

FOLIO

AssetFolio™

NAYA RESIDENCES

STYLISH DEVELOPMENT OF 2 & 3 BEDROOM
APARTMENTS AND PENTHOUSES

FARMERS MARKETS

TRULY EXPERIENCE
THE MEDITERRANEAN DIET

OUTSTANDING OJEN

TRADITION AND
CONTEMPORARY LIVING

ALBARRACÍN

GET TO KNOW THE PRETTIEST
TOWN IN SPAIN

REAL ESTATE TRANSACTIONS

3 REASONS WHY
A LAWYER IS CRUCIAL

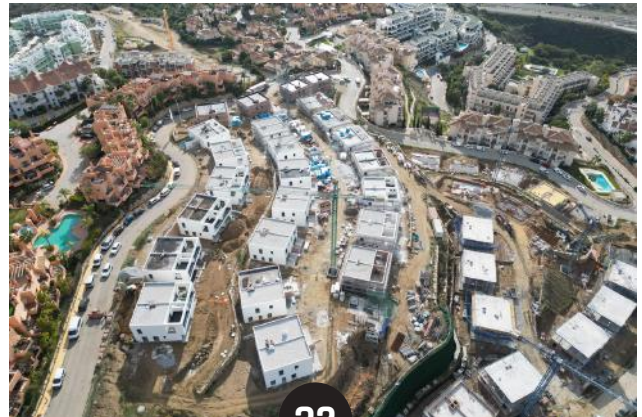
CONTENTS



30

AYANA ESTEPONA

Find out what's been happening at Ayana Estepona, a unique concept in resort development.



32

ALYA MIJAS

Watch the progress update of this development of contemporary semi-detached houses.

Articles & Property Focus

14

FARMERS MARKETS

Truly experience the Mediterranean diet

18

OUTSTANDING OJEN

Tradition and contemporary living

22

REAL ESTATE TRANSACTIONS

3 Reasons why a lawyer is crucial

26

ALBARRACÍN

Get to know the prettiest town in Spain



Folio magazine brings you all the latest from Asset Folio

8

NAYA RESIDENCES

A stylish development of 2 & 3 bedroom apartments & penthouses

60

SCENIC 4-2-1

Stunning 2 Bedroom Penthouse in Estepona - Las Mesas

66

MAREIN VILLAGE 15

Meticulously designed and fully furnished home in Marbella

78

VALLEY HEIGHTS

Exclusive residential enclave in Benahavis



14 FARMERS MARKETS

Truly experience the Mediterranean diet



26 ALBARRACÍN

Get to know the prettiest town in Spain

AssetFolio

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

FOLIO MAGAZINE EDITION 18

March 2024

Designed by Pixelperfect SL Articles by: Giles Brown

A wide-angle photograph of a modern office interior. The space features light-colored wooden flooring and a ceiling with recessed lighting. On the left, a long glass partition wall separates a lounge area with two brown armchairs and a small white table from the rest of the office. In the background, there are black office chairs and white desks. On the right, a vertical wooden pillar has a large white letter 'A' mounted on it.

MANAGING A PROPERTY PORTFOLIO OF OVER €500M



PROPERTY FOCUS

ASSET FOLIO



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

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

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

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

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

PROPERTY FOCUS

AssetFolio_™ | DIRECT

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

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

AssetFolio | **excl.**

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

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

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







INTRODUCING

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.



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



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







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

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

Click Here to find out more about Naya Residences.





FARMERS MARKETS

TRULY EXPERIENCE THE MEDITERRANEAN DIET



Andalucia is a region of farmers and artisans and has a huge area of fertile lands.

Ecological farming systems are increasingly being established, whose produce is sold in markets and specialist shops. If you travel to southern Spain be sure to try the local produce.

Fresh fruit and vegetables grown without using chemicals, wines, honey, spices and a wide range of products you can find at the 10 ecological markets we describe below. Don't miss out!



GUADALHORCE ECOLÓGICO

The Guadalhorce Valley is known as “the orchard of Málaga” and is characterised by its fertility and the cultivation of vegetables, fruit and citrus fruits. More and more farmers are signing up to ecological production and its consumers are also growing in numbers. Málaga province has nine ecological markets that belong to this new Guadalhorce network established in different towns. Marbella, Cártama, Mijas, Benalmádena and the capital of the Costa del Sol are where producers set up their stalls on weekends.

If you want to find out their opening times, visit guadalhorceecologico.es

MERCADILLO ECOLÓGICO DE ANTEQUERA

Vega de Antequera is the spiritual home of good crops and its farmers take special care with their fruit. In the city of El Torcal on the first Saturday of each month you will find this market full of local ecological produce on the Plaza de Andalucía. The potatoes are renowned in the district, as well as other fruits and vegetables that ooze nature. You can take advantage of a trip here to make some purchases, as well as visiting one of the most beautiful cities in the province.

MIEL ECOLÓGICA

Nestled in Almonte, Huelva, and surrounded by the wonderful setting of Doñana, is where you

can buy organic honey at Apícola Doñana. Sweeten your breakfast with this local product that is also mixed with pine nuts, almonds, nuts or a variety of fruits. If you want to recharge your batteries try its royal jelly. You can make the most of your visit to the province by enjoying the natural setting of the Huelva salt marshes and the unbeatable landscape of Doñana Natural Park.

FRUTAS Y VERDURAS ECOLÓGICAS

The El Carmen market in Huelva has a 100% organic stall where you can buy all the traditional produce from the Huelva countryside that has not been treated with chemical fertilisers or pesticides. You must try the organic strawberries, a delicacy for all, that has become quite an identifying emblem of this town in

Spain and in the rest of Europe. A mosaic of colours recently picked from the ground for your table.

PRODUCTOS ECOLÓGICOS DE ANDALUCÍA

Good food based on organic produce is the main slogan of the local shop "Con la mesa puesta." Its shelves are stocked with fruit, vegetables, pulses, bread, meat and fish, as well as natural cosmetics and other organic goods. If you travel to Cádiz, be sure to stop by this establishment where, if you have celiac disease or are lactose intolerant, you can find food adapted to your needs.

KOCHUMBERÍA TIENDA ECOLÓGICA, CÁDIZ

This small family shop sells natural product lines that are popular in this part of southern Spain. This organic establishment is known for its infusions and eggs laid by free range hens that eat natural cereal, which you can taste in the product. Don't miss this unique shop and be sure to visit one of the most charming towns in Cádiz, where you can enjoy a seaside sunset worthy of a film.

ECOCENTER TARIFA

Tarifa is a locality with impressive beaches boasting fine sand and crystal clear water, and is a meeting point for many nature lovers. Tarifaecocenter is an establishment that was created on the premise of comprehensive health with environmental awareness. Here you will find, in addition to all kinds of organic food, natural cleaning products and cosmetics. If you decide to take a dip in the sea in this beautiful city, be sure to visit the shop and try its products.

UVA MOSCATEL

The Málaga Museum of Wine was created from the concern and desire of the wine growing sector to have a space from which to promote the values of quality and prestige of Malagan wines and their culture. In this enclave you can find a wide range of organic wines, including those produced in the same province, which are gaining increasing recognition. If you visit the capital of the Costa del Sol you must visit this museum because, as well as learning about its history, you can taste all its varieties.

MERMELADAS ECOLÓGICAS ECO MELAR

Montejaque, in the heart of the Sierra De Grazalmena Natural Park, is home to the organic jam factory Eco Melar. Created with the aim of enabling local women to be self-employed, this establishment produces natural artisan agricultural products and fruit liqueurs. Don't miss this golden opportunity to visit one of the most important ecosystems in Andalusia and at the same time experience the authentic taste of natural jams and preserves.

MERCADILLO DE LA VIÑUELA, AXARQUÍA

If you are a fan of tropical fruits make sure to visit Axarquía Market to try its organic produce. Mangoes, avocados and custard apples are just some of the delicacies sold in the organic markets in Nerja, Torrox, Torre del Mar and Rincón de la Victoria. Its organic crops look out over the sea and are looked after with great care by local farmers, whose natural produce is becoming increasingly well-known. What better reason to visit this Malagan district and enjoy the delicious flavours of the most exotic fruits.

[Click Here](#) to read our other blogs.





Less than ten minutes'
drive from La Cañada,
Marbella's huge
commercial centre,
you can find Ojen.



One of the best known of the white villages – ‘pueblos blancos’ - of Andalucía, Ojen has a rich history. A plentiful water supply and arable land meant that the area was perfect for raising livestock and agriculture, which probably began in the Roman era.

The first time Ojén is mentioned, however, is in the “Chronicle of the exploits of the Cordoban emirs”. It details a battle in 921 outside the castle between the the Mozarabs (Christians who lived in Muslim lands), and the Moorish leader Abderramán III.

OUTSTANDING OJEN

TRADITION AND CONTEMPORARY LIVING





In 921 the Christian rebellion forced Abderramán to take the village and its church was converted into a mosque.

Life then continued relatively peacefully in Ojén, with produce including raisins, dried figs, almonds, silks, wax and honey being sent down the mountain road to Marbella for export to Africa.

In 1485, King Ferdinand captured the village during the 'reconquest'. The King decreed that no Muslims (Moriscos) could live less than a league from the coast, to avoid Muslim collaboration with Turkish and Barbary pirates. Many moved to Ojén and settled peacefully until taxes and

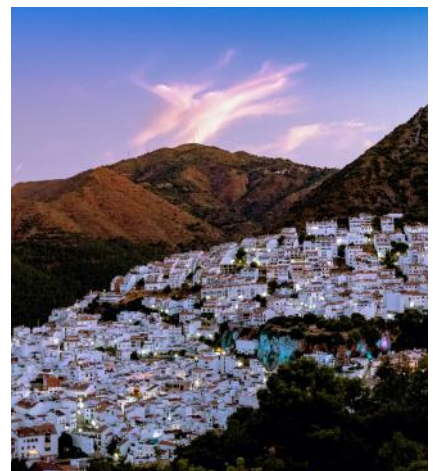
'Christianisation' ended in an uprising in 1568 in nearby Istán. Ojén rose up the following year, burning the church and crops, killing Christians and then fleeing into the countryside. The Duke of Medina Sidonia was called in to put down the uprising, which he did ruthlessly. The surviving Moriscos scraped out a living until 1609, when King Philip III expelled all the Moors from Spain.

Thankfully, Ojén has enjoyed a more peaceful history since then.

In 1772, the British chronicler Francis Carter, on a trip around Andalucía, described Ojén as "a town of affable, simple people, who do not know tea and coffee,

but enjoy goat's milk in their clay cups.

In 1906 the Marquis of Larios built the Juanar Palace as a hunting refuge, where King Alfonso XIII was once invited. The Juanar Palace was turned into a National Parador (state run hotel) in 1965. French leader Charles de Gaullesought





out the peace and quiet of the area to write his memoirs in 1968.

The greatly improved road from Marbella to Ojén, and then onwards to the Guadalhorce valley, had opened up the village both as a tourist destination as well as a permanent home for those looking to enjoy the easier pace of country living, but with all that Marbella has to offer within easy reach. Marbella's main shopping and leisure centre, La Canada, is just a few minutes' drive away and the road links onto the toll motorway, meaning that Malaga, with its international airport, can be reached in under 30 minutes. These seamless infrastructure links have made Ojén an attractive location for several contemporary, luxury developments and individual villas on the outskirts of the village.

The village itself, however, has been unaffected by these changes and life still appears to continue at the same unhurried pace that it

has done for centuries. Now a popular tourist destination - with several viewing points just off the main road that provide wonderful photo opportunities of Ojén – the Mill Museum, which allows you a glimpse of the centuries oil process of refining olive oil – Ojén's liquid gold – is just one of the attractions. A visit to Ojén's main church and the caves that surround the village are also popular.

For those who prefer their visit to be a little more lively, Ojén boasts a busy cultural programme throughout the year, including its feria and Semana Santa processions. The Castillo del Cante de Ojén Festival, held every August, is one of the most important and well attended Flamenco festivals in the region. And if you really want to let your hair down, check out the OJEANDO Festival, where leading indie, pop and rock bands take over Ojén for a weekend of musical hedonism each July!

Click Here to read our other blogs.

REAL ESTATE TRANSACTIONS

3 REASONS WHY A LAWYER IS CRUCIAL



Real estate transaction in Spain carries a unique set of legal issues and risks



Real estate transactions can be daunting and confusing unless you are equipped to deal with the endless layers of details and complicated legal documents involved. To understand the world of real estate investment, breaking the field into smaller, more manageable parts is a useful practice.

Real estate transaction in Spain carries a unique set of legal issues and risks. That is precisely why it is important to hire a real estate attorney. Here are 3 very good reasons why real estate lawyers are important for residential real estate.



**REASON #1:
REAL ESTATE LAWYERS
ENSURE THAT YOU MAKE
INFORMED DECISIONS**

Real estate law is known as being a particularly complicated field of law because of the staggering amount of details that are involved. Details are of the upmost importance when dealing with a piece of property that is a contender for being your new home. Buying a home is the most significant investment most people will ever make in their lives, so it is extremely important that you are able to make informed decisions.

Your real estate attorney will spend significant time

combing through every legal document involved in the deal you are going to make. Then they will sit down with you to explain every detail to you so that you are fully aware of what is going on. Your lawyer will also give you advice to help you make the right choices as you bring your deal to a close.

**REASON #2:
REAL ESTATE LAWYERS
CAN FIND PROBLEMS
THAT YOU CAN'T**

Real estate law is known for its complexity. The sheer volume of important details contained in a real estate purchase contract is overwhelming. Without a real estate

attorney on your side, you don't have a prayer of being able to navigate a deal like this successfully. You need a lawyer to scrutinize documents on your behalf and catch problems that you can't.

What kind of problems might your real estate attorney find?

- Problems with the title (or deed) to your property: The title is a document that proves your ownership over the property. If there is any kind of problem with the title to your property then your right to ownership of the property may be in jeopardy.

- Problems with the physical property: Sometimes properties have unanticipated problems that could end up



being a deal-breaker for you. However, you alone are not equipped to sniff out and identify these problems. Your lawyer can help you here.

- Problems in your purchase contract: It is unlikely that you will be able to vet your purchase contract properly by yourself. Your lawyer can protect you by making sure that all the terms of your contract are fair.

**REASON #3:
REAL ESTATE LAWYERS CAN GIVE YOU
PEACE OF MIND**

It bears repeating: buying real estate is the most significant investment that you will probably ever make in your life. It will be stressful. Throughout the entire process, you will interact with agents, inspectors, lenders,

and others, because these people may not be working for you, they may not have your interests at heart.

That is why the relationship you have with your lawyer is so unique: your lawyer cares about you, and you alone.

Perhaps most important, hiring a real estate attorney will give you peace of mind, which is very valuable. Instead of going gray before your time stressing out over the security of your life savings, you will sleep soundly at night knowing that your lawyer has your back.

For more advice contact:
Diana Zuuring Abogados www.zuuring.com

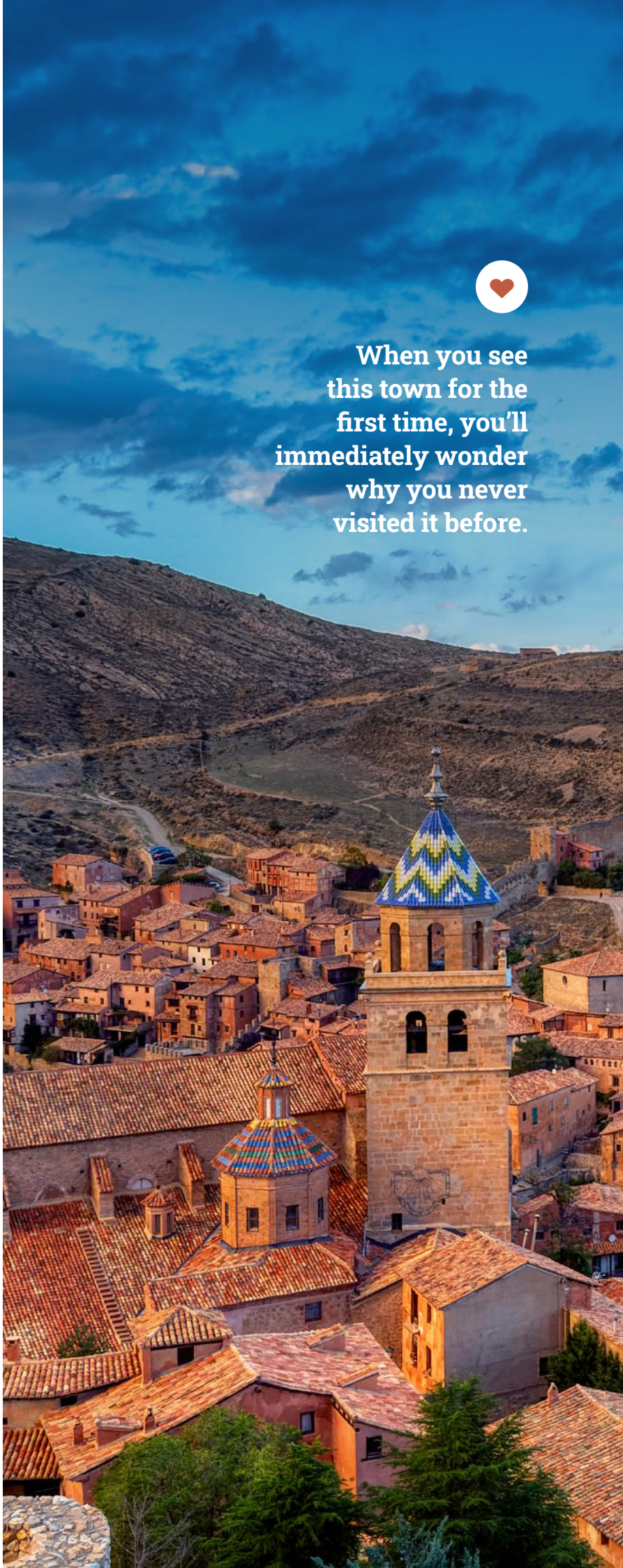
Click Here to read our other blogs.



**When you see
this town for the
first time, you'll
immediately wonder
why you never
visited it before.**

When you see this town for the first time, approaching on the winding Aragonese roads through dense countryside and steep cliffs, you'll immediately wonder why you never visited it before.

Albarracín, located in the western Spanish province of Teruel, Aragón, is a small village that seems to have been taken from a fairy tale and which, according to Spanish people, is the most beautiful town in the whole country.



ALBARRACÍN

GET TO KNOW THE PRETTIEST TOWN IN SPAIN



The village, a mere 44 hectares and with a population of just a thousand people, stands on the slope of an imposing mountain. Surrounded by a spectacular wall and with a well-preserved historical centre, this town was founded in the 11th century by Moorish settlers as a defensive mountain stronghold, with a sheer cliff-face on one side and the Guadalaviar river on the other.

Albarracín has been a National Monument since 1961. It is located 175 miles from Madrid, about 3 hours by car, and 125 miles from Valencia. Since 2011, it has formed part of the list of "the most beautiful villages in Spain", an official network that aims to promote and preserve national heritage and tourism in more unknown and sparsely populated

areas of the country. According to an opinion poll from the Spanish national newspaper "El País", Spaniards themselves think it is absolutely the most beautiful town in Spain. The newspaper asked its readers to vote for the 5 most beautiful villages from a list of 250 different municipalities, all of them with fewer than ten thousand inhabitants. The paper's petition received thousands of responses and from this vote they were able to create the ranking of the most beautiful villages in Spain.

The overall winner, Albarracín, is a forbidding fortress town and has everything a traveller could wish for: an impressively preserved old town centre, ancient stone walls that run the length of the village, the

famous Torre del Andador tower, and the ruins of an old Moorish "Alcázar" fortress, all surrounded by the Sierra de Albarracín countryside, a stunning natural wonder to behold.

This small village has more history than you can shake a stick at. At one point, it became the capital of the kingdom of Taifas, a Muslim principality in Spain, and thanks to this it continues to maintain a medieval and Islamic spirit, with houses mostly reddish because of the main building material there.

The most incredible thing about the town's houses is their unique shape, which bend outwards as they go up, almost meeting above your head as you wander down the tiny, cobbled alleyways. Extensions were built to the houses in Albarracín over the years because the owners only paid for the land space





of their homes, and decided to gain extra room by building outwards on the upper floors. It's truly a sight to see, and helps to make Albarracín a place like no other.

There are many other monuments of interest in Albarracín. The most important is the Alcázar, a medieval fortified castle from the Taifa period that was built in the eleventh century. There is also the Cathedral of San Salvador, from the 16th century, the old Episcopal Palace, the Church of Santa María and the Plaza Mayor with its town hall – a veritable treasure trove of architectural artefacts and living history that are decorated inside with intricate wooden carvings and ancient frescoes. From the main square, you also have a great viewpoint over the river Guadalaviar and the forested hills that stretch for miles, the view that made this town such a pivotal strategic site so many years ago.

In the area surrounding Albarracín, there is the Albarracín Cultural Park, which contains a collection of Neanderthal rock art declared a World Heritage Site by UNESCO, as well as artefacts from the Spanish Civil War and various traditional constructions like kilns and mills. In the Sierra de Albarracín you can visit the springs and lagoons of such rivers as the Tagus, Guadalaviar and Cabriel. Horseback

riding and bicycle rides are also popular in the area. The whole region is located within the Montes Universales National Reserve, so you can observe the flora and fauna typical of the district. If you're lucky, you might even get to see the most iconic local animals, wild boars and deer.

Another great reason to visit Albarracín, and undoubtedly one of the reasons why it was voted the best village in Spain, is its food. In particular, the gazpacho, the oxtail stew and the delicious Arabian donuts stand out. This is on top of magnificent local products such as the famous artisanal cheese from the Sierra de Albarracín and mushrooms from its forests.

In short, there's no end of reason to visit Albarracín, and to get there you can go by car or take one of the buses from Madrid. Once there, you can stay in any of the incredible hotels in the municipality, or in one of their local accommodations, in many cases at very affordable prices. Incidentally, Cudillero, in Asturias, and Santillana del Mar, in Cantabria, ranked second and third on the list of the best towns in Spain drawn up by the *El País* newspaper.

Click Here to read our other blogs.



**EUROPEAN
PROPERTY
AWARDS**
DEVELOPMENT

LAUFEN



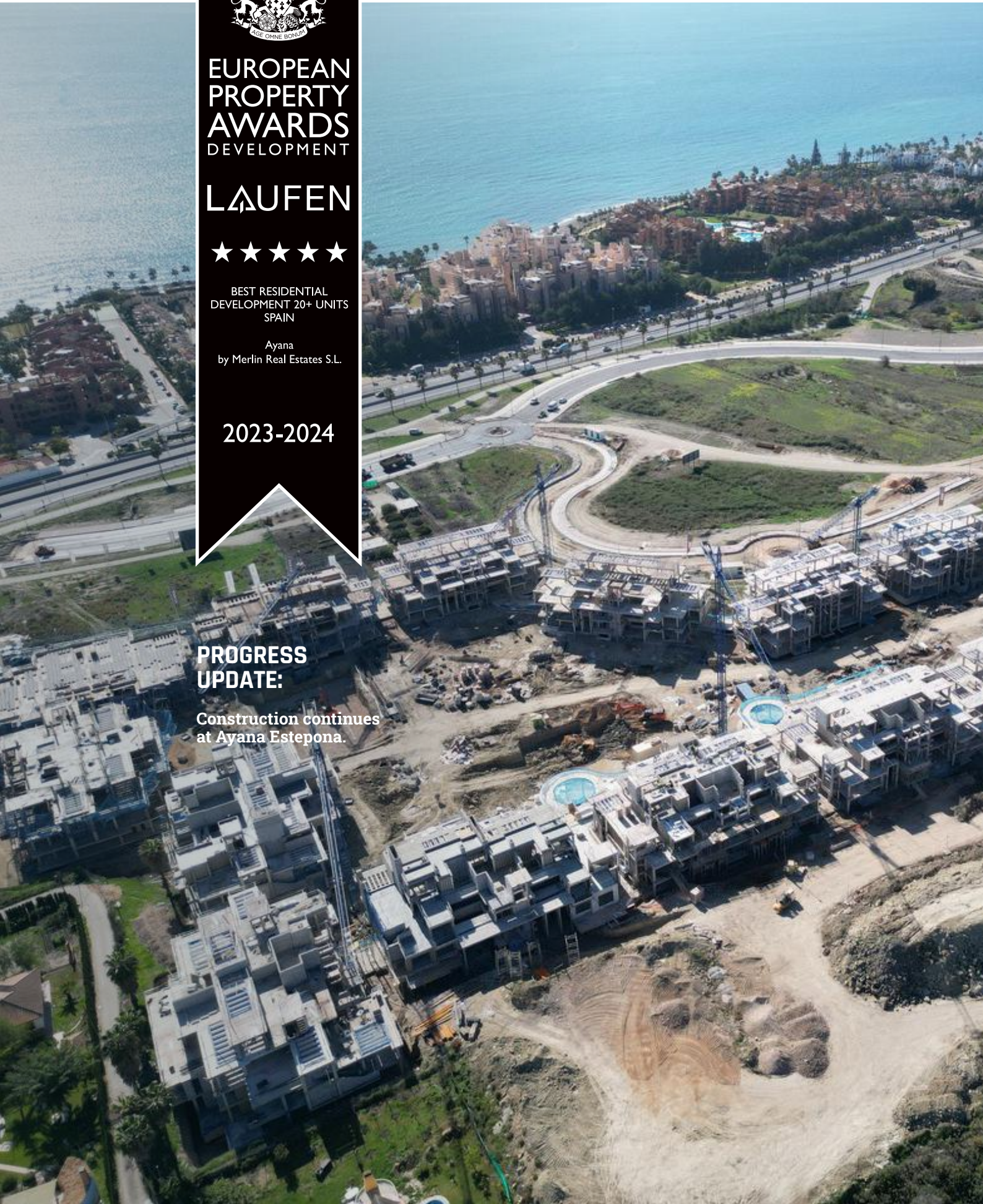
BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024

**PROGRESS
UPDATE:**

Construction continues
at Ayana Estepona.





RESIDENCES FROM

€845,000

PENTHOUSES FROM

€1,395,000

AssetFolio

excl.



AYANA

ESTEPONA

REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

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

SOPHISTICATED ARCHITECTURE

Ayana showcases an exceptional and truly effortless living experience. Featuring sophisticated architecture by Villarroel Torrico, inspiring interiors from Gunni & Trentino and showcasing Lutron's wireless smart-home automation system as standard, a first for apartment development on the Costa del Sol.

COMMUNITY

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

THE RESIDENCES

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

THE PENTHOUSES

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

Click Here to find out more about Ayana Estepona.

Alya Mijas

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:

Watch the latest construction update from Alya Mijas.

PRICES FROM JUST
€389,000



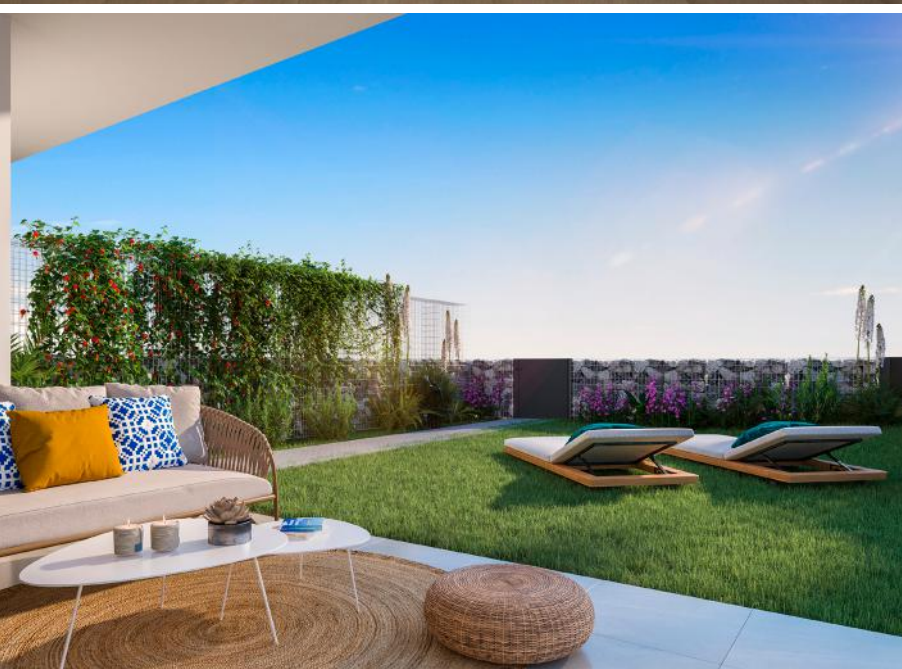


Alya Mijas

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

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

Click Here to find out more about Alya Mijas.





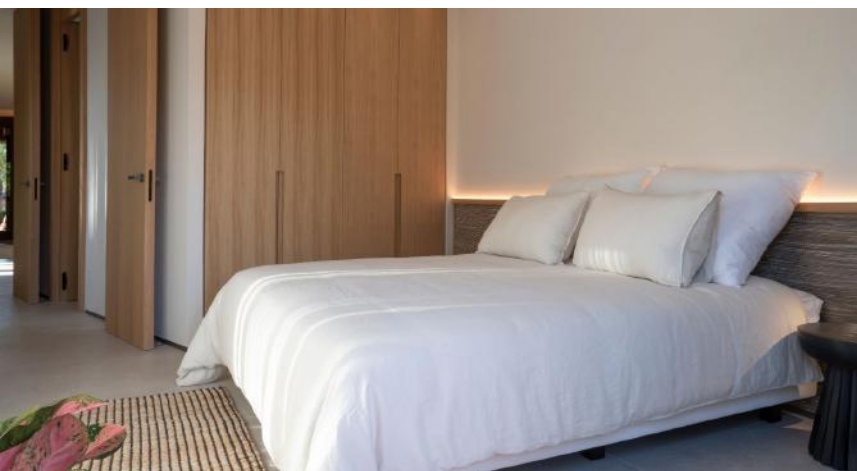




€1,425,000

SPECIFICATIONS

3 Bed
3 Bath
202 m2 Built
55 m2 Terraces
0 m2 Plot



RESALES

**PRIME LOCATION
BEACHFRONT
NEWLY RENOVATED
APARTMENT**

This luxurious home is located in a prime beachfront complex on the prestigious New Golden Mile.

The apartment features 3 bedrooms and bathrooms, a modern open-style kitchen with brand-new appliances, a spacious living room with a dining area, and a private terrace offering lovely garden views. It comes equipped with hot/cold air conditioning, underfloor heating, an alarm system, and built-in wardrobes. The complex offers 24-hour security, beautifully maintained tropical gardens, fountains, and lakes. Residents can enjoy two large swimming pools, an indoor heated pool with a jacuzzi, sauna, and a gym.

Click Here to find out more about this charming property.







€899,000

SPECIFICATIONS

- 4 Bed
- 4 Bath
- 203 m2 Built
- 25 m2 Terraces
- 0 m2 Plot



RESALES

**BRIGHT NEWLY
RENOVATED
TOWNHOUSE CLOSE
TO GOLF**

Welcome to this elegant home that is combining modern style and contemporary interiors.

Distributed over 3 levels, this lovely townhouse offers: 4 bedrooms & 4 bathrooms, an open plan kitchen & living room, west facing terraces with magnificent views over the golf course, basement with an extra living room & kitchen, and your own car parking.

Click Here to find out more about this charming property.







€2,650,000

SPECIFICATIONS

3 Bed
2 Bath
137 m2 Built
84 m2 Terraces
0 m2 Plot



RESALES

**GOLDEN MILE
NEWLY RENOVATED
APARTMENT
WITH PANORAMIC
VIEWS**

Every aspect of this apartment in the exclusive Altos Reales development has been carefully designed to create a unique living experience.

Elegant floors, contemporary made to measure furniture, natural fabrics and textures, an open designer kitchen with top-end German appliances, tailormade wardrobes, a Bang & Olufsen sound system, underfloor heating and an electric fireplace are just a few of the features that make this property so unique. The spacious terrace is the perfect place to disconnect and enjoy the open sea views and the lush nature.

Click Here to find out more about this charming property.







€1,765,000

SPECIFICATIONS

- 3 Bed
- 2 Bath
- 127 m2 Built
- 43 m2 Terraces
- 0 m2 Plot



RESALES

**NEW GOLDEN MILE
FRONTLINE BEACH
APARTMENT**

Fully renovated top quality 3-bedroom ground floor apartment in Cabo Bermejo. Frontline beach, south/west facing, sea views, quiet and private. Direct access to the beach.

Spacious living and dining area with fully fitted open plan kitchen (Miele appliances) and direct access to a large terrace, master bedroom ensuite and two guest bedrooms sharing one bathroom. One underground parking and one storage. Communal nature, lush gardens, gym and community outdoor and indoor pool. Great location. Less than 5 minutes drive to all amenities.

Click Here to find out more about this charming property.







FROM
€1,990,000

SPECIFICATIONS

48 units
2, 3 & 4 Bed

STATUS

Pre-launch



NEW DEVELOPMENTS

**PRIVILEGED
HILL SIDE MODERN
APARTMENT COMPLEX
WITH SUPERB VIEWS**

Expectational 2, 3 and 4 bedroom apartments, penthouses and super-penthouses, located within the Real de La Quinta Residential Country Club Resort. This fifth project represents a significant elevation in the concept, quality and lifestyle within the resort.

The complex boost a contemporary design which captures the sensations this prime location engenders whilst the natural materials used throughout the construction create a powerful connection with the natural surroundings.

Click Here to find out more about this charming property.







FROM
€293,000

SPECIFICATIONS

252 units
1, 2, 3 & 4 Bed

STATUS

Under Construction



NEW DEVELOPMENTS

**MODERN HIGH-RISE
RESIDENTIAL BUILDING
IN MALAGA**

Located on the edge of the Guadalmina river in the center of the vibrant city of Málaga on the Costa del Sol, the urban sky complex is a truly unique project overlooking the entire city and the historical city center. It will be definitely synonymous of quality and a unique lifestyle.

With 252 apartments, ranging from 1-4 bedrooms, the complex offers common area such as a co-working area, a laundry service, a rooftop pool with bar and a cinema. The panoramic view from the 30th floor makes it a unique project in the Costa del Sol.

Click Here to find out more about this charming property.







VILLA ROSAS

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

It is a superb property set on a spacious plot of over 1,218m² and surrounded by some of the most prestigious championship golf courses in the area including Las Brisas, Los Naranjos and Aloha. Its enviable location makes Villa Rosas the perfect holiday retreat or permanent home for those looking for a healthy mediterranean lifestyle.

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

€3,995,000

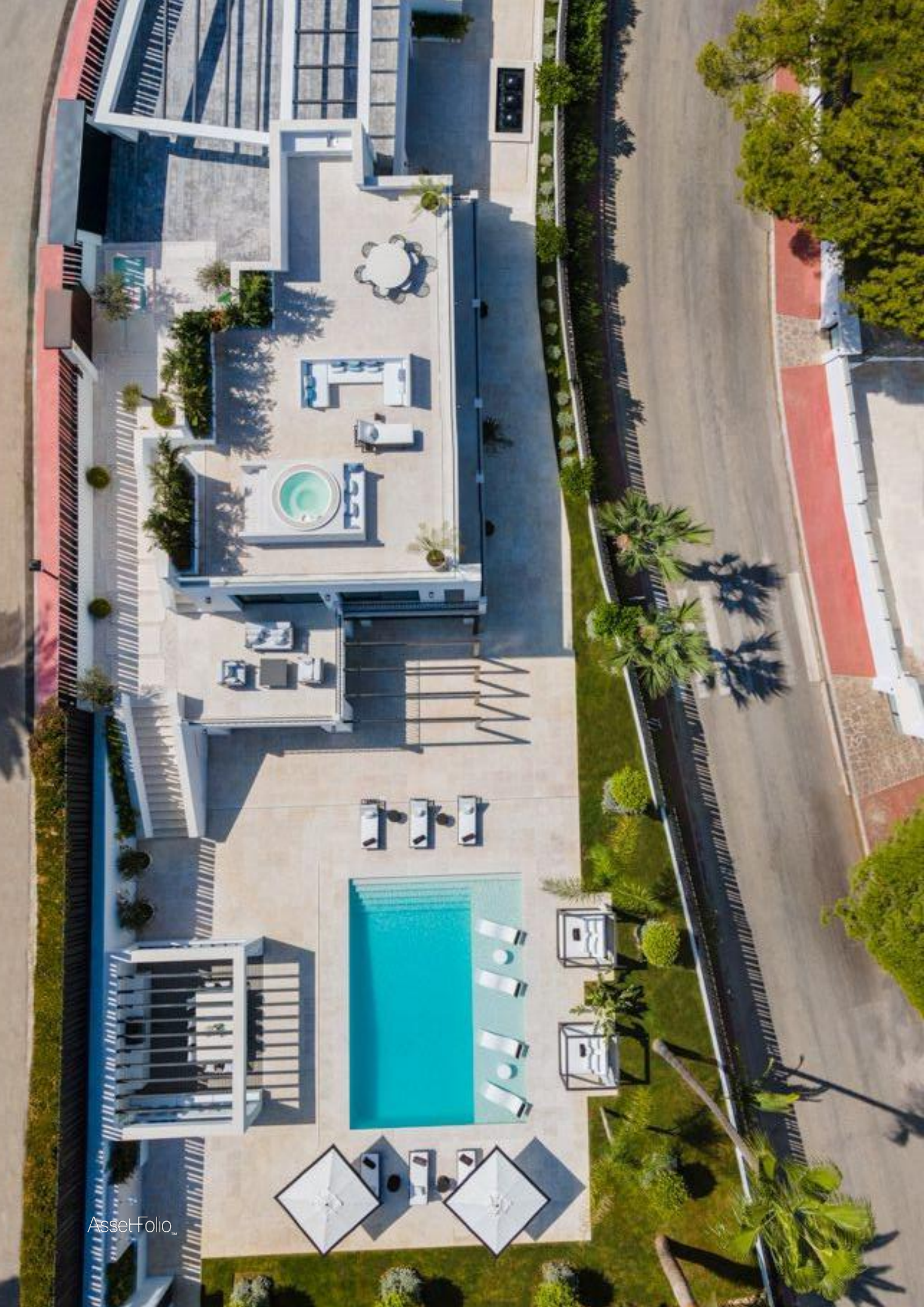
SPECIFICATIONS

- 5 Bed
- 5 Bath
- 446 m² Built
- 171 m² Terraces
- 1218 m² Plot









VILLA ROSAS

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

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

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

Click Here to find out more about Villa Rosas.



JACARANDAS 12

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

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



€799,000

SPECIFICATIONS

2 Bed
2 Bath
116 m² Built
40 m² Terraces









JACARANDAS 12

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

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

Click Here to find out more about Jacarandas 12.







Scenic 4-2-1

E S T E P O N A

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

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

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

€815,000

SPECIFICATIONS

2 Bed
2 Bath
150 m² Built
193 m² Terraces
0 m² Plot









Scenic 4-2-1

E S T E P O N A

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

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

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

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

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





MAREIN VILLAGE 15

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

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

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



€795,000

SPECIFICATIONS

4 Bed
142 m² Built
94 m² Terraces
94 m² Plot









MAREIN VILLAGE 15

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

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

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

Click Here to find out more about Marein Village 15







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

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

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

€2,800,000

SPECIFICATIONS

6 Bed
5 Bath
383 m² Built
150 m² Terraces
1005 m² Plot









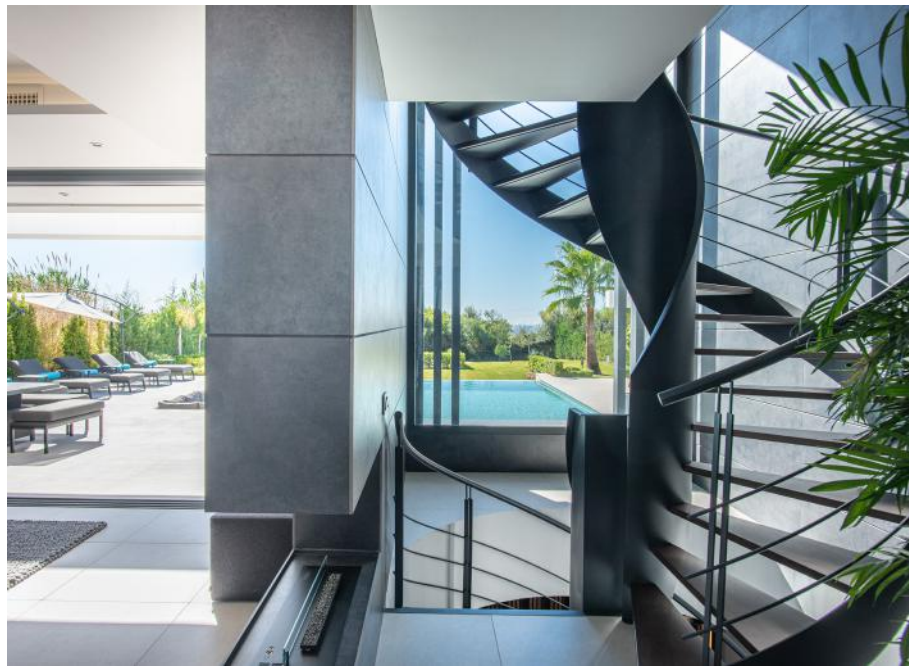


Upstairs a sophisticated master suite opens to a terrace with gorgeous views. An impressive basement level includes plenty of entertaining features such as a TV area, wine bodega and cinema room.

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

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

Click Here to find out more about Villa 17.



Valley Heights

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

Featuring a accommodating and luminous interior, the flat boasts a modern fully equipped kitchen, a generous living room, dining area, and a large terrace spanning 60m².

€599,000

SPECIFICATIONS

3 Bed
3 Bath
148 m² Built
58 m² Terraces











Valley Heights

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

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

Click Here to find out more about Valley Heights.



PURCHASING PROCESS

2024



PROPERTY FOCUS

AssetFolio™

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

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

Download our comprehensive purchasing process guide.

**CLICK HERE TO
DOWNLOAD**

PROPERTY FOCUS

AssetFolio™

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

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

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

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

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

**CLICK HERE TO
DOWNLOAD**



SELLING YOUR HOME?



FOLIO

AssetFolio™

assetfolio.com