse into the region's cultural heritage.

One of the key attractions in Benalmadena Pueblo is the Castillo Monumento Colomares, >

a castle built to honor Christopher Columbus and his discovery of America. The castle's unique architecture and intricate details make it a fascinating place to explore. The Buddhist Stupa and Butterfly Park are also popular attractions in the Pueblo, offering stunning views and a peaceful environment for relaxation.

ARROYO DE LA MIEL

Arroyo de la Miel is the bustling heart of Benalmadena, offering a variety of shops, restaurants, and entertainment options. This area is popular with both locals and tourists due to its central location and vibrant atmosphere. Parque de la Paloma is one of the top attractions in Arroyo de la Miel, featuring beautiful gardens, lakes, playgrounds, and free-roaming animals, making it a great place for families to enjoy a day out.

The Teleférico Benalmádena cable car, which departs from near Tivoli World, takes visitors up to the top of Mount Calamorro, where they can enjoy panoramic views of the coastline and even see the coast of Africa on a clear day.

PUERTO MARINA

Puerto Marina deserves its own mention as one of the top locations in Benalmadena. This award-winning marina is known for its vibrant atmosphere, unique architectural style, and variety of dining and entertainment options. The marina is a hub of activity both during the day and at night, with plenty of restaurants, bars, and shops to explore.

In addition to the many dining options, Puerto Marina is home to Sea Life Benalmadena, an aquarium where visitors can learn about marine life and even touch some of the creatures. The marina also offers opportunities for water-based activities, such as boat rentals, dolphin-watching tours, and sailing excursions, making it a must-visit location for tourists.

TORREQUEBRADA

Torrequebrada is an upscale residential area located along the coast, known for its luxurious villas, beautiful views, and the renowned Torrequebrada Golf



Course. This area is ideal for those looking for a more exclusive lifestyle, with access to high-end amenities and a tranquil environment. The Casino Torrequebrada, located in this area, is a popular attraction, offering gaming tables, slot machines, and live entertainment.

Torrequebrada is also home to several secluded beaches and coves, providing a more private beach experience for those looking to escape the crowds. The combination of luxury living, golf, and entertainment options makes Torrequebrada one of the top locations in Benalmadena for both residents and tourists.

CARVAJAL BEACH

Carvajal Beach is located at the eastern end of Benalmadena, close to the border with Fuengirola. This beach is popular with both locals and tourists due to its clear waters, golden sands, and family-friendly amenities. Carvajal Beach is lined with a variety of chiringuitos (beach bars), where visitors can enjoy traditional Spanish cuisine while taking in the beautiful sea views.

The beach is well-equipped with sun loungers, parasols, and water sports facilities, making it a great spot for a day of relaxation and fun. Its convenient location and excellent amenities make Carvajal Beach a top choice for those looking to enjoy the best of Benalmadena's coastal living.

Benalmadena is a diverse and vibrant destination that offers something for everyone, from beautiful beaches and lively entertainment to traditional Andalusian charm and luxurious living. Whether you're visiting as a tourist or considering making Benalmadena your home, the town's top locations and attractions ensure a fulfilling and enjoyable experience.

Click Here to read our other blogs.

CASTILLO MONUMENTO COLOMARES






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

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.

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
€425,000

SPECIFICATIONS

150 units
2, 3 & 4 Bed

STATUS

Pre launch



LUXURY SEA VIEW APARTMENTS FOR SALE IN ESTEPONA

This development sets a new standard for luxury living along the Costa del Sol, blending cutting-edge design, sustainability, and wellness. With 150 residences spread across two phases, this exclusive development offers a seamless combination of elegance and practicality. Its prime location near Estepona's pristine beaches ensures both stunning views and easy access to coastal leisure. The project features climate-controlled pools, expansive green areas, and smart home technology, creating a space that enhances the modern lifestyle. Additionally, it places a strong emphasis on community, providing thoughtfully designed shared spaces that encourage interaction and connection among residents. By prioritizing sustainability and wellness, this development stands as a true symbol of sophisticated, high-end living in the region.

Click Here to find out more about this luxury development.







FROM
€1,495,000

SPECIFICATIONS

66 units
2 - 6 Bed


STATUS

Under construction

BENAHAVIS FABULOUS DETACHED VILLAS & LUXURIOUS APARTMENTS

This new development is an exceptional high-end collection of 16 villas and 50 apartments. Situated on top of La Quinta in Benahavis, on the southern edge of El Madronal, The Sky Marbella was designed according to the highest level of luxury living trends as an endless dialogue between home, the sky, and the sea.

These residences offer contemporary open-plan layouts with 2, 3, and 4 bedrooms, showcasing exceptional quality and striking finishes throughout. The property complex boasts a generous swimming pool surrounded by lush gardens, as well as state-of-the-art communal areas and amenities.

Click Here to find out more about this exceptional collection of villas and apartments. 







€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.







€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 AlcuZcuZ, 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.







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

2025



PROPERTY FOCUS

AssetFolio™

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

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

Download our comprehensive purchasing process guide.

**CLICK HERE TO
DOWNLOAD**

PROPERTY FOCUS

AssetFolio™

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

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

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

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

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

[**CLICK HERE TO
DOWNLOAD**](#)

AssetFolio™

SELLING YOUR HOME?





FOLIO

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