

FOLIO

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COSTA DE LA LUZ

STRESS BUSTING

MORAGA MAGIC

AN ANDALUSIAN NIGHT-TIME BARBEQUE
UNIQUE TO MÁLAGA PROVINCE

SOTOGRADE

SUBTLE STYLE

THE BRITISH ARE STILL COMING!

LATEST FIGURES SHOW THAT BRITISH BUYERS
ARE CONTINUING THEIR LOVE AFFAIR WITH SPAIN

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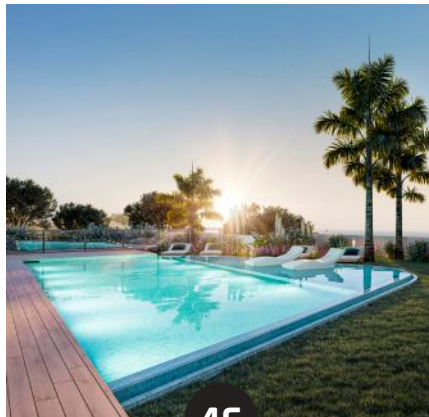



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LΔUFEN
**AWARD
WINNER**
 2023-2024

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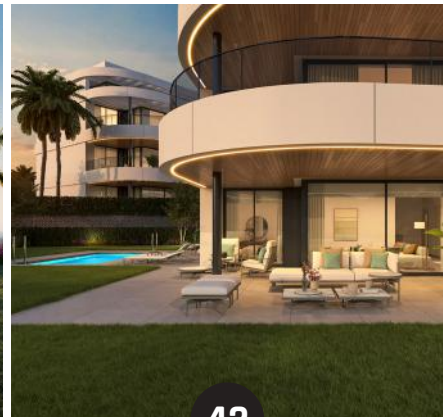
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AssetFolio

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

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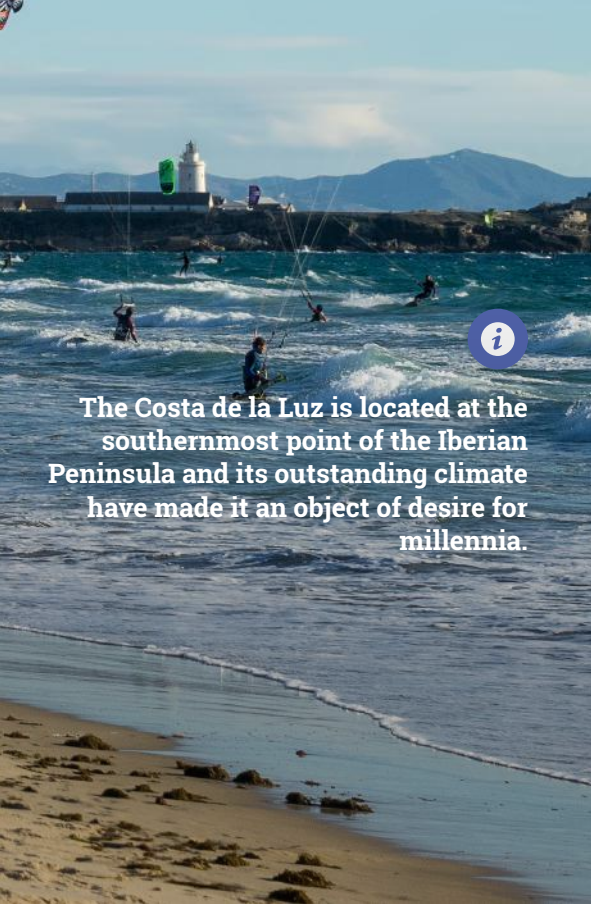
COSTA DE LA LUZ

STRESS BUSTING





Marbella Stress may sound like the largest oxymoron since The Saudi Arabina Campaign for Real Ale, but sometimes the pressures of modern Marbella living, especially when the madding and frequently maddening masses descend in August, means that even the most dedicated Marbelli needs to escape and chill out.



The Costa de la Luz is located at the southernmost point of the Iberian Peninsula and its outstanding climate have made it an object of desire for millennia.



Luckily, the Costa de la Luz, with its miles of white sandy beaches, clear Atlantic waters and relaxed surfer meets Boho vibe, is less than an hour away.

Its location at the southernmost point of the Iberian Peninsula and its outstanding climate have made it an object of desire for millennia. The Phoenicians, Greeks, Romans, Visigoths and Moors have all left their historic footprints along the more than 200 km of Spain's finest golden beaches.

The clear, although sometimes bracing sea is the main attraction. If you want action, the region's waves and winds are ideal for top quality water sports.

Surfing, windsurfing and kitesurfing are perfect for burning off adrenaline in this unique setting, with one of the highlight of the drive being the sight of hundreds of kitesurfers as you head down towards Tarifa. The immense stretches of sand on beaches like Bolonia and Valdevaqueros close to Spain's surfing capital have to be experienced to be believed, as do those at Matalascañas and Mazagón in Huelva.

The Costa del la Luz is place where you can do more than just relax. This is also the home of Doñana National Park, the most important nature reserve in Spain, offering spectacular nature with wetlands, marshlands, and unique

wildlife, including colourful flamingos. After so much activity, you will want to recover your strength with a good meal. Local specialities like bluefin tuna, Huelva prawns and Sanlúcar king prawns are delicious and you can also take the opportunity to discover all the different types of sherry from Jerez, the area's most famous export, which is less than 30 minutes' drive inland from the coast.

You can enjoy art and history anywhere on the Costa de la Luz. Cities like Cadiz, which featured in the previous issue of Folio, has played an important part throughout the history of Spain, will surprise you with their architecture of whitewashed houses, churches and fortifications.



The popular Bajo de Guía Beach is where the Sanlúcar de Barrameda famous horse races are held every year.

El Rocío hermitage in Ayamonte, Huelva



Cádiz province is also beautiful inland, and is a wonderful area to explore. It is home to the famous white villages, 19 places with whitewashed houses perched among the mountains. A place where humans have hardly affected the natural landscape, with fabulous scenery any traveller will enjoy.

Neighbouring Huelva Province is also bursting with history. Villages like Moguer and Palos de la Frontera welcome you to the Lugares Colombrinos. These are places where you can learn all about the voyages of Christopher Columbus and the discovery of America. Also in Huelva, May or June sees the annual festival and pilgrimage of El Rocío. Spain's most popular procession wends its way, with music and devotion, to the village of Almonte.

Sanlúcar de Barrameda is at the mouth of the Guadalquivir River, the natural channel along which major cultures and civilisations have travelled, leaving behind their indelible marks. Its exceptional location opposite Doñana National Park, Spain's most important Biological Reserve, makes it an ideal starting point for visitors who want to reach this nature area. The popular Bajo de Guía Beach is where its famous horse races are held every year.

But back to the beach. Chipiona, Rota, El Puerto de Santa María, Puerto Real, Chiclana, Conil, Barbate and Tarifa are some of the main towns and cities, with spacious beaches, tourism infrastructures and clear waters. These areas are perfect for windsurfing, while underwater fishing is also popular in the crystalline waters off the numerous beaches: Los Lances, Bolonia, Punta Paloma, de la Plata, Valdevaqueros and Torre de la Peña.

As the sun sets on the beach, the Costa de la Luz's more relaxed nightlife comes alive. Not so much of the high octane partying and expensive clubs of Marbella, the vibe is much more informal and Bohemian, with the emphasis on genuinely friendly fun and dancing beneath the stars. It is the perfect place to show off the Boho outfit that you brought earlier, in one of the many independent fashion shops that you can discover in the twisting streets of the old towns.

Feel the taste of the Atlantic on your lips and the kiss of the sun your skin as you head to your boutique hotel as the night ends, shedding your stress the way that only the Costa de la Luz can do. Tomorrow the sun rises early and another perfect day on the beach beckons...

Click Here to read our other blogs.





EXCLUSIVE PROPERTY LISTING

 **MARBELLA LAKE**

This brand new, luxurious 2-bedroom, 2-bathroom elevated ground floor apartment is nestled in a serene gated complex adjacent to a picturesque lake.

As you enter, you're greeted by sleek, modern finishes that exude sophistication and style. The spacious living area boasts floor-to-ceiling windows, allowing natural light to flood the space while offering breathtaking views of the shimmering sea. Step outside onto your expansive terrace, an inviting extension of your living space where you can take in the panoramic vistas.

€625,000

SPECIFICATIONS

- 2 Bed
- 2 Bath
- 93 m² Built
- 42 m² Terraces
- 0 m² Plot











MARBELLA LAKE

The gated complex offers residents exclusive access to sparkling pools, surrounded by meticulously manicured gardens, providing a serene oasis to relax and unwind.

Convenience is key with this apartment, as it comes complete with a private underground parking space for your vehicle and a storage room.

Click Here to find out more about Marbella Lake.



The modern moraga
dates back to the
19th century

Think “Marbella Beach Party” and images probably spring to mind of champagne spraying celebrations in a swish beach club; scantily clad girls dancing around the pool to a thumping bass line and more Premiership footballers than a referee can wave a red card at.

There is, however, a more traditional and thankfully much more relaxed beach party. The ‘Moraga’ is an Andalusian night-time barbeque unique to Málaga province. What makes a moraga extra special, apart from getting together with good friends as the sun dips below the Mediterranean horizon, is the way that the food is cooked. Rather than dragging a barbeque onto the beach (spoiler alert. You are not allowed to), moragas involve cooking with charcoal on colourful containers already in place, often created from old fishing boats.



MORAGA MAGIC

AN ANDALUSIAN NIGHT-TIME BARBEQUE UNIQUE TO MÁLAGA PROVINCE





> The boats are filled with sand and covered in coals and, when hot enough, the first speciality of the evening is prepared. Normally this will be sardines cooked 'espeto' (on a stick), and a tempting array of other types of marinated fish, meat and vegetables then follows, all washed down with a few beers or tinto de verano.

Just for once, the history behind this particular celebration does not involve the Romans, Visigoths or Moors – although I have a sneaking suspicion that the Romans, with their love of a good time, must have held beach parties at some stage.

The modern moraga dates back to the 19th century, when fishermen's nets would be thrown into the shallows and the fishermen, their friends and families whatever was caught. At the end of the day, the catch would be cooked on a small wood fire by the sea, and the food preparation and cooking would be accompanied by singing, dancing and guitar playing. The moraga was even the subject of painting of the same name by mid 19th century Malaga artist Horacio Lengo, although to be honest the assembled children in the aforementioned artwork don't seem to be particularly enjoying themselves.

Take an evening stroll along the beachfront paseo and you are almost certain to see families or groups of friends enjoying moragas, with the enticing smell of sardines roasting over burning coals wafting over. If you are tempted to organise your own moraga, there are a few requirements that you should bear in mind.

Firstly, you cannot just turn up to the beach and start cooking. Marbella Town Hall has 56 designated moraga grills for use between June 1 and October 15. There are 33 on El Cable beach in Marbella (including two for people with reduced mobility – PMR), three on Playa del Rodeito in Nueva Andalucía, 17 on San Pedro Alcántara Beach (2 for PMR) and three on La Víbora Beach in Las Chapas. The

operating hours are from 8pm-1am, and the moraga must be requested at least three days before the event.

You can find more information on how to book on the Marbella Town Hall website, but among the do's and don'ts are regulations on the size of gathering (30 people maximum), and a ban on most portable music systems. The idea behind the moraga is to enjoy the lapping sound of the waves as you eat – not

Spanish pop at full blast!

Why not try to organise a moraga with a group of friends this summer? As you watch the sun set on another perfect Mediterranean day, take a sip of your drink and savour the smell of grilled sardines, you will once again congratulate yourself for moving to Marbella!

Click Here to read our other blogs.



EXCLUSIVE PROPERTY LISTING

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.



€769,000

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.



SOTOGRADE

SOTOGRADE IS THE EMBODIMENT OF STEALTH WEALTH





Club Real de Golf Sotogrande quickly became the central hub for life in Sotogrande, becoming the meeting point for golf, parties and social life in general.

There is an old English expression “Money talks, but wealth whispers”, and in Sotogrande cold hard cash is almost silent. In contrast to the heady hedonism of Marbella, where it “Don’t mean a thing if it ain’t got that Bling”, Sotogrande is the embodiment of stealth wealth, where millionaires drive electric Mini Mokes rather than Maybachs.

August, when the well-heeled descend from Madrid, Mayfair and old money locations, is the perfect month to visit Sotogrande. It is the season for discreet private parties in family villas set well back from impeccably maintained avenues, watching some of the world’s best polo players in civilised surroundings or gracefully gliding out from the marina towards Gibraltar on a classic yacht.



The history of Sotogrande is fascinating. Joseph McMicking was a Filipino-American businessman who had served in General MacArthur's General Staff during the Second World War. Tragically, McMicking was present at the liberation of Manila when he discovered that the Japanese Secret Police had executed his mother, two sisters and brother during the brutal battle for the capital.

By the late 50s he was president of the Ayala Corporation, one of the biggest companies in the Philippines and, inspired by the luxury resort development called The Forbes in his home country, as well as the Pebble Beach resort in California, decided to create an exclusive

resort and residential community. He decided it must have fertile land, a river, access to plenty of water, large and unspoiled beaches, and close proximity to an airport.

McMicking's cousin, Freddy Melian, was sent to southern Spain to look for areas that fitted the criteria. Freddy set out on a motorbike and soon discovered a finca called Paniagua near San Roque, which had everything his cousin was looking for. Large, unspoiled beaches along the Mediterranean coast, the river Guadiaro and the nearby natural water reserves, plenty of rural and fertile land, and within close proximity to the airstrip of Gibraltar.

Sotogrande was founded in 1962 by the Filipino-American businessman Joseph McMicking, who

was the president of the Ayala Corporation in Makati, in the Philippines. He also served for the United States Army as a pilot in World War II. He was inspired by the luxury resort development called The Forbes in the Philippines, as well as the Pebble Beach resort in California from his time studying at Stanford University, and was looking to create something similar, an exclusive resort and community. His requirements in his search included fertile land, a river, access to plenty of water, large and unspoiled beaches, and close proximity to an airport.

Along with his nephews, Jaime and Enrique Zobel, they purchased an area of 1800 hectares and on September 19, 1962, Financiera Sotogrande de Guadiaro SA was incorporated.

One of the first objectives was to create a golf course.

McMicking commissioned the renowned golf course designer Robert Trent Jones, who created the Club Real de Golf Sotogrande. The club quickly became the central hub for life in Sotogrande, becoming the meeting point for golf, parties and social life in general.

The sporting theme continued - Enrique Zóbel was a keen polo player and president of Manila Polo Club, and in 1965, he oversaw the construction of the first polo field, with the first tournament taking place in 1967. As Sotogrande grew, so was the need for accommodation, with an old hostel being completely refurbished in 1997 to become Sotogrande's first hotel – the Hotel Tenis. In the same year, they also created the first beach club – El Cururucho – which is now Trocadero Sotogrande.

In 1969, ailing dictator Franco threw a diplomatic hissy fit and closed the border with Gibraltar, a decision that actually benefitted Sotogrande. With the airport now out of bounds, Sotogrande became a discrete destination that was spared the concrete tsunami that engulfed the fishing

towns of Torremolinos and Benalmadena close to Malaga airport.

In 1974 McMicking once again turned to Robert Trent Jones to construct the second golf course for the resort, called Nuevo Sotogrande. In 1984 it was bought by local resident Jaime Ortiz-Patiño, who had it remodelled and renamed as Valderrama. This became one of the most prestigious golf courses not just in Spain, but in Europe, hosting the Volvo Masters from 1986-96 and 2000-08, the 1997 Ryder Cup, the Amex World Golf Championship in 1999 and 2000, and the 2016 Spanish Open.

Polo also continued to be a focal point. Santa María Polo Club began hosting more games and tournaments every year, as well as attracting more visitors and more sponsorship. In 1992 the fields of Puente de Hierro I and II opened; and in 1995 the Hacienda de San Enrique I and II fields were built. In 2003 two of four new Los Pinos fields were inaugurated, and in 2008 the 2,500 square metre pavilion was opened. The end of August

sees the most important tournament, the Copa de Oro, attract some of the finest polo players from around the world.

The final piece of the puzzle was Sotogrande Marina. In 1987, the marina was inaugurated with the official name Puerto Deportivo Sotogrande, with a new hotel, the Club Marítimo, was constructed in the port, as well as beachfront apartments. This became not only a new social hub for Sotogrande, but also attracted notaries, accountants, lawyers and architects, who joined the traditional aristocrats and financiers in making the resort their year round base.

So wherever you find yourself in Sotogrande this summer – in the clubhouse after a round of golf, in a terrace overlooking the marina, on your hotel balcony enjoying a sundowner or watching the frenetic action on the polo fields, pause for a moment and raise a glass to the incredible Joseph McMicking. His singular vision resulted in something, subtle, stylish and singularly Sotogrande!

Click Here to read our other blogs.







DIRECT PROPERTY LISTING

IFIELD HOUSE

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

€1,395,000

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.





THE BRITISH ARE STILL COMING!



The market may have undergone a period of readjustment, but the latest figures show that British buyers are continuing their love affair with Spain.



According to the most recent report from the Land Registrars' Association, Spanish property sales involving British buyers declined by 11% in the first quarter, but they were still the biggest national group by far.

More than 1,960 Spanish home sales involved a British buyer, down 11 percent on the same time last year, and 10 percent below the ten-year average. The British share of the foreign market fell to 9.1 percent down from a high of 21.9 percent in the 1st



Quarter of 2016. Nevertheless, the British still had the biggest market share, ahead of Germany in second place with 6.8 percent.


British demand for property in Spain is holding up surprisingly well compared to other countries in the period after Brexit and the pandemic, and it will be interesting to see what impact, if any, a Labour government back home has on British demand for property in Spain. Overall, the Spanish property market enjoyed a soft landing in 2023 after an extraordinary boom that followed in the

wake of the pandemic.

At the recent UK election, the Labour party under Sir Keir Starmer won two thirds of seats and a massive majority on the back of one fifth of the eligible vote. If Labour remain true to their election manifesto, taxes will have to go up significantly to pay for the party's vision of a bigger state, net zero, reward client groups, and satisfy the emotional desire of left wing voters to see wealth redistributed.

If Labour goes hard after private wealth and raises taxes, you would expect that to drive more British buyers to Spain. Bond markets





“Barcelona is already full of French entrepreneurs and tax refugees who like living in a pleasant city just one hour from France by train.”

can turn their back on the government like they did on Liz Truss, but taxpayers have to pay and if higher taxes in the UK start to bite, an increasing number of wealthy people will vote with their feet. Spain is obviously an attractive destination as France is in the middle of political turmoil. With the hard Left in government, nobody will invest in France for the near future. Rich people are already leaving before the hard Left get a chance to impose their promised 'Exit Tax' to trap wealth in the country.

Mark Stücklin from the Spanish Property Index comments, “Barcelona is already

full of French entrepreneurs and tax refugees who like living in a pleasant city just one hour from France by train. I expect there will now be a surge in French tax refugees heading for Barcelona, and an increase in British tax refugees heading for the Spanish coasts and islands, including some who might otherwise have gone to France. British and French buyers are already the first and third biggest group of foreign buyers respectively, so an increase in buyers from both countries would have a big impact on the Spanish property market”.

Click Here to read our other blogs.



In France, rich people are already leaving before the hard Left get a chance to impose their promised 'Exit Tax' to trap wealth in the country.



**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.





PENTHOUSES
FROM
€1,795,000

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.



AssetFolio | **excl.**

THE PENTHOUSES AT AYANA ESTEPONA

The ultimate expression of the Ayana living experience, the penthouses are a perfect combination of all that makes Ayana so unique.

INTERIORS

The interiors have been finished to the highest standards. A balanced use of natural materials gives a fresh and modern flair, while still hinting at tradition.

TERRACES

Private, spacious terraces allow you to take in

the fabulous views of the Mediterranean and beautiful countryside, perfect for entertaining or enjoying some private downtime.

INFLUENCES

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

Click Here to find out more about The Penthouses at Ayana Estepona.



FOLIO MAGAZINE · AUGUST 2024



CONSTRUCTION CONTINUES AT
NAYA RESIDENCES. WATCH THE PROGRESS:



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.



NAYA RESIDENCES

Naya Residences is committed to environmental sustainability through a variety of specific initiatives that not only reduce its ecological footprint but also foster a healthier and more sustainable living environment for its residents, targeting an 'A' energy rating for high efficiency in primary non-renewable energy consumption.

RESIDENCES

The construction systems, facades, and windows ensure the energy efficiency of the spaces, together with energy-saving appliances and lighting.

AEROTHERMIA

The development features domestic hot water production by means of aerothermal energy, ensuring efficient and eco-friendly heating solutions for all residents.

PHOTOVOLTAIC PANELS

Installation of photovoltaic panels contribute to the reduction of energy consumption in common areas.

GEOHERMAL ENERGY

The community indoor pool is heated using geothermal energy, maintaining a comfortable temperature year-round.

VEHICLE CHARGING

The development features pre-installed infrastructure for future electric vehicle charging outlets.

GARDENS

Gardens are planted with native vegetation that have low water requirements.

Click Here to find out more about Naya Residences.





DESIGNED FOR
ENERGY EFFICIENCY

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.



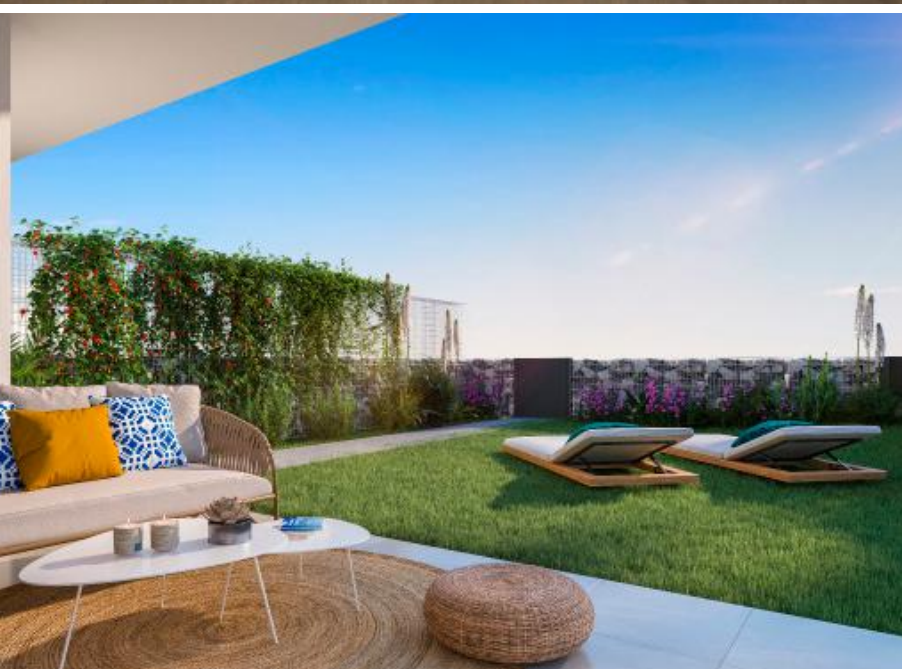


PROGRESS UPDATE:

Watch the latest
construction update
from Alya Mijas.

PRICES FROM JUST
€406,000





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.







€2,490,000

SPECIFICATIONS

- 5 Bed
- 5 Bath
- 302 m2 Built
- 72 m2 Terraces
- 1552 m2 Plot



RESALES

**NEWLY RENOVATED
VILLA EAST OF
MARBELLA**

This recently remodeled villa provides a sumptuous and roomy haven spread over two levels, each with a private entrance ensuring privacy and convenience. Situated around a pleasant fireplace patio, the primary floor offers a bodega, a laundry room, a kitchen, and two en-suite bedrooms.

Three further bedrooms and a tiny room perfect for an office are located upstairs, which can be reached independently. For total leisure and entertainment, an outdoor pool area with a spa, sauna, and steam room is surrounded by a lush garden, as is a covered dining area furnished with a refrigerator and BBQ.

Click Here to find out more about this newly renovated villa.







€675,000

SPECIFICATIONS

2 Bed
3 Bath
129 m2 Built
20 m2 Terraces
0 m2 Plot



RESALES

**REFURBISHED
FRONTLINE GOLF
APARTMENT IN LA
QUINTA, BENAHAVIS**

This modern-style apartment, featuring warm, earthy details and high-quality finishes, is available for sale in Terrazas de La Quinta, Benahavis. It offers three bedrooms and two bathrooms, including one en-suite, as well as a guest toilet. The property spans a single floor with a total built area of 129m², including 109m² of interior space and a 20m² terrace. Built in 1988 and renovated in 2024, the apartment is located in a very quiet, well-kept, gated community, front line La Quinta Golf. The property is oriented southwest, providing stunning sea and golf views.

Click Here to find out more about this frontline golf apartment.







€845,000

SPECIFICATIONS

3 Bed
3 Bath
185 m2 Built
0 m2 Terraces
0 m2 Plot



RESALES

ESTEPONA OLD TOWN KEY READY TOWNHOUSE

This quaint and distinctive home is situated in the center of the popular Estepona's old town and historic district and is fully renovated and presented ready to move into. Excellent location on a peaceful street with easy access to the beach, the new promenade, dining options, and other facilities with only a short stroll. The townhouse has three bedrooms spread across three floors. A large, light-filled open concept living room and dining area with a contemporary, fully furnished kitchen featuring a central island can be found on the ground floor, entrance level. An interior patio that adds Andalusian character and charm floods this level with natural light.

Click Here to find out more about this key ready townhouse.







€1,595,000

SPECIFICATIONS

4 Bed
3 Bath
199 m2 Built
0 m2 Terraces
513 m2 Plot



RESALES

**RENOVATED
SINGLE-FLOOR
VILLA IN NUEVA
ANDALUCIA**

Step into this property, a completely renovated, single-floor villa offering the epitome of modern mediterranean-style living in the heart of Nueva Andalucia. This 4-bedroom, 3-bathroom gem has just been renovated in 2023 with high-quality materials like wood, ceramic, and marble, and comes furnished with custom-made, high-quality pieces. Appliances are from the trusted brand, Bosch.

As you enter, you're immediately welcomed into an open-plan kitchen and living area that extends out to a chic Capri-inspired garden through large sliding doors.

Click Here to find out more about this fully renovated single floor villa in Nueva Andalucia.



CHAPARRAL | 203



NEW DEVELOPMENT WATCH

FRONTLINE GOLF

Innovative & Contemporary Townhouses

FROM €634,000

This project is a gated residential complex with 80 three and four-bedroom townhouses featuring innovative, contemporary, functional design that blends in with beautiful natural surroundings.

Each property has been carefully designed to deliver an exceptional living experience and arranged to maximise natural light and optimise space.

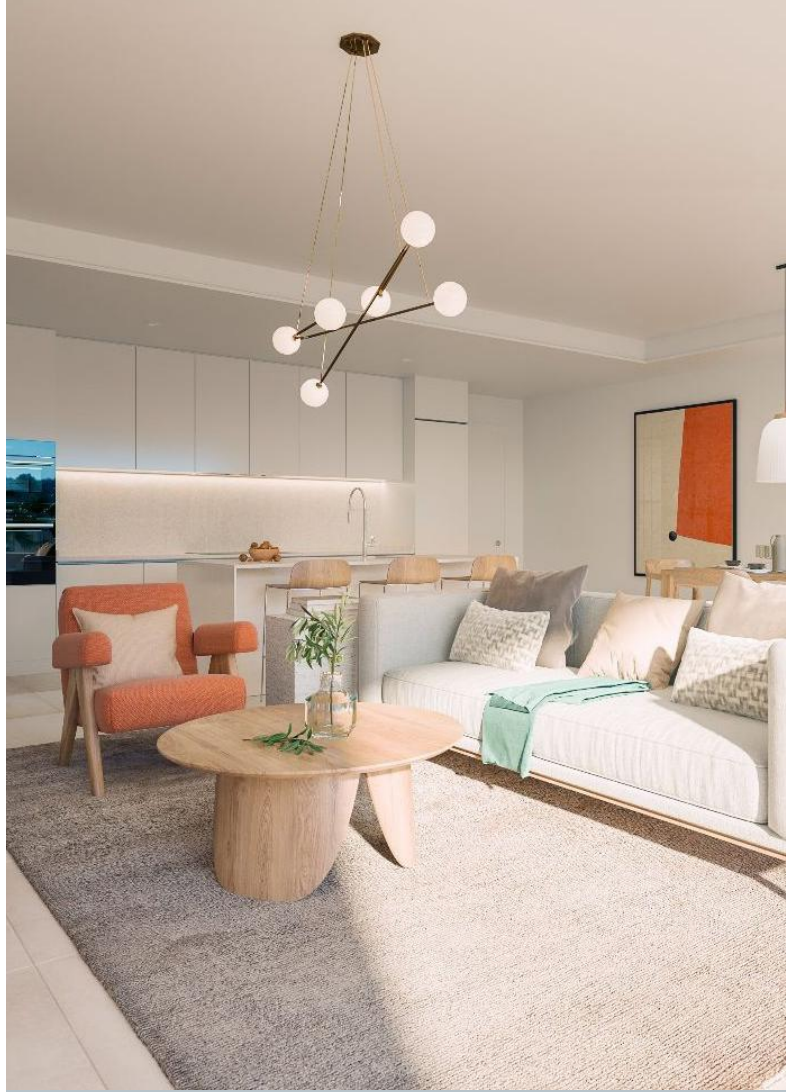
The project boasts quality features, including quartz countertops, porcelain tile floors, integrated appliances, and LED lighting that infuses

sophistication and warmth.

Along with the landscaped gardens, leisure areas, and communal pool, residents also have access to the adjacent sports and leisure centre with tennis courts, spa, and gym.

The development is ideally located next to El Chaparral Golf Course, a few metres from the beach, and very close to La Cala de Mijas and the historic centre of Fuengirola.

Click here for more details about this development.







FROM
€4,450,000

SPECIFICATIONS

26 units
5 Bed

STATUS

Pre-launch



NEW DEVELOPMENTS

**BRAND NEW LUXURY
VILLA PROJECT T IN
THE HEART OF NUEVA
ANDALUCIA**

An off-plan project in the heart of Nueva Andalucia crafted for the ultimate lifestyle.

With an approved building license, it redefines the concept of a modern urbanisation, offering a lifestyle characterised by refinement, security and design ingenuity.

Luxury & Security : Residents within this gated community are offered complete peace of mind with 24-hour security surveillance. A single entrance and exit point enhances security and privacy.

The Villas : Designed by the visionary architect Ismael Mérida, the residences stand as modern marvels, boasting solariums and bespoke home amenities, ranging from home gyms and home cinemas to entertainment rooms and wellness areas..

Click Here to find out more about this luxury villa project.







FROM

€380,000

SPECIFICATIONS

48 units
2 & 3 Bed

STATUS

Pre-launch



NEW DEVELOPMENTS

MODERN RESIDENTIAL COMPLEX WEST OF ESTEPONA

Designed by a renowned architectural studio Villarroel, this modern residential complex boasts a charming design, spacious bright terraces, and a relaxed atmosphere. With its gated community and stunning natural surroundings, it is an ideal place to call home. High-quality standards and modern technology make your home environmentally friendly and energy efficient. The development offers 2 and 3-bedroom apartments as well as penthouses. Each property has a fully furnished kitchen and complete bathrooms. Parking spaces and storage rooms are included in the apartments' price.

Click Here to find out more about this modern complex.





EXCLUSIVE PROPERTY LISTING

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

ESTEPONA

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

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

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

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

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







PROPERTY FOCUS

ASSET FOLIO



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

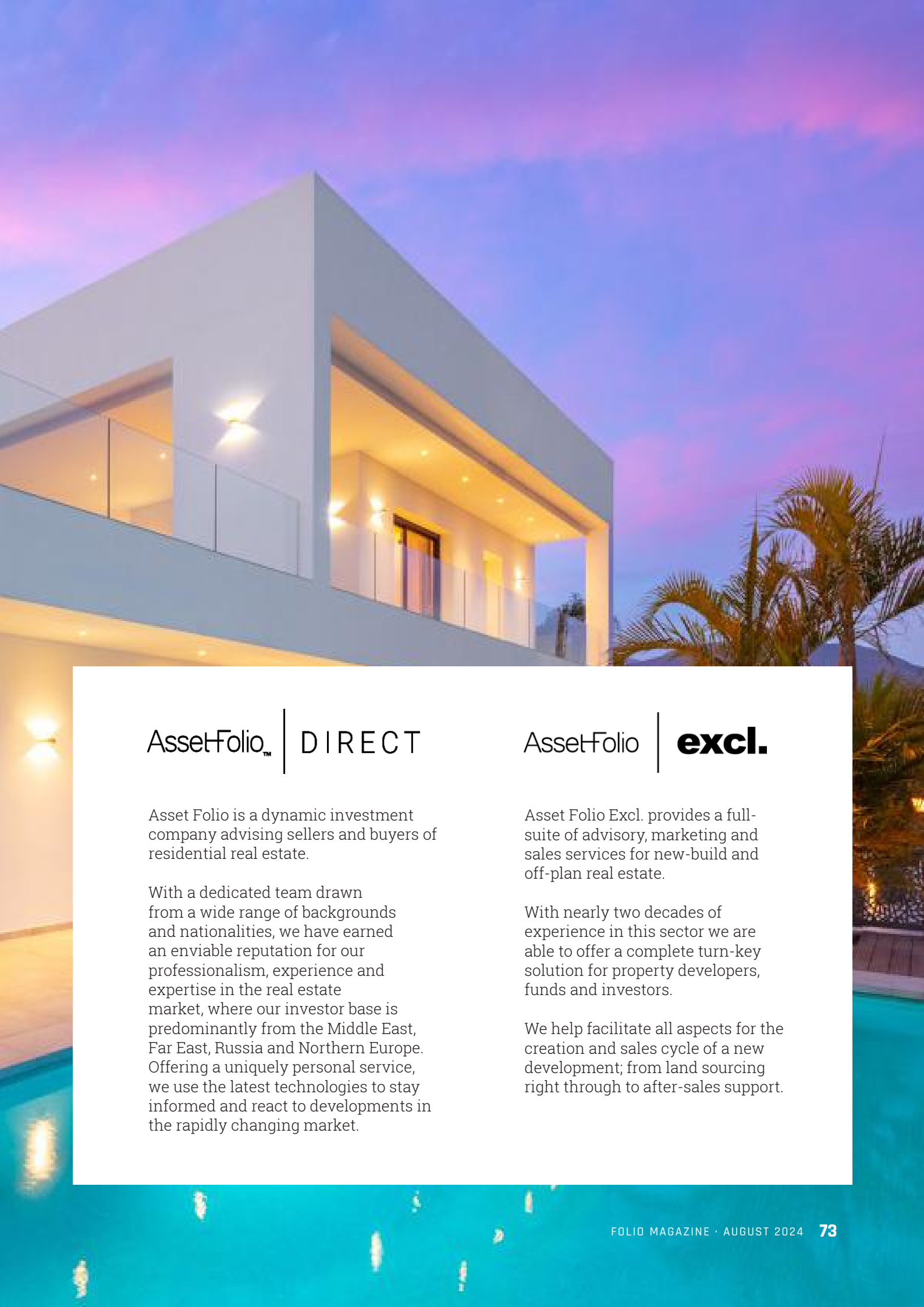
Asset Folio is a full-service real estate company specialist operating in luxury property sector on Spain's Costa del Sol.

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

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

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





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.

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™

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