

# FOLIO

AssetFolio™

## GORGEOUS GAZPACHO

GAZPACHO IS MORE THAN  
JUST A SIMPLE SOUP!

## CAPTIVATING CADIZ

CADIZ IS A COMBINATION OF THE COLONIAL,  
THE CULTURAL AND THE COSMOPOLITAN

## WATER WORLD

MARBELLA HAS PLENTY OF  
WATERSPORTS TO CHOOSE FROM

## ESTEPONA

ON TREND FOR  
US INVESTMENT?

# CONTENTS



## AYANA ESTEPONA

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



## ALYA MIJAS

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



## NAYA RESIDENCES

Watch stylish development of 2 & 3 bedroom apartments & penthouses

## Articles & Property Focus

8

### GORGEOUS GAZPACHO

Gazpacho is more than just a simple soup!

18

### CAPTIVATING CADIZ

A combination of the colonial, the cultural and the cosmopolitan

28

### WATER WORLD

Marbella has plenty of watersports to choose from

38

### ESTEPONA

On trend for US investment?



Folio magazine brings you all the latest from Asset Folio

12

### MARBELLA LAKE

A brand new, luxurious 2-bedroom, 2-bathroom elevated ground floor apartment

22

### JACARANDAS 12

A 2 bedroom first floor luxury apartment in Palo Alto.

32

### IFIELD HOUSE

A brand new, luxurious 2-bedroom, 2-bathroom elevated ground floor apartment

66

### RESALE PROPERTIES

Exceptional resale properties on the Costa del Sol

## 8 GORGEOUS GAZPACHO

Gazpacho is more than just a simple soup!



## 18 CAPTIVATING CADIZ

A combination of the colonial, the cultural and the cosmopolitan



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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A wide-angle photograph of a modern office interior. The space features light-colored wood plank flooring and a ceiling with recessed circular lights. 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<sub>™</sub> | 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.





# GORGEOUS GAZPACHO

GAZPACHO IS MORE THAN JUST A SIMPLE SOUP!





For many people gazpacho is the embodiment of the Spanish summer itself.

**G**azpacho is more than just a simple, albeit extremely tasty soup. For many people it is the embodiment of the Spanish summer itself.

As the temperatures rise across the country, the humble gazpacho starts to appear on the daily menus of ventas all over Spain, as it acts as a hydrating, cooling and nourishing antidote to the Mediterranean sun.



The ripe combination of fresh tomatoes, crunchy cucumbers, peppers, a hint of garlic, and the richness of olive oil are the basic ingredients of gazpacho.



The ripe combination of fresh tomatoes, crunchy cucumbers, peppers, a hint of garlic, and the richness of olive oil that are the basic ingredients of gazpacho, not only offer some respite from the heat, but is also incredibly healthy for you. If you are looking for your "five-a-day", gazpacho pretty much has you covered!

When you have lived in Spain for a while, you soon realise that almost everything has a fascinating background story, and gazpacho is no different. As with many aspects of Spanish life, it starts with the Romans. Legend has it that Roman soldiers used to carry stale bread, garlic, salt, olive oil and vinegar with them as

they travelled from one part of the Empire to another. When they were hungry, they would make a soup out of the ingredients with a mortar and pestle.

The Moors, who were the next significant rulers of what they called al-andalus, made a similar soup using almonds called Ajo Blanco. As these easy-to-make soups became more popular, fresh vegetables were added to make it more nutritious and filling.

The real gastronomic game changer, however, came in 1521, when Spain's most famous conquistador, Cortes, introduced the Peruvian tomato to Spain. Peppers also arrived from the New World, and the

gazpacho that we know today was born.

Incredibly, the first recipe does not appear until Juan de la Mata published his *Arte de Reposteria* in 1747. Perhaps until then gazpacho had been regarded as a simple agricultural dish that people would not dream of making in their own homes. Tomatoes did not appear in recipes until the 19th century, when the dish was made popular elsewhere in Europe by Eugenia de Montijo. The last Empress of the French and wife of Napoleon III, Eugenia grew up in Granada and so knew all about the hot Andalusian summers.

The best known version of gazpacho is gazpacho andalus, or Andalusian-style





gaspacho. Traditionally made with bread in the soup base, it comprises of tomatoes, peppers, cucumbers, garlic and sherry vinegar.

But there are variations on this theme. Salmorejo, which originated in Cordoba, is a thicker, creamier variant of Gazpacho. It includes red tomatoes, bread, garlic, and olive oil, but omits cucumbers and peppers. Salmorejo is typically served with toppings such as chopped hard-boiled eggs and serrano ham, adding another layer of flavour and texture to the dish.

Also known as 'white gazpacho,' Ajo Blanco hails from Malaga and Granada. This unique version predates the tomato-based gazpachos, tracing its history back to the Moors. A blend of almonds, garlic, olive oil, stale bread, and sometimes

grapes or melon, Ajo Blanco is creamy and slightly garlicky with a nutty undertone.

There has even been a modern twist on the gazpacho. Spain currently has a superb reputation as a culinary centre, so it was only a matter of time!

Gaspacho de Sandía, incorporates watermelon into the recipe, with the sweetness of the watermelon pairing beautifully with the acidity of the tomatoes, resulting in a wonderfully balanced and refreshing soup.

So with summer now upon us, enjoy this traditional dish, and don't work about putting on a few kilos. As the Andalusian saying puts it, "No one gets fat eating gazpacho."

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





## 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 m<sup>2</sup> Built  
42 m<sup>2</sup> Terraces  
0 m<sup>2</sup> 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.

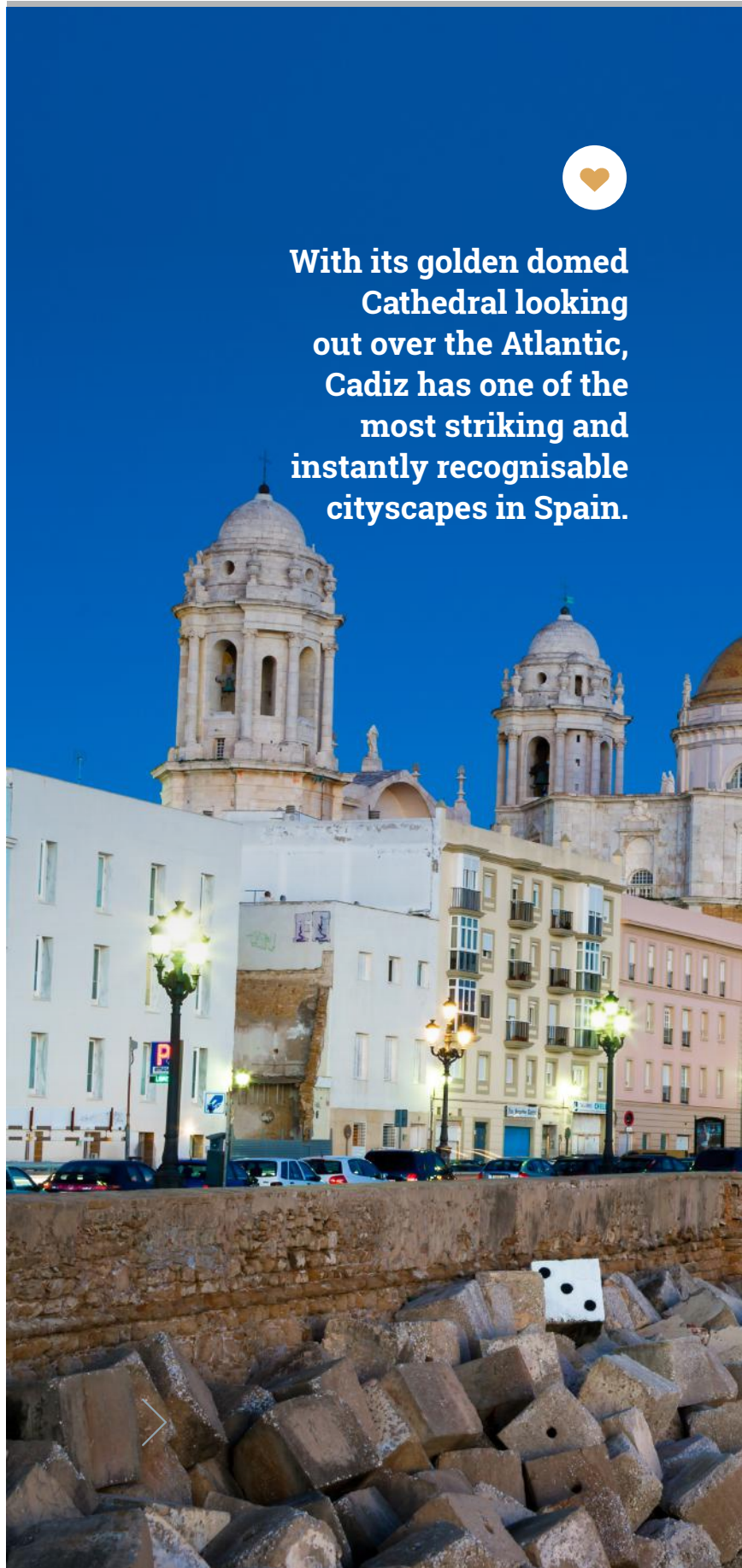
**Click Here** to find out more about Marbella Lake.



**With its golden domed Cathedral looking out over the Atlantic, Cadiz has one of the most striking and instantly recognisable cityscapes in Spain.**

**W**ith its golden domed Cathedral looking out over the Atlantic, Cadiz has one of the most striking and instantly recognisable cityscapes in Spain. Considered as one of the oldest cities in the western world. 'Gadir', was founded by the Phoenicians around 1100 B.C. and remained a strategically important trading colony for the Carthaginians, Romans, Visigoths and Moors, who would all subsequently settle there.

Most famously, Columbus chose Cadiz as the point of departure for his second voyage to the New World. With Seville in decline, the city became the port to The Indies, drawing the flow of trade with the American Continent. This frantic commercial activity brought about an era of economic, cultural splendour, when Baroque palaces with their characteristic towers were built.



# CAPTIVATING CADIZ

A COMBINATION OF THE COLONIAL, THE CULTURAL AND THE COSMOPOLITAN





Most famously, Columbus chose Cadiz as the point of departure for his second voyage to the New World.



The new riches flowing in from The Indies, however, attracted the attention of pirates. As a result, Cadiz was fortified, and the remains of this defence system are still in evidence today. Las Puertas de Tierra, the city gates, retain sections of walls and semi-bastions such as those of San Roque and Santa Elena, on both sides. The Puertas de Tierra Walls clearly divide the new city regained from the sea –built along a great avenue and along the extensive, landscaped promenade– and the old. The historic centre of the city has narrow streets and small squares in popular districts such as La Viña – the fisherman’s district - the Mentidero, Santa María

and El Pópulo. Most distinctive of all, however, is the Cathedral. With its distinctive golden dome, it combines both the Baroque and Neoclassical styles fit and lends the city its distinctive colonial air.

Cadiz is a fascinating kaleidoscope of individual districts. El Pópulo, which is the oldest of these, retains the three gates to the original Medieval city: the El Pópulo, De la Rosa and De los Blancos Arches, and is also home to the Roman amphitheatre and former cathedral, Santa Cruz. The emblematic Plaza de San Juan de Dios is the perfect place to savour typical “pescaito frito”

fried fish. Santa María houses stately residences such as the Baroque Casa Lasquetty and the Royal Jail, an important Neoclassical building. On the nearby San Francisco Square, La Santa Cueva, “The Holy Cave” contains paintings by the Spanish master Goya paintings. A short walk brings you to The Oratory of San Felipe Neri, a Baroque place of worship, which was the seat of the Cadiz Cortes in 1812. The first Spanish Constitution was drawn up here and nicknamed “la Pepa”, thanks to its conception date (Saint Joseph’s Day).

If you have visited Cuba, then a stroll along the Cadiz sea front, from La Caleta to the Campo del Sur, will remind you of Havana. The city has had a huge influence on the look of many Latin American

cities, thanks to the constant flow of people travelling between Cadiz and the New World. The cathedral is a good example of this, as are several of the historic townhouses. Fans of James Bond will be interested to know that Cadiz doubled for Havana in the film "Die Another Day", which memorably included a bikini wearing Halle Berry emerging from the sea. I have watched this scene numerous times – to marvel at the splendour of Cadiz's historic buildings of course!

If the thought of a bracing dip with a Bond Girl has made you peckish, Calle Zorrilla, is full of tapas bars, while La Vina district is the perfect setting to try the typical dish of mackerel with 'piriñaca' (a tomato and pepper

salad). After lunch, take a stroll along La Caleta beach that stretches for 3 km along the coast.

If you are planning a trip, try to make your visit coincide with Carnival. Declared an event of International Tourist Interest, the entire population dons fancy dress and heads for the street to take part in the fun, the laughter and the partying in the midst of the choral groups, the satirical 'chirigotas' and the swaying, rhythmic 'comparsas', who parody and criticise the year's events. The satire and parody are without equal, and the Cadiz sense of fun unleashes its full force, laughing and holding no punches, like nowhere else in the world!

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



## JACARANDAS 12

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

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



€769,000

### SPECIFICATIONS

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











## JACARANDAS 12

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

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

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



# WATER WORLD

MARBELLA HAS PLENTY OF WATERSPORTS TO CHOOSE FROM





**If you are in the mood  
for a little aquatic  
adventure, however,  
Marbella has plenty of  
options.**

**T**here is a lot to be recommended in simply lying in a shady hammock on the beach and letting it all wash over you.

If you are in the mood for a little aquatic adventure, however, Marbella has plenty of options.

For the true adrenaline junkie there is the Flyfish, which is an inflatable that has been specifically designed to take off as it is dragged behind a speedboat. A few years ago, I foolishly accepted an invitation to have go on the Flyfish. I subsequently deduced was the invention of a deranged aquatic sadist as it flew me off into the Med at high speed. If I had wanted a high-pressure saltwater enema, I would have booked myself a session at a thalassic spa, thank you. It is definitely not for the faint-hearted!



If a more graceful way of excitement is something you are after, there is a softer and more elegant way of getting some with the La Tabla Voladora, literally a “flying board”. Without depending on the wind or the waves, the experience offers you the possibility to fly above water on a board equipped with a zero-emissions electric propeller. You will be guided by an instructor and, as they claim, learn to fly above water faster than any other water or sliding sport!

Something readily available at beaches in Marbella and the coast are paddleboards or SUP. You can rent one by the hour and get a chance to see the coast from the water – changing one’s point of view plus a quiet moment

at sea equals a very Zen experience.

If you really want to get into the water, then the best place to kite surf or windsurf is, of course Tarifa. There you will find a huge variety of surf schools eager to guide you onto the water. Tarifa is a mecca for all things wind-related: surf, kite, epic sunsets and an overall “Boho” vibe.

Perhaps a better option is to head to Cable Ski in Marbella. Considered one of the best water and wakeboard centres in Europe, the cable-ski system helps you practice and train yourself to water ski in an easier, simpler, and more economical way than learning behind a speedboat. The lake, situated just a 10-minute

walk from the centre of San Pedro, also has jumps and ramps for you to practice your tricks, while there is a large chill out area with sunbeds and a bar/restaurant for those who just want to kick back and watch the action.

Not to miss is the experience of kayaking through the cliffs of Nerja and Maro. Choose one of the many companies offering kayak tours and you will be able to discover the most unusual places that are not accessible by other means. The kayak outings in Nerja combine sport, sea and adventure in a way suitable for anything from an active first date to a great family outing.

If fishing is something you regularly do or – better – never done before, you can now do it in style just off the coast of Marbella. Many companies that offer a full

spectrum of experiences that last from two to eight hours: reef fishing, trolling fishing and bottom fishing that is ideal as a family outing. Most trips include visits to an area of dolphin spotting – just to make sure you aren't just catching fish but also admiring them.

If this all sounds little too much activity and you decide that it is far better to stand at the bar watching the action, feel free to use my tried and trusted excuse. If anybody asks you why you are not wind surfing, kite surfing or jet skiing with the rest of them, just explain

that you would love to, but you are competing in the nationals next week and your coach doesn't want you to get injured!

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









## 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 m<sup>2</sup> Built  
98 m<sup>2</sup> Terraces  
880 m<sup>2</sup> 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 50m<sup>2</sup> 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.





PROPERTY TRENDS

# ESTEPONA

ON TREND FOR US INVESTMENT?



American investor interest in southern Spain has shown a significant increase in the past five years. This growing trend has been underlined in the inaugural Real Estate Trend Alert (RETA) International Real Estate Index, recently published in International Living magazine.

AssetFolio



In the report, compiled by RETA's international network of property experts, Estepona was listed as the third best place to buy real estate globally, tied with Rocha in Uruguay and Riviera Maya in Mexico.

To create the RETA index, experts looked at destinations that excelled in at least two of the following areas: value for money, growth potential (and thus the potential to deliver strong capital appreciation, strong appeal to short-term and long-term renters from home and abroad), and excellent quality of life.



Destinations were then judged across 10 equally weighted categories on a scale of one to 10. These included Income Potential, Quality of Life, Stability, International Appeal, (which also considered how internationalised a market had become, covering such factors

as flight connections, internet connectivity, and visa requirements). The Path of Progress Indicator category any infrastructure that makes a place easier to get to (new roads, airports, or bridges) or more desirable (a five-star resort in a place that previously had only cheap hostels), while Relative Value was neatly summarised as “bang for your buck.” Most destinations listed in the index offered exceptional value when compared to major markets in the US and Canada, with 16 of the top 20 recording an eight or above



### **AYANA**

Redefining contemporary living in Estepona



International Real Estate expert Ronan McMahon, whose track record in spotting





trends in the market include Tulum on Mexico's Riviera Maya, in 2009 and Panama, in 2004, when he predicted that values in Panama City were about to spiral quickly, singled out some of the main reasons that Estepona is so attractive.

"The Costa del Sol in southern Spain has it all", he wrote. "The weather is amazing (it has 320 sunny days each year)... the

beaches are stunning... and it boasts historic towns and cities, incredible locally produced food, world-class golf courses, and shopping and entertainment.

"In the pre-2008 boom years, development came hard and heavy to this region. Huge condo blocks and pricey vacation homes sprang up. Now, many of the most popular locations west of Málaga have been completely overdeveloped.



McMahon was amazed by Estepona's recent transformation into a vibrant international resort. "On my last visit, I was blown away by how much this picturesque, whitewashed town—one of the prettiest on the entire Costa del Sol—had come to life. It offers great restaurants, the beautiful old town, and the beach. There's a palm lined waterfront boardwalk, botanical gardens, and a glass-domed orchidarium. And it still retains its traditional Spanish charm in a way that many other towns along this coast have not.

"Prices in and around Estepona are rising fast, but it's still possible to buy ahead of the Path of Progress if you move quickly".

Estepona's recognition and recommendation by one of America's

most influential Real Estate trend spotters is significant. With an increasing number of direct flights to major US cities now operating from Malaga airport and the current political uncertainty ahead of this year's Presidential Election, Americans contemplating a move may well find the stability of Estepona's real estate market, combined with the coast's superb lifestyle, an irresistible investment.

You can read the full inaugural Real Estate Trend Alert (RETA) International Real Estate Index on

<https://internationalliving.com/the-best-places-in-the-world-to-buy-real-estate/#key-index-takeaways>

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





**EUROPEAN  
PROPERTY  
AWARDS**  
DEVELOPMENT

**LAFEN**



**BEST RESIDENTIAL  
DEVELOPMENT 20+ UNITS  
SPAIN**

Ayana  
by Merlin Real Estates S.L.

**2023-2024**

**PROGRESS  
UPDATE:**

**Construction continues  
at Ayana Estepona.**





PENTHOUSES  
FROM

€1,425,000

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.

### **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.



EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT

LAUFEN



BEST RESIDENTIAL  
DEVELOPMENT 20+ UNITS  
SPAIN

Ayana  
by Merlin Real Estates S.L.

2023-2024





AssetFolio | **excl.**



**AYANA**

ESTEPONA

## WELCOME TO THE NEW SHOW APARTMENT AT AYANA ESTEPONA

Step into the show apartment at Ayana Estepona, where every detail has been thoughtfully curated to offer an exceptional living experience. This apartment transcends mere opulence, presenting a masterclass in design that harmoniously blends contemporary aesthetics with functional living spaces. Created by a team of renowned architects and interior designers, the showflat provides potential buyers with a vivid preview of the refined lifestyle that Ayana Estepona promises.

As visitors step inside, they are immediately welcomed by a spacious open-plan living area that epitomises modern elegance. The integration of





AYANA



AssetFolio | **excl.**



# AYANA

ESTEPONA



the kitchen, dining, and living spaces is both seamless and sophisticated, ensuring a fluid living experience. This layout not only maximises space but also enhances the feeling of openness and connectivity throughout the apartment.

One of the most striking features of the show apartment is the abundance of natural light. Large floor-to-ceiling windows allow sunlight to pour in, creating a warm and inviting atmosphere. This natural illumination highlights the meticulous attention to detail evident in every corner of the apartment. The interior design features a palette of neutral tones, which provides a calming backdrop and accentuates the luxurious materials used. High-quality finishes, including countertops made from a single piece of porcelain tile and hardwood flooring in the bedrooms, add layers of sophistication and elegance.



The furnishings and decor have been carefully selected to complement the architectural style of the apartment.









AYANA

FOLIO MAGAZINE · JULY 2024 51





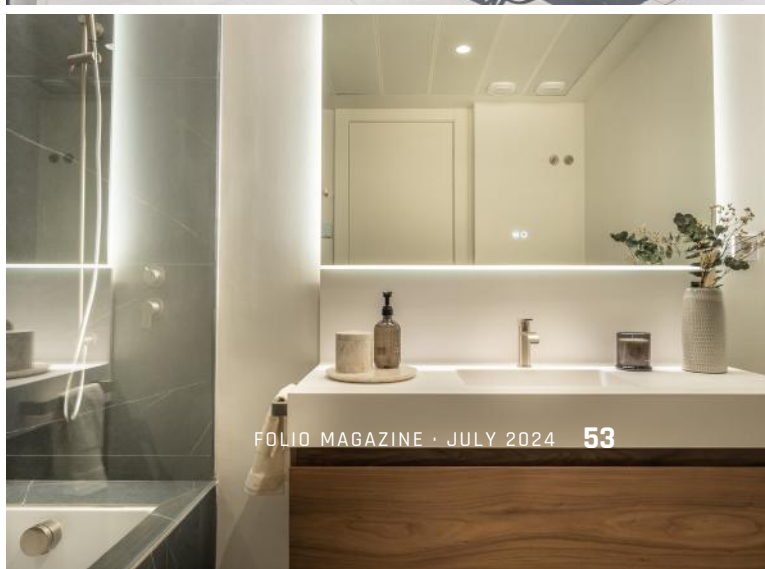
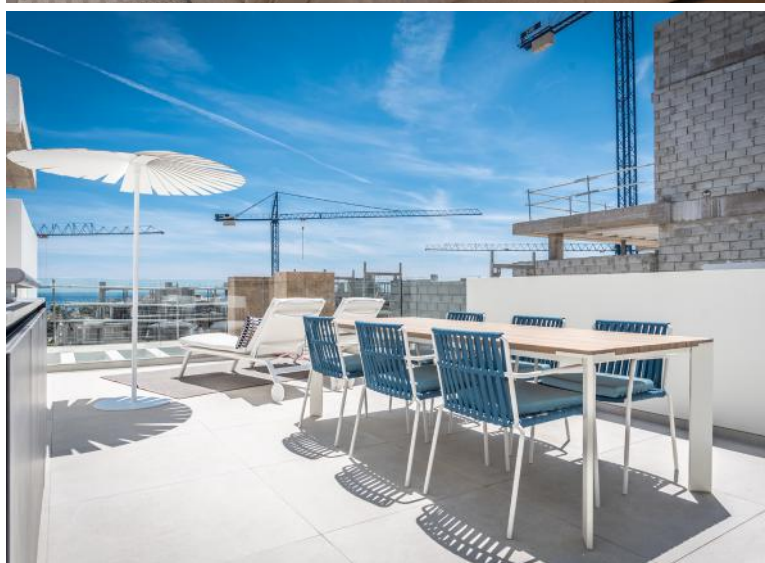
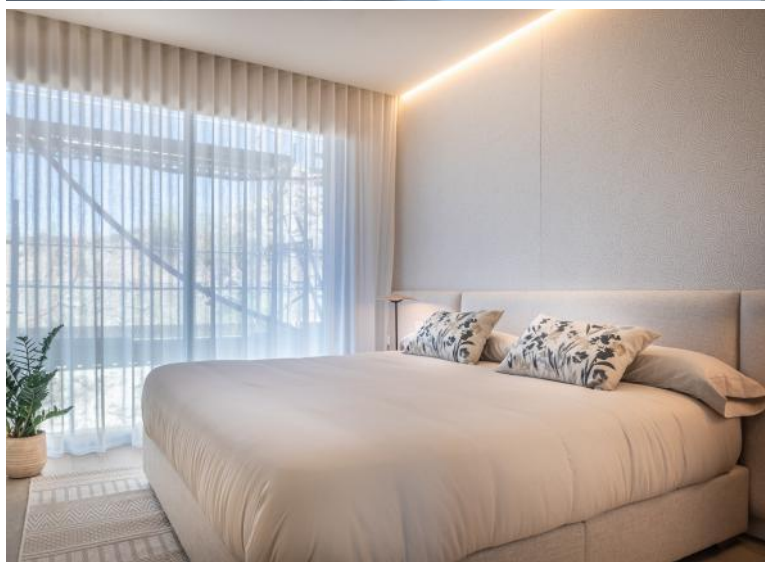
# AYANA

E S T E P O N A

The kitchen, designed with both aesthetics and functionality in mind, boasts top-of-the-line appliances, sleek cabinetry, and ample countertop space. It's a space where culinary creativity can flourish, whether you're preparing a quick meal or hosting a dinner party. The living area, furnished with plush seating and contemporary art pieces, offers a perfect blend of comfort and style. It's an ideal space for relaxation or entertaining guests, embodying the luxurious yet inviting essence of Ayana Estepona.

Beyond the indoor spaces, the show apartment extends its luxury to the outdoors with a private terrace. This area serves as a personal sanctuary, offering stunning views of the Mediterranean Sea and the meticulously landscaped gardens of the Ayana complex. The terrace is designed for versatility, making it perfect for everything from morning coffees to evening gatherings under the stars.

The show apartment at Ayana Estepona is more than a model home; it is an embodiment of a lifestyle defined by elegance, innovation, and comfort. This space invites you to experience firsthand the sophisticated living that Ayana Estepona offers. It stands as a testament to exceptional design and thoughtful planning, promising a life of luxury and tranquility in one of Spain's most desirable coastal locations.







  
**AYANA**  
ESTEPON

CONSTRUCTION CONTINUES AT  
NAYA RESIDENCES. WATCH THE PROGRESS:





# NR

NAYA RESIDENCES

A STYLISH DEVELOPMENT  
OF TWO AND THREE  
BEDROOM APARTMENTS  
& PENTHOUSES

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

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



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

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



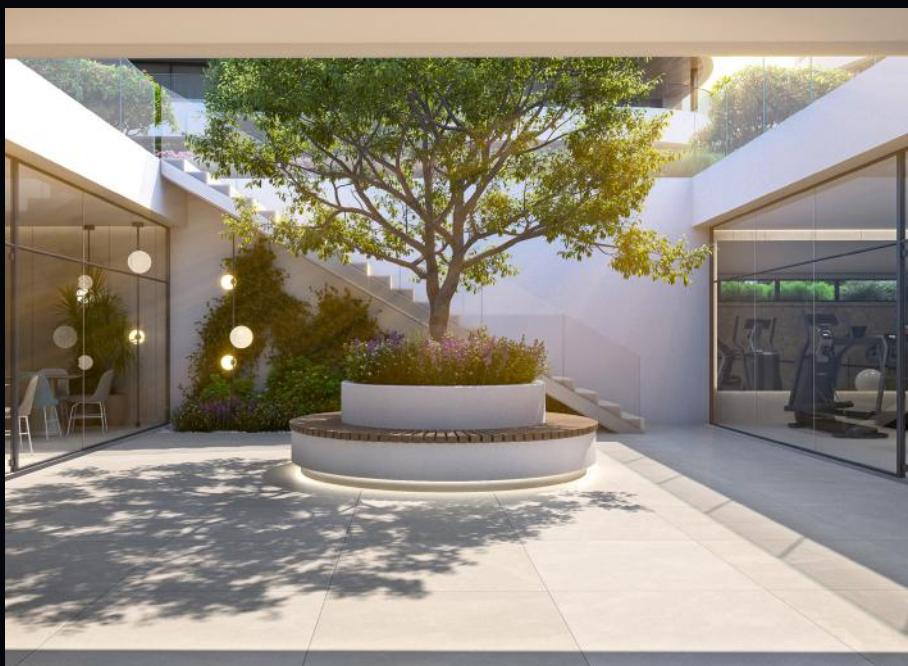




**N**aya Residences brings the amenities and ambience of a five-star luxury resort to a residential development. The main focal point is the centrally located 40 metre length swimming pool, which also has designated sunbathing areas that allow you to stretch out on a sun lounger and soak in the enviable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

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

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



# Alya Mijas

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

## PERFECT LOCATION

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

## THE DEVELOPMENT

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

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

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



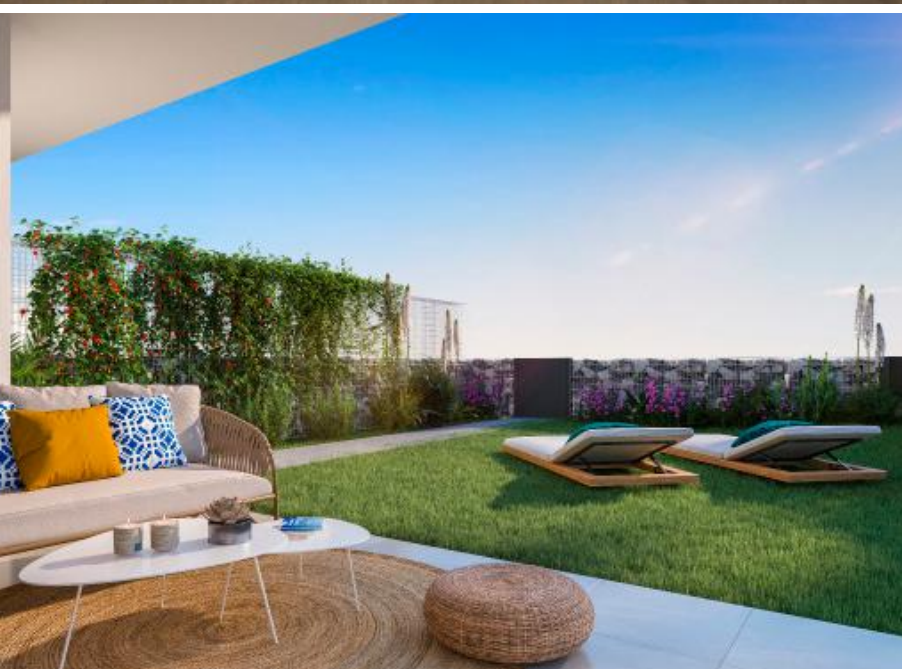


## PROGRESS UPDATE:

Watch the latest  
construction update  
from Alya Mijas.

PRICES FROM JUST  
€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.









€5,060,000

**SPECIFICATIONS**

6 Bed  
6 Bath  
1009 m2 Built  
0 m2 Terraces  
2210 m2 Plot



**RESALES**

**MODERN &  
SUSTAINABLE VILLA  
PROJECT, ALTOS  
DE VALDERAMA  
SOTOGRANDE**

Designed by renowned architect Fran Silvestre Arquitectos, Villa Stern is a stunning example of a futuristic new approach to space and is situated in one of Sotogrande Alto's most premium urbanizations. The property is surrounded by greenery, only ten minutes from the Sotogrande Port, and adjacent to the internationally recognized golf course Valderrama. It is also quite close to the International School of Sotogrande.

Optimal natural light and views are maximized by the villa's curving shape and endless windows. It is divided into three stories, the first of which has the day area, the service rooms, the main house entrance, and access to the guest rooms, which have their own kitchen and living room.

**Click Here** to find out more about this modern & sustainable villa.







€9,800,000

**SPECIFICATIONS**

6 Bed  
7 Bath  
2041 m2 Built  
0 m2 Terraces  
4502 m2 Plot



**RESALES**

**LA RESERVA  
SOTOGRADE AVANT-  
GARDE DESIGN VILLA  
PROJECT**

This impressive home, created by famous architect Fran Silvestre, is tucked away in the exclusive community of The Fifteen at La Reserva de Sotogrande. It is expected to establish a benchmark for luxury and cutting-edge architecture on the Costa del Sol. Situated on a spacious 4502 m<sup>2</sup> site, the mansion will have 2401 m<sup>2</sup> of built space.

Elegant circular patterns in the villa's creative design will maximize natural light flow and enable a smooth transition into Sotogrande's upscale and natural surroundings. Every area is designed to be as comfortable and as high of a level as possible.

**Click Here** to find out more about this design villa project.







€845,000

**SPECIFICATIONS**

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



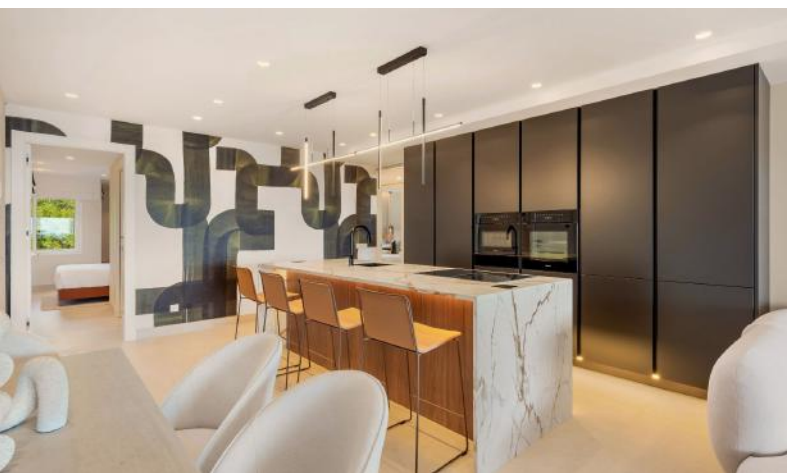
**RESALES**

**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..









€2,350,000

**SPECIFICATIONS**

- 4 Bed
- 3 Bath
- 188 m2 Built
- 56 m2 Terraces
- 0 m2 Plot



**RESALES**

**FRONTLINE BEACH  
FULLY RENOVATED  
QUALITY  
APARTMENT**

Fully renovated top quality 4-bedroom apartment in Granados del Mar. 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 three guest bedrooms, one ensuite and other two 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 fully renovated quality apartment.







€650,000

**SPECIFICATIONS**

- 2 Bed
- 2 Bath
- 131 m2 Built
- 36 m2 Terraces
- 0 m2 Plot



**RESALES**

**PRIME LOCATION  
2-BEDROOM  
APARTMENT WITH  
BREATHTAKING  
VIEWS**

This beautiful 2-bedroom apartment in Los Olivos, Marbella, Real de la Quinta, offers you everything you need for a luxurious and comfortable lifestyle. With a spacious terrace and breathtaking views, this apartment is the perfect place to enjoy the warm rays of the sun and the fresh sea breeze.

Upon entering the apartment, you will be greeted by an elegant and stylish living area equipped with high-quality furniture and modern amenities. The open kitchen is fully equipped with Siemens appliances and offers you the opportunity to develop your culinary skills and prepare delicious meals.

**Click Here** to find out more about this prime location 2-bed apartment. [➤](#)





## 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 m<sup>2</sup> Built  
193 m<sup>2</sup> Terraces  
0 m<sup>2</sup> 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.



# 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

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