

FOLIO

AssetFolio™

SPANISH CHEESE

5 SPANISH CHEESES
YOU HAVE TO TRY

SIERRA NEVADA

PRADOLLANO - THE STYLISH
MODERN LIFT BASE

RELOCATING

THE START OF A NEW
ADVENTURE

SELLING A LUXURY HOME

8 TIPS THAT MUST BE
CONSIDERED





NR

NAYA RESIDENCES

COMING SOON

AssetFolio™

excl.

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AssetFolio

Happy New Year and welcome to the sixteenth edition of 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 16

January 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 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:

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.





SPANISH CHEESE

5 SPANISH CHEESES YOU HAVE TO TRY



It's time to start this
tasty tour where we
will discover the 5
most delicious types
of cheese in Spain that
you can't miss.

Whether it's made with cow, sheep or goats' milk, or is fresh, matured or creamy, Spain has a variety of cheese to please even the finest of taste buds.

Spanish cheese-making traditions go back thousands of years, meaning that trying some of Spain's best cheese is also a chance to learn about the rich history on offer in the country.



CABRALES: PICOS DE EUROPA

Cabrales is a Spanish blue cheese which has a strong flavour. A powerful cheese like cabrales is loved and hated in equal parts, and is known for being one of the most fragrant in the blue cheese family. This cheese has had PDO status (Protected designation of origin) since 1981 and its production is centred on the Asturian part of the Picos de Europa in Northern Spain.

Its origin is related to the long seasons that the shepherds spent in the high mountain pastures with their cattle, from when the snow let the grass be seen to feed the cattle until it was covered again. In these circumstances, cheese was the solution for the

use of milk over long periods of time.

TORTA DEL CASAR: EXTREMADURA

This cheese is from Spain's Extremadura region and attracts the attention of those who try it for the first time: the rind has a unique consistency and is used as a container for a very creamy cheese.

Torta del Casar is produced in the southern area of Cáceres from sheep's milk and, due to its creamy texture, is ideal for spreading. Therefore, apart from choosing a good piece of Torta del Casar, it is advisable to try it with some fresh bread. This cheese is traditionally eaten by slicing off the top and scooping out the inside,

and our advice is to choose a wood-fired bread and also accompany it with sweet wine or a good port.

IDIAZABAL: THE BASQUE COUNTRY AND NAVARRE

Idiazabal cheese is a typical cheese from Navarre and the Basque Country. It is produced only from milk from 2 types of sheep, Latxa and Carranzana, and it has been given European Gastronomic Heritage status.



Pradollano, at 2100m, is the stylish modern lift base, with shops, restaurants and bars set around traffic-free open spaces. The accommodation sits around the winding road leading up the hillside from the base. The resort boasts over 100km of slopes spread across 124 runs. The vertical is 1200m, from the Pradollano base at 2100m up to the higher lifts on El Veleta at 3300m.



SIERRA NEVADA

PRADOLLANO - THE STYLISH MODERN LIFT BASE



As if the altitude of the area is not enough, the resort also provides 35km of snowmaking on 44 slopes. Two gondolas go up in parallel to the mid-station at Borreguiles, where there are excellent nursery slopes offering a welcoming and fun place for youngsters to get into skiing. Fast quads go on from there to an impressive 3300m. There are four identifiable sectors, well linked, with a good range of intermediate runs, mostly easy reds, but not a lot for experts.

The resort has made some significant developments in recent seasons regarding their

freestyle terrain. At the Sulayr Terrain Park there's something for everyone, including the longest slopestyle slope in Europe as well as the biggest permanent half-pipe in Spain. The resort opens the Loma de Dilar area early on Sundays so from 7.30am to 9am, prior to the general opening hours, you can enjoy blissfully quiet slopes. Nightskiing is offered on the Rio and Maribel slopes on Saturdays and Tuesdays. If you want to enjoy a nocturnal non-ski activity, then stargazing is offered at Borreguiles.

Even if you're not a star gazer, there are good views from the top of the plains and towns, and on a clear day across the Med to Africa. Weekends

can be busy, and queues may develop for some of the older lifts, especially the chair up the village slope.

The home run can get crowded too. Snow here may be good when it's poor in the Alps, and vice versa, but the investment in snow making can really help things if needed. Most slopes face north-west, but some get the afternoon sun. And when the wind blows, as it can do, the slopes can close.

The Sol y Nieve hotel with spa and good kids' facilities has had good reports in the past. A main attraction of Sierra Nevada for many is its proximity to Granada, only 32km away. The resort is only 90 minutes away from the sea too.

Click Here to read our other blogs.



SELLING A LUXURY HOME

8 TIPS THAT MUST BE CONSIDERED



Here are several tips for selling luxury homes that are helpful for any real estate agent or homeowner.

Selling a home is not the easiest of tasks but it also doesn't have to be as hard as figuring out the rubiks cube! The level of difficulty does increase though when selling a luxury home. With the increasing level of difficulty comes an increased level of expertise that is required to sell a luxury home.

Many real estate agents don't have a clue when it comes to selling luxury homes. The same can be said for the owners of a luxury home. It is important that the proper steps are taken to ensure the home is sold in a timely fashion and for a fair market value price.

IS THE PRICE RIGHT?

Pricing a home correctly, from the beginning, is extremely important whether selling a €100,000 home or a 5 million Euro luxury home! A common real estate pricing mistake that is made is hiring the real estate agent who suggests the highest price and in the luxury home market, this can be a huge mistake. It's extremely important that a luxury home is priced competitively or aggressively from the beginning to attract buyers from the beginning. It is more common for a luxury home to sit on the market for longer than a lower priced home, however, a luxury home does not have to sit on the market if priced properly from the beginning!

To ensure the price is right, an in-depth comparative market analysis, must be completed on a luxury home in order to determine a competitive or aggressive price. A real estate agent should spend several hours massaging the data, touring other comparable luxury homes currently for sale, and calling other real estate brokers who have recently sold comparable properties to the subject home. Often times there are homes that are extremely similar to others in certain neighborhoods. It is rare to find a luxury home that is identical to another, so knowing every amenity a luxury home has is crucial when determining the price!

HOW WILL THE LUXURY HOME BE MARKETED?

The price a home enters the market at does a fair amount of the marketing in itself, however, there are other marketing tools that should be used when selling a luxury home. Print advertising and direct mailing should still be apart of any real estate agents marketing plan/system. The internet, however, has significantly changed how consumers shop. This is no different in the real estate industry! It is extremely important that a real estate agent who is selling a luxury home, is utilizing the internet. It's important that a real estate agent has their own website and/or blog and that it is mobile responsive as well. Many home buyers are shopping on their tablets and mobile devices.

When selling a luxury home, it's important that a real estate agent uses social media. Social media is an extremely important marketing tool for real estate agents that can help give their clients maximum exposure! It is a marketing tool that most real estate agents don't utilize and/or understand. Ask yourself, what percentage of people in the market to buy or sell a home have a Facebook Page, Twitter Handle, or Pinterest Account? 95%+? By not marketing a luxury home for sale on social media, a real estate agent is doing their client a huge disservice! When selecting a real estate agent to sell a luxury home, it's critical to

know where the luxury home will be marketed, how it will be marketed, and how frequently it will be marketed. When selling a luxury home, a real estate agent must have a comprehensive marketing plan/system and cannot list a luxury home, wait and hope it sells. These type of real estate agents are also known as a "post and pray Realtor."

WHAT WILL THE QUALITY OF THE PHOTOGRAPHS/VIDEOS/VIRTUAL TOURS BE?

Most have heard the saying, "quality over quantity." This relates perfectly to the quality of photographs and videos of a luxury home for sale. With over 90% of buyers beginning their home search online, it's critical the photographs and videos of a luxury home are outstanding and nothing but the best!

Every real estate agent will offer to take photos of a home, but it shouldn't be as easy as just leisurely taking photos. When selling a luxury home, if the real estate agent is not having a professional photographer take photos of the home, they better have some great equipment. Top real estate agents who choose to take their own photographs of their luxury home listings must have experience and also high end equipment such as a wide angle lens. When taking photos of a luxury home, a few things that need to be considered are, is the lighting right for the photos, are the amenities being photographed, and is the exquisite location being highlighted. A picture may be worth a 1,000 words, how much is a video or virtual tour worth? A billion? When selling a luxury home, a professionally created video or virtual tour can be the difference of whether or not

the luxury home sells. Most local MLS's have a limit to the number of photos that can be placed on-line, but allow a location where a video tour or "virtual tour" can be placed. Many luxury homes are much larger than 25 photos can showcase and also much more glamorous than 25 photos can showcase, so video is a great way to allow potential buyers the ability to "walk-through" the luxury home in the comfort of their present home.

IS IT THE RIGHT TIME TO SELL?

When selling a luxury home, timing plays a larger role than when selling non-luxury home.

WILL THERE BE ANY OPEN HOUSES?

A very popular question many home owners have for real estate agents is, are you going to have an open house? There is much debate whether public open houses help sell homes or not. When it comes to luxury homes, public open houses do not help sell homes. When it comes to selling a luxury home, public open houses often bring in people just interested in seeing how the "rich and famous" live. There is absolutely no way to determine whether the people coming through the open house are qualified to purchase the luxury home or not!

While public open houses do not help sell luxury homes, broker open houses can be helpful. A broker open, which is an open house for local real estate professionals, allows real estate agents who have buyer prospects looking for luxury homes to view possible matches. A broker open is much more successful if the real estate agents who sell luxury homes locally are able to attend, as they have the greatest probability of having a client for the home!

ARE THE LOCATION & LIFESTYLE BEING PORTRAYED CORRECTLY?

Luxury homes are often luxurious because of their location and lifestyle. If a luxury home is part of a development which includes a clubhouse or yacht club privileges, it is important they are being showcased in the listing information. This is another reason why utilizing video or virtual tour when selling a luxury home is a great marketing tool as it is a very good way to present a homes location as well as the lifestyle. When buying

a luxury home, the prospective purchasers will often want to know who else is living in the general vicinity of the home. It's important to know or find out who else lives in the area and ensure this information is available to real estate agents who are showing the home.

WILL ANY STAGING BE DONE?

Staging does not sell homes but it certainly can help! There are many sellers who believe that by hiring a real estate agent who has a staging designation, their home will sell because their home has been staged. This is wrong. Obtaining a designation for staging doesn't necessarily mean they are a great real estate agent.

When selling a luxury home, staging will help maximize price and minimize time on the market. When staging a luxury home, it is important that the amenities which make the home luxurious are being showcased. If there is an outdoor BBQ, is it staged so that potential buyers can envision their summertime gatherings? A luxury home with an over-sized formal dining room should have elegant place settings with fine china at each place setting to help a buyer envision what their fine dining parties may look like.

CAN YOU BE PATIENT?

One of the biggest things that a seller needs to consider when selling a luxury home, patience is a must! Selling a luxury home will normally take longer than a non-luxury home.

One major reason that luxury homes take longer to sell than non-luxury homes is the number of possible buyers available to purchase the home. Face it, there are many buyers who can afford a €250,000 home entering the market on a daily basis. There aren't many buyers who can afford a 5 million Euro home entering the market on a daily basis. For this reason alone, it's important to be patient and understand that if the above tips are being practiced, a buyer will surface!

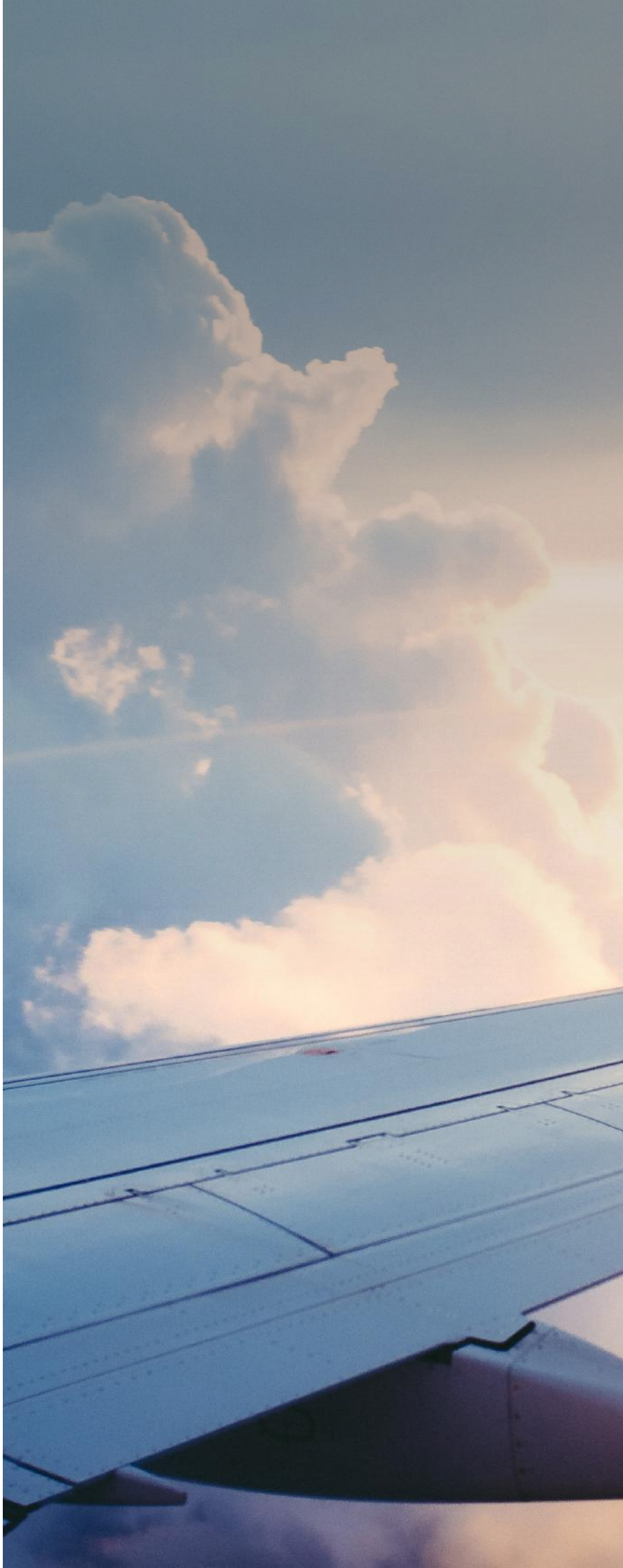
Selling a luxury home presents a different level of difficulty and expertise than the non-luxury home market. It doesn't have to be impossible either and by considering the above 8 tips to consider when selling a luxury home, the process can be smooth and less stressful!

Click Here to read our other blogs.

Raise your hand if, at some point in your life, you've dreamed about packing up your belongings and moving halfway around the world. Spain looks good...

Well, here are 3 individuals who did just that – and want to share their experiences. These adventurers have wise, honest observations to pass along, observations only experience can teach you. The basic headline: Living abroad is a wonderful, strengthening, enlightening, and life-changing experience, but it also doesn't come without its difficulties.

AssetFolio



RELOCATING

THE START OF A NEW ADVENTURE





Dave Schwerin, 31, San Sebastián, Spain

Five years ago, Dave was living a sweet life in San Francisco, working as a staff director for a nonprofit and sailing on the side. "But I was actually so happy that I decided I'd better try living abroad before getting swept up in Bay Area life forever," A friend told him it was easy to find work in Spanish Basque country, so he applied for and got a job as an English language assistant – and now he's starting his own language business.

What he misses most about life in America: Ethnically diverse food. "The food is fantastic here, but not really open to outside influence. It's Basque food for Basque people. Looking at recipes from American publications was so frustrating that I've pretty much stopped."

What he loves most about life in Spain: "Someone told me once that one year abroad is as good as three at home, and that's the way I feel about my time here. It's worth more. Living abroad, simple things like meeting new people or trying a new dish have this newness and strangeness."

Biggest lesson he's learned overseas: "Humans are social creatures, and they're meant to explore."

Alexis Levine, 31, Barcelona, Spain

An entrepreneur, Alexis runs an online advertising agency which focuses on luxury destination events. "My fiance and I both had opportunities to run our businesses overseas, so we moved to Barcelona this year because there's a real opportunity to create here – and the festival scene in Europe is bustling."

What she misses most about life in America: Our work ethic. "The efficient work ethic and expertise instilled in America's culture is unparalleled. Taking concept to creation anywhere else has demonstrated that America just knows how to connect business, experience, and efficiency in a streamlined way."

What she loves most about life in Spain: "I'm able to work with different types of people. And the food and weather's not too shabby!"

Biggest lesson she's learned overseas: "Philosophies about work ethic, priorities, social interaction, and innovation are vastly different wherever you go. Creating a successful work/life balance is all about adapting to those differences."

Heather Mancini, 33, Barcelona, Spain

Right after Heather graduated from college, she moved to Italy to delay the seemingly inevitable corporate job, and also to be with her now husband, whom she'd met during her junior year abroad. She hasn't lived stateside since, living in Florence first for school, then London, where she worked for a global education company, and now Barcelona, where she's on maternity leave. She and her husband are raising two children, three years old and three months old.

What she misses most about life in America: Family and friends. "When I was still single and living abroad, I got back to the States once or twice a year. Now that I have a family, and many of my friends and family have their own families, two or three years may pass without seeing some of my siblings or closest friends."

What she loves most about life in Spain: "I learn something new every day. It could be a new word in another language, politics in another country, or how to prepare a cultural dish. Also, my kids hold three passports and will grow up with an international mindset, speaking four languages. I'm not sure what others think, but to me, that's pretty cool."

Biggest lesson she's learned overseas: "You can belong anywhere. Sometimes I've felt lonely because I've felt like I belong nowhere. But then you meet others who've had similar experiences, and you realize that you're part of a bigger community, and that you really belong anywhere and everywhere you want to be."

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

€635,000

PENTHOUSES FROM

€1,395,000

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.

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



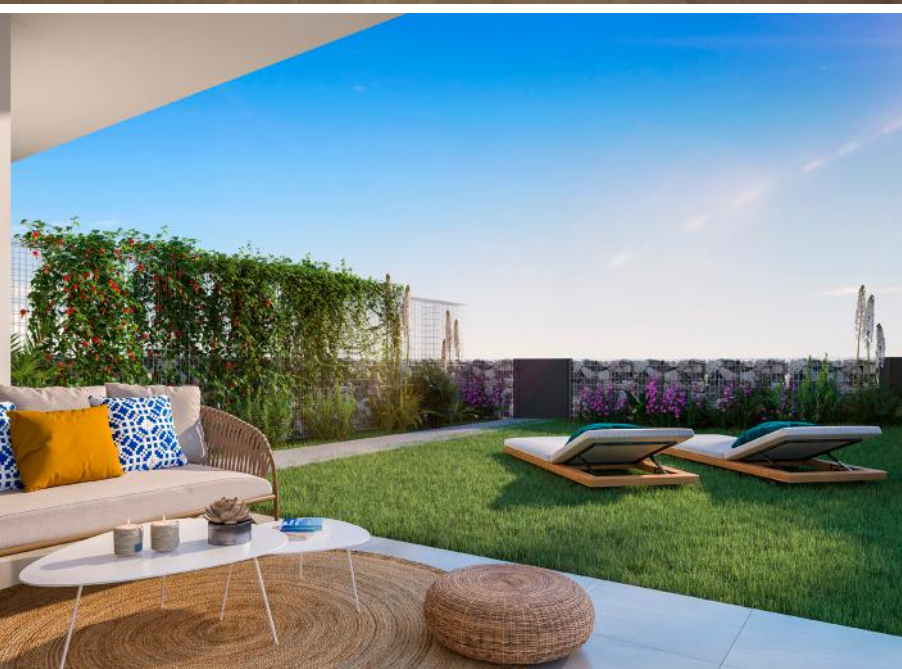


Alya Mijas

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.









€2,695,000

SPECIFICATIONS

3 Bed
4 Bath
171 m2 Built
175 m2 Terraces
0 m2 Plot



RESALES

STUNNING DUPLEX PENTHOUSE IN MAGNA MARBELLA WITH FANTASTIC VIEWS

A stunning 3 bedroom duplex penthouse in Magna Marbella with panoramic sea view, golf course view, and mountain view.

Its design features an exquisite inspiration of a minimalist touch of luxury and natural beauty. Whether you're a golf enthusiast or simply seeking a tranquil retreat, this apartment offers a remarkable home experience marked by double high ceilings, large private terraces to enjoy the best sunset views and highest qualities of the carefully chosen materials. Located by short drive to the iconic Puerto Banús and the beach, as well as walking distance to golf courses and amenities, this penthouse has it all!

Click Here to find out more about this charming penthouse. [➤](#)





€2,750,000

SPECIFICATIONS

- 5 Bed
- 4 Bath
- 701 m2 Built
- 344 m2 Terraces
- 1001 m2 Plot



RESALES

CONTEMPORARY LUXURY VILLA IN A PRESTIGIOUS GATED COMMUNITY WITHIN THE GOLF VALLEY

Built to top specifications and finishes, this 5-bedroom villa pays special attention to the Andalusian climate, with plenty of outside seating areas carefully shaded and perfect for relaxing.

Distributed on three levels, it comprises: spacious living room with several seating areas; open-plan fully fitted kitchen and dining area; stunning bedrooms; beautiful porches and terraces; rooftop with panoramic and partial sea views, with chill out area and jacuzzi; garage for 3 cars; heated swimming pool and carefully landscaped garden with mature plants that surround the property and create privacy from nearby homes.

Click Here to find out more about this charming villa. [>](#)





€2,250,000

SPECIFICATIONS

- 5 Bed
- 5 Bath
- 201 m2 Built
- 260 m2 Terraces
- 375 m2 Plot



RESALES

EXCEPTIONALLY REFORMED VILLA WALKING DISTANCE TO PUERTO BANUS AND THE BEACH

A totally reformed and exceptionally designed villa situated in the hills of the charming lower part of Nueva Andalucia, with walking distance to the fashionable Puerto Banus, and the beach.

This villa is divided into 2 floors offering a living room with open plan custom made kitchen and Miele appliances. The dining area gives you direct access to the outdoor kitchen and the pool where you can enjoy a swim all year round. The new owner will have the opportunity to choose between a 5th bedroom, cinema room or a gym.

Click Here to find out more about this charming villa.







€650,000

SPECIFICATIONS

- 2 Bed
- 2 Bath
- 113 m2 Built
- 0 m2 Terraces
- 0 m2 Plot



RESALES

**STYLISH
SCANDINAVIAN-INSPIRED
PENTHOUSE WALKING
DISTANCE TO PUERTO
BANUS**

This Scandinavian inspired residence offers an open and spacious living area, creating a relaxed and inviting atmosphere. Step onto your private terrace, a tranquil retreat to unwind and enjoy the surroundings.

In this penthouse, you are only a few minutes away from the beach, amenities, and the iconic Puerto Banús, making it an ideal choice for a convenient and comfortable holiday home. With its appealing features and location, this property is also a good rental investment with a high ROI%. Experience the essence of Marbella living in this gorgeous penthouse.

Click Here to find out more about this charming penthouse.







€1,995,000

SPECIFICATIONS

- 2 Bed
- 2 Bath
- 115 m2 Built
- 132 m2 Terraces
- 0 m2 Plot



RESALES

**FULLY RENOVATED
BEACHFRONT LUXURY
PENTHOUSE**

This fantastic luxury penthouse is located in one of the most beautiful frontline beach developments of the Costa Del Sol, an oasis of tranquility yet within walking distance to shops and restaurants and the charming Old Town of Estepona. The apartment itself has been fully renovated to the highest standards.

This prestigious residential complex features direct access to the beach and promenade, 7 swimming pools, award winning tropical gardens, 3 restaurants, a gym, 24hrs security, 3 padel courts, 5 tennis courts and a small football pitch. This resort is an ideal holiday destination indeed!

Click Here to find out more about this charming penthouse.







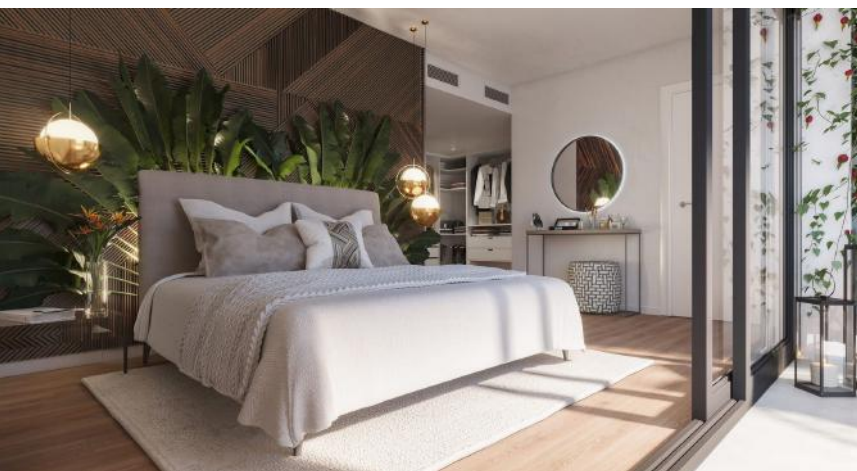
FROM
€799,000

SPECIFICATIONS

69 units
3 & 4 Bed

STATUS

Pre-launch



NEW DEVELOPMENTS

**MIJAS COSTA
SOUTH-FACING
DWELLINGS WITH
MEDITERRANEAN VIEWS**

An exciting new project comprising of 69 luxurious villas, with the initial phase of 23 residences now available for purchase. Nestled in the heart of El Chaparral, Mijas, this project presents south-facing dwellings that offer breathtaking vistas of the Mediterranean Sea. The encompassing environment boasts natural splendor and splendid golf courses, with pristine beaches just minutes away. Inside these modern abodes, you'll experience a harmonious open-plan layout that seamlessly blends your indoor and outdoor spaces. The terraces provide idyllic spots for unwinding and hosting gatherings, allowing you to soak in the abundant sunshine of the Costa del Sol.

Click Here to find out more about this charming development.







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

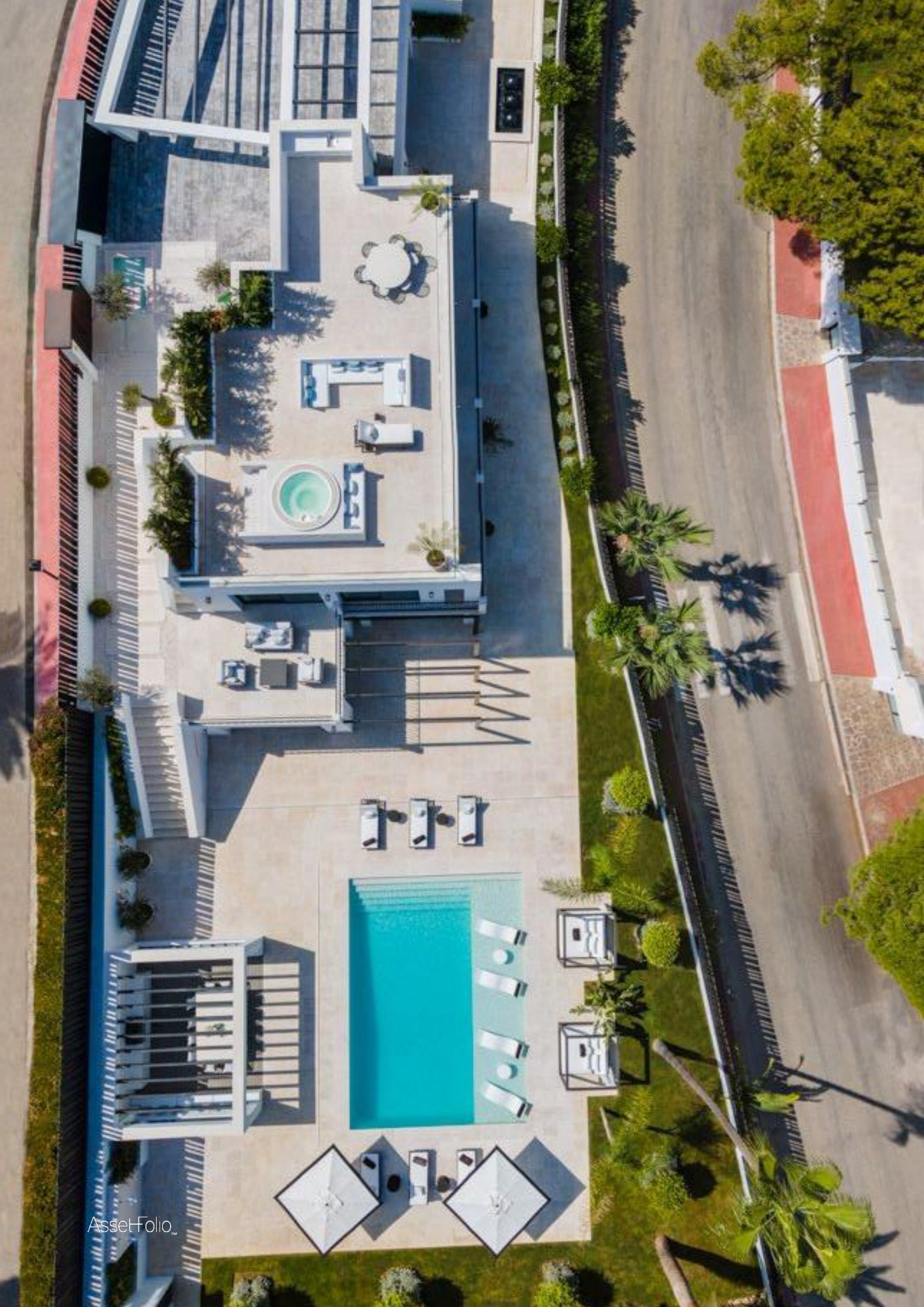
SPECIFICATIONS

- 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 dining area together. The kitchen is designed by Gunni & Trentino with Siemens appliances and has direct and convenient access to the separate laundry area.









JACARANDAS 12



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

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.







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









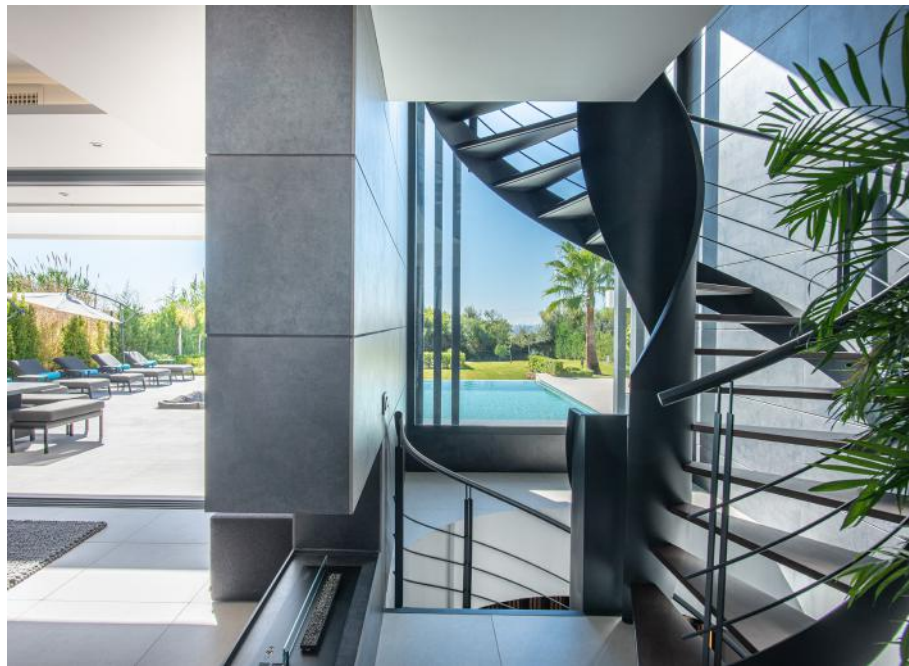


Upstairs a sophisticated master suite opens to a terrace with gorgeous views. An impressive basement level includes plenty of entertaining features such as a TV area, wine bodega and cinema room.

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.



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.

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DOWNLOAD**

PROPERTY FOCUS

AssetFolio™

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

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

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

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

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

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SELLING YOUR HOME?



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