

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

November 2025 · Edition 38

FOLIO

AssetFolio™

LUXURY INVESTORS

SPAIN IS THE MOST DESIRED OPTION

EAT, DRINK, LOVE JEREZ!

AWARDED THE TITLE OF SPANISH CAPITAL OF GASTRONOMY FOR 2026

MARBELLA IN THE MOVIES

MARBELLA HAS LONG BEEN A MAGNET FOR THE RICH AND FAMOUS

MAKE THE BREAK!

WANT TO RECHARGE BEFORE THE FESTIVE SEASON? TRY THESE DAZZLINGLY DIFFERENT HOTELS!

ALSO IN THIS ISSUE: CORDOBA 1, LAS ALAMANDAS, THE LIST, NYRA RESIDENCES COMING SOON

THE DAYS MAY BE COOLER, BUT FOLIO MAGAZINE IS TURNING UP THE WARMTH WITH A SPARKLING NOVEMBER EDITION FULL OF STYLE, FLAVOUR, AND INSPIRATION.

THIS MONTH, WE EXPLORE LUXURY INVESTORS AND WHY SPAIN TOPS THE LIST AS THE MOST DESIRED DESTINATION FOR THOSE CHASING SUNSHINE AND SOPHISTICATION. WE'RE ALSO CELEBRATING JEREZ, NEWLY CROWNED SPAIN'S CAPITAL OF GASTRONOMY 2026 – A CITY THAT TRULY KNOWS ITS FLAVOUR.

THEN, WE ROLL OUT THE RED CARPET FOR MARBELLA IN THE MOVIES, REVISITING ITS LONG LOVE AFFAIR WITH HOLLYWOOD STARS, AND DISCOVER DAZZLINGLY DIFFERENT HOTELS TO ESCAPE TO BEFORE THE FESTIVE RUSH.

AS ALWAYS, YOU'LL FIND THE BEST NEW DEVELOPMENTS AND STANDOUT RESALE PROPERTIES ALONG THE COAST.

SIT BACK, RELAX, AND LET FOLIO BRING A LITTLE NOVEMBER SPARKLE YOUR WAY.

Enjoy!

CONTENTS



36

THE LIST

Homes at this premier collection of luxury semi-detached houses are ready to move in!



40

NAYA RESIDENCES

The construction licence has been approved for this stylish development.



44

AYANA ESTEPONA

Ayana brings a unique concept in resort development in Estepona.



46

ALYA MIJAS

The opportunity to live the mediterranean lifestyle at an affordable price.

Articles & Property Focus

12

LUXURY INVESTORS

Spain the most desired option

20

EAT, DRINK, LOVE JEREZ!

Awarded the title of Spanish capital of gastronomy for 2026

26

MARBELLA IN THE MOVIES

Marbella has long been a magnet for the rich and famous

34

MAKE THE BREAK!

Want to recharge before the Festive Season? Try these dazzlingly different hotels!



Folio magazine brings you all the latest from Asset Folio

6

CORDOBA 1

A spacious first floor redesigned apartment

44

NYRA RESIDENCES

Coming soon!

54

THE LIST NO.2 & NO.10

Stunning semi-detached houses ready to move in.

68

LAS ALAMANDAS

Outstanding 3 bedroom duplex penthouse

FOLIO MAGAZINE EDITION 38

November 2025

Designed by Pixelperfect SL Articles by: Giles Brown

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

November 2025 - Edition 38

FOLIO

AssetFolio™

LUXURY INVESTORS

SPAIN IS THE MOST DESIRED OPTION

EAT, DRINK, LOVE JEREZ!

AWARDED THE TITLE OF SPANISH CAPITAL OF GASTRONOMY FOR 2026

MARBELLA IN THE MOVIES

MARBELLA HAS LONG BEEN A MAGNET FOR THE RICH AND FAMOUS

MAKE THE BREAK!

WANT TO RECHARGE BEFORE THE FESTIVE SEASON? TRY THESE DAZZLINGLY DIFFERENT HOTELS!

ALSO IN THIS ISSUE: CORDOBA 1, LAS ALAMANDAS, THE LIST, NYRA RESIDENCES COMING SOON

GET YOUR FREE COPY OF FOLIO MAGAZINE

Join our newsletter and receive our free
monthly magazine direct to your inbox.

You'll also get the latest news, properties
and market insights.

JOIN NOW



EXCLUSIVE PROPERTY LISTING**CORDOBA 1**

This exceptionally spacious first-floor apartment offers 159m² of beautifully redesigned living space, featuring 2 bedrooms and 2.5 bathrooms, all finished to the highest standards. Every detail has been thoughtfully upgraded, creating a modern, luxurious home just a short stroll from the beach.

The apartment boasts a brand-new Danish designer kitchen fitted with top-of-the-line Siemens appliances, new ceramic flooring throughout, and a stylish new fireplace. High ceilings, bespoke lighting, and premium finishes enhance the sense of space and quality. All windows and doors have been replaced with double-glazed acoustic glass, ensuring both comfort and tranquility.

€499,000**SPECIFICATIONS**

2 Bed
2 Bath
159 m² Built
18 m² Terraces
0 m² Plot











CORDOBA 1

Both bedrooms feature ample built-in wardrobes, with the master suite offering a large en-suite bathroom with a separate shower and bathtub. Every bathroom has been fully renewed with sleek, contemporary fittings.

Additional features include:

- Secure underground parking space (14m²) and storage room
- Access to the Hotel's swimming pools, spa, gym, and restaurant next door, with optional rental management services available
- Short-term rentals permitted, making it a strong investment opportunity
- Just a 3-minute walk to the beach via El Paraiso private estate

This property combines modern elegance with convenience, offering a turnkey home in one of the area's most desirable locations.

Click Here to find out more about Cordoba 1.





LUXURY INVESTORS

SPAIN IS THE MOST DESIRED OPTION



Spain ticks all the right boxes when it comes to relocation, lifestyle, and property investment.

The country's vibrant cities, stunning coastal regions and favourable tax structures are increasingly attracting high-net-worth individuals (HNWIs) from across the globe, confirming Spain's status as one of Europe's most coveted destinations.

The recent Knight Frank European Lifestyle Report 2025 has ranked the major European cities, with Lisbon taking the lead as the most desirable location, followed closely by London. Madrid and Barcelona have made significant strides, securing third and fifth



places, respectively. Madrid boasts an impressive average lifestyle appeal score of 6.76, surpassing that of Dublin, while Barcelona follows with a score of 6.13. These cities are experiencing a post-pandemic “urban revival,” characterised by their rich cultural scene, convenient amenities, and excellent international connections. The resurgence in demand reflects a growing preference for urban living among affluent individuals seeking both lifestyle and investment opportunities.

Beyond the established urban centres,

Spain’s non-city markets are also increasingly attractive, particularly the Balearic Islands and Marbella. Marbella, with its Mediterranean charm, stands out as a thriving hub, boasting excellent international schools, robust infrastructure, and a dynamic international community. These factors contribute to its appeal as a prime location for relocation, with a year-round lifestyle filled with leisure and luxury.

In the broader context of relocation trends, Spain holds a prestigious position, ranking among the top five European destinations for wealthy individuals, alongside Monaco,





Switzerland, Italy, and Portugal. The report highlights Spain's extensive lifestyle appeal, exceptional connectivity, and well-established expat communities located in cities like Madrid and Barcelona, as well as along the picturesque coasts. Additionally, the attractive tax landscape further enhances Spain's allure, with regions such as Madrid, Andalucía, and the Balearics offering a 100% wealth tax exemption, making it a compelling choice for the globally mobile elite.

The prime property market in Spain is showing remarkable resilience, with Madrid leading the charge in price growth. According to Knight Frank, Madrid experienced a 6.4% increase in prime prices over the twelve months leading to Q2 2025. Marbella followed closely with a rise of 5.7%, while Barcelona recorded a more modest increase of 2%. Looking ahead, forecasts suggest steady gains in property prices throughout 2026. With purchase costs for residents ranging from 7% to 15%, and prime property prices varying from €8,400 per square

metre in Barcelona to over €14,000 in Madrid, Spain presents offers a competitive entry point compared to other European luxury markets like the Alpine regions or the French Riviera.

Outdoor design once again underlined itself as a natural extension of the interior, with high-end sofas, loungers, and dining sets that combine durable materials with soft, comfortable textiles.

Knight Frank's European Lifestyle Report 2025 underscores Spain's impressive standing in Europe's lifestyle league table. With cities like Madrid and Barcelona regaining their momentum in the aftermath of the pandemic, alongside the enduring appeal of island destinations and favourable regional tax advantages, Spain is poised to remain a frontrunner in the global wealth migration landscape. Its combination of vibrant urban life, luxurious coastal living, and a welcoming environment for expatriates makes it a prime choice for those seeking not just a residence, but a lifestyle enriched with culture and opportunity.

Click Here to read our other blogs.







FROM
€649,000

SPECIFICATIONS

38 units
2, 3 & 4 Bed

STATUS

Pre Launch

LUXURY RESIDENTIAL COMPLEX WITH ACCESS TO 5 STAR FACILITIES

Visionary project consisting of 38 spacious apartments that will stand out for their high-end finishes, ample rooms and top-notch services. The project will feature its amenities while also benefiting from the entertainment facilities of Alcazaba Lagoon.

Click Here to find out more about this luxury residential complex.







FROM
€1,650,000

SPECIFICATIONS

7 units
4, 5 & 6 Bed

STATUS

Pre Launch



STUNNING NEW VILLAS FOR SALE IN CALAHONDA

An exclusive collection of just seven contemporary homes located in a peaceful Calahonda neighbourhood, only 200 metres from the sea. Designed by award-winning architects and developed by a renowned firm, the residences combine modern architecture, spacious layouts, and coastal tranquillity.

Perfectly positioned within walking distance of the beach, restaurants, cafés, shops, and supermarkets, the homes offer an ideal balance of convenience and lifestyle. With Marbella, Fuengirola, and Málaga Airport only a short drive away, residents enjoy effortless access to both city life and international travel.

Click Here to find out more about these stunning new villas.



Jerez de la Frontera, a city renowned for its rich cultural heritage and exceptional culinary scene, has been awarded the title of Spanish Capital of Gastronomy for 2026. This accolade reflects the city's commitment to promoting its culinary traditions and innovations.

As you might expect, the announcement was met with enthusiasm from Mayor María José García-Pelayo, who emphasized the significance of this honor and the collective effort behind it.

The selection of Jerez as the Spanish Capital of Gastronomy is no surprise to those familiar with the city's vibrant food culture. Known for its



 Jerez de la Frontera has been awarded the title of Spanish Capital of Gastronomy for 2026





**EAT, DRINK,
LOVE JEREZ!**



traditional recipes as well as cutting edge cuisine, Jerez has successfully blended its historical roots with contemporary culinary trends. Alongside this are its exceptional wines, especially the famous Jerez-Xérès-Sherry, which has become synonymous with the region. This rich wine heritage, combined with the local cuisine, creates a distinctive gastronomic experience that attracts food enthusiasts from around the world.

Mayor García-Pelayo highlighted the city's culinary legacy, stating, "They have recognised

what we are: a great capital and, above all, one of the cities with the best food in all of Spain."

This acknowledgment not only celebrates Jerez's current high standards but also underlines the importance of continuous improvement and innovation in the gastronomy. The mayor expressed her excitement for the upcoming year, urging residents and visitors alike to immerse themselves in the gastronomic festivities planned for 2026.

The city will officially take over the title from Alicante during the

FITUR tourism fair in 2026, marking the beginning of a year filled with activities and events designed to showcase Jerez's culinary strengths. A ambitious programme of 54 events will highlight the diversity of Jerez's gastronomy. These activities have been developed in collaboration with local restaurateurs and producers, ensuring that the events resonate with the community's identity and values.

One of the key elements that sets Jerez apart in its bid for the title is its rich culinary mixture , which reflects centuries of cultural exchange and influences. Jerez boasts a variety of styles, from

from traditional dishes such as 'Riñones al Jerez,' 'Berza,' 'Ajo,' and 'Tocino de Cielo' to the innovative creations found in its Michelin-starred restaurants. The city's unique social spaces, such as tabancos and peñas, provide an authentic environment where visitors can enjoy local food and wine while experiencing the vibrant culture of flamenco.

The slogan accompanying Jerez's bid, "Eat, Drink, Love Jerez," encapsulates the passion and enjoyment that the city offers. This phrase is an invitation for both locals and tourists to explore the richness of Jerez's flavours, wines, and traditions. The logo designed for the campaign symbolises the city's identity and fundamental values, capturing the essence of gastronomy as a vital part of cultural heritage.

Four specific areas are at the heart of Jerez's tenure : "Legacy and Tradition of our cuisine," "Cooperation and Exchange," "Sustainability," and "Talent and Gastronomic Trades." Each of these is designed to enhance the city's gastronomic landscape and promote sustainable practices. The focus on talent and education aims to inspire the next generation of chefs and food innovators, ensuring that Jerez remains a centre of culinary excellence for years to come.

The recognition as the Spanish Capital of Gastronomy is more than just a title; it is an opportunity for Jerez to elevate its culinary scene and attract tourism. According to the latest statistics , 15% of visitors to Spain cite cuisine as a primary reason for their travel. By showcasing its culinary flair Jerez is poised to become a significant player in the global culinary tourism market.

With a rich history, a commitment to innovation, and a vibrant community, Jerez as the new Spanish Capital of Gastronomy is not just about recognition but also about fostering a sense of pride and community spirit that will benefit Jerez for generations to come.

Click Here to read our other blogs







€187,900

SPECIFICATIONS

5 Bed
3 Bath
83 m2 Built
40 m2 Terraces
0 m2 Plot



QUAINT INDEPENDENT CASITA IN TORRESOTO - AGRIMENSOR - JEREZ DE LA FORNTERA

We present an exceptional self-built house located a step away from the city center, completely renovated and ready to enjoy. It has two floors. It has pre-installation of air conditioning throughout the house. In total it has five bedrooms, two bathrooms and a toilet. The main floor consists of a living-dining room integrated with an equipped American kitchen, two bedrooms, a toilet, a complete bathroom, a patio and a laundry room. Upper floor three bedrooms, a complete bathroom and a patio.

It also has a walkable roof terrace of approximately 40 square metres.

Click Here to find out more about this exceptional self-built house.



MARBELLA IN THE MOVIES

ONCE DUBBED "THE CALIFORNIA OF EUROPE"





Photography:
 Jeff Hitchcock, Audrey06xoxo,
 John Mathew Smith, Pedro J Pacheco,
 Gage Skidmore

Once dubbed “The California of Europe,” Marbella has long been a magnet for the rich, famous, and artistic, thanks to its combination of a superb climate, scenic landscapes, and sophisticated infrastructure.

Its glamorous reputation was initially forged by a steady influx of movie stars and cultural icons who created a little slice of Beverly Hills on the Costa del Sol. This star-studded history began largely with the establishment of the iconic Marbella Club Hotel in 1953 by Prince Alfonso von Hohenlohe.

A well-connected figure who had spent time in Hollywood, Prince Alfonso transformed his idyllic outpost into a sought-after destination for the fledgling jet set and European nobility. The hotel’s very first guest was Merle

> Oberon, the star of *The Scarlett Pimpernel* and *Wuthering Heights*, who would become the hotel's official "godmother" or madrina. Following her lead, a cavalcade of Hollywood's elite soon arrived. Among them were James Stewart, Ava Gardner, and a reportedly besotted Frank Sinatra, who all visited in 1955. They were swiftly joined by other legends of the silver screen, including Kirk Douglas, Bob Hope, Michael Caine, and David Niven.

The glamour continued into the 1960s with visits from stars like Brigitte Bardot and her husband, Gunter Sachs, who were famously photographed enjoying the hotel's Champagne Room and Grill in 1966. This era, preceding the age of smartphones and social media, allowed the famous to enjoy themselves away from constant media scrutiny, adding to Marbella's allure as a discreet, luxurious haven.

Several of these stars were so charmed by Marbella that they decided to put down roots. Audrey Hepburn and her director husband Mel Ferrer purchased a house in Guadalmina Alta in the early 1960s. Their son, Sean, later recalled his mother's preference for the pool over the beach during

their time there. Although their marriage eventually dissolved, the house is still there. Similarly, Black Narcissus actress Deborah Kerr and her husband, director Peter Vietel, made their home in Rio Real, though Kerr would later famously complain about the rowdy parties and speeding cars on the N-340.

In the early 1970s, Sean Connery moved into his beachfront house in Malibu, located between Puerto Banus and San Pedro. Connery, a keen golfer and lover of fine dining, spent many happy years there, often in the company of his good friend, opera singer and restaurateur Toni Dalli. Connery also enjoyed night outs with fellow actor and Marbella resident Sir Stanley Baker. One memorable New Year's Eve at the Hotel Guadalmina saw the two movie action heroes stage a mock fight that terrified onlookers before ending with a hug and a waltz. This hotel also famously appeared in the 1974 film *A Touch of Class*, starring George Segal and Glenda Jackson, where the pair trashed a room during their bittersweet romance.

Marbella's sometimes-shady reputation as the "Costa del Crime" also made it the perfect setting for a number of cult films. The

1980s flop *Marbella* (*Un golpe de cinco estrellas*) featured Rod Taylor and Britt Ekland, and while the film was instantly forgettable, Ekland's then-husband, Stray Cats drummer Slim Jim Phantom, fondly recalled working with Taylor. The gangster film *The Business* and the popular *Rise of the Footsoldier* franchise were both set in 80s Marbella and have developed massive followings.

More recent generations of stars have continued the tradition. Malaga-born Antonio Banderas had beachfront house in Los Monteros, where he once lived with actress Melanie Griffith. A vocal ambassador for his home city, Banderas has showcased Andalusian culture and even organized a Spanish press call for *The Expendables 3* in Marbella, which starred himself, Sylvester Stallone, and fellow one-time resident Dolph Lundgren. Lundgren, known for roles in *Rocky IV* and *Universal Soldier*, also based himself in Marbella while his daughters were young. He made an Official Ambassador for the city.

Eva Longoria, a star of *Desperate Housewives*, also has a strong connection with Marbella, recently purchasing a villa in town. Eva co-founded the Global Gift Foundation with friend and Marbella Ambassador (and former partner of Bruce Willis) Maria Bravo. The foundation's annual gala continues to draw Spanish and international TV and film personalities to the city.

From its origins as a playground for the European elite and Hollywood's golden age stars to its more modern incarnation as a setting for film festivals and a base for today's celebrities, Marbella has consistently maintained its cinematic connection, exuded a unique movie magic!

Click Here to read our other blogs.









€1,145,000

SPECIFICATIONS

3 Bed
2 Bath
198 m2 Built
48 m2 Terraces
0 m2 Plot



MODERN RENOVATED PENTHOUSE WITH SOUTH PANORAMIC VIEWS

Les Belvederes is a prestigious gated community in La Cerquilla, Nueva Andalucía, offering breathtaking panoramic views of the Mediterranean Sea. This secure development features 24-hour security and resort-style amenities, including a large pool, gym, sauna, and tennis and padel courts.

The penthouse showcases contemporary Scandinavian design with oak wood floors, an open-plan layout, abundant natural light, and advanced comfort features such as an Airzone climate control system and partial underfloor heating. Sold fully furnished with high-end designer pieces, the home is move-in ready. All terraces face south, capturing stunning sea views, while the master bedroom includes an en-suite bathroom and direct terrace access for an exceptional coastal living experience.

Click Here to find out more about this modern renovated penthouse.







€595,000

SPECIFICATIONS

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



MARBELLA EAST BEAUTIFULLY RENOVATED APARTMENT

Apartment Lomas del Río is a beautifully renovated 3-bedroom, 2-bathroom residence offering 110 m² of refined living space plus a 19.5 m² terrace. Fully refurbished in 2025, this stylish home blends modern design with comfort and tranquillity. Nestled within a serene community surrounded by lush countryside and close to a premier golf course, it enjoys peaceful garden and pool views, along with partial sea vistas. Sold fully furnished and equipped, it's ready to move in and start enjoying immediately.

The bright, open-plan living area seamlessly connects the modern kitchen, dining, and lounge spaces.

Click Here to find out more about this beautifully renovated apartment.



MAKE THE BREAK !

WANT TO RECHARGE BEFORE THE FESTIVE SEASON?
TRY THESE DAZZLINGLY DIFFERENT HOTELS!



Nestled within a beautiful 17th-century building in the historic quarter of Tarifa, Cádiz, The Riad offers guests a captivating blend of history, culture, and artistic charm, while serving as a peaceful sanctuary for wellness and relaxation. The façade of this remarkable structure showcases ornate geometric frescoes, reflecting its rich cultural heritage. Rumoured to be the official residence of the Knight Commander of Tarifa and later owned by the Catholic Order of Charity, the building's historical significance was highlighted during its restoration, which unearthed a stone symbol of the Order that is proudly displayed above the entrance.

The Riad has preserved all its original features, maintaining the building's character and grandeur while incorporating modern enhancements. Polished cement graces the communal areas, while the bedrooms are adorned with beautiful Moroccan stucco, known as *tadelakt*. Each of the ten bedrooms is exquisitely furnished and uniquely decorated, drawing inspiration from the exotic aesthetics of Moroccan riads. This intricate detailing transforms The Riad into a unique and exclusive destination in Tarifa, where every corner tells a story.



Guests can indulge in authentic Moroccan experiences, including access to the only traditional hammam or steam room in Tarifa. With Tarifa literally on your doorstep, there is an atmospheric labyrinth of streets filled with bars, cafes and restaurants to discover, especially in the off season when the paces is a little less hectic. As an adults only oasis The Riad creates a truly enchanting experience for all who visit.

THE RELAXED RETREAT

If the fast-paced lifestyle of modern hotels feels overwhelming, a stay at La Fuente de la Higuera offers a refreshing alternative. Just six kilometres outside Ronda, this charming establishment exudes a laid-back, country house atmosphere where guests are treated like friends rather than mere occupants. The hotel has been beautifully renovated, showcasing

a harmonious blend of traditional Spanish architecture and modern design.

Each of the rooms at La Fuente de la Higuera is individually decorated, including a romantic suite featuring a double bed draped with exquisite mosquito netting from Indonesia. The well-appointed bathrooms are stocked with plush fluffy towels, which are perfect for a spot of pampering! Guests are welcomed with cocktails and can unwind in a cosy lounge filled with superb coffee table books. The honesty bar allows you to help yourself pre dinner drinks, and room service is tailored to individual preferences, ensuring a personalized experience.

Dining is a treat, with meals featuring delights such as goat cheese salad followed by tenderloin pork seasoned with a rich bacon and egg sauce. The country house party ambiance encourages

relaxed conversations with fellow guests, creating a friendly and welcoming environment. For those looking to explore, the surrounding countryside is perfect for leisurely walks and Ronda, with its stunning Tajo gorge, is a short drive away, Restaurant Lucia awaits for an exceptional dining experience.

The philosophy of La Fuente de la Higuera embodies a relaxed lifestyle, aptly summarised by the phrase "busy doing nothing." It captures the essence of a place that feels like a friend's house, where guests can fully immerse themselves in comfort and hospitality, doing as much, or as little as they want to!

THE STYLISH STAYCATION

If you want your hotel break to be a little closer to home, then La Fonda Heritage Hotel, located in the picturesque Plaza del Santo Cristo in the heart of Marbella's Old Town, has to be top of your list. Housed in three beautifully restored buildings that date back to the 16th century, this

boutique hotel is the first Relais & Châteaux property in Andalusia. Originally a private residence, church, and school, the hotel evolved over the years, and in the late 1980s, it became the first Michelin-star restaurant in the city. The vision of renowned designers Jaime Parlade and Duarte Pinto Coelho transformed the space in the 1960s, establishing it as a lively gathering spot for artists and intellectuals during Marbella's vibrant "Golden Age".

Recent renovations have not only revitalised the hotel's architectural grandeur but also uncovered significant archaeological treasures, including the altar and nave of the 16th-century

Church of San Sebastian. The church forms the stunning backdrop to, Jane, La Fonda's signature restaurant. In addition to Jane, the hotel features one of the best sky bars in Marbella, while the courtyard terraces, known as Los Patios de La Fonda, provide the serene setting for breakfast and brunch.

La Fonda boasts 20 unique rooms, including three opulent suites, each designed to marry historic charm with modern comforts. Guests can select from rooms featuring expansive terraces, traditional balconies, or those with stunning views over Marbella's rooftops. The Heritage Suite stands out with its original dome and

18th-century murals, allowing guests to experience a slice of history. If you really want to get away, the Loft Suite offers a cosy retreat adorned with wooden beams, large skylights, and a balcony, creating a luxurious haven above the Old Town.

La Fonda Heritage Hotel is more than just a place to stay; it intertwines history with modern luxury, inviting guests to engage with Marbella's rich cultural narrative.

Trust us – a few day's rest and relaxation at any of these hotels will have you fit and ready for the frenzy of the Festive Season!

Click Here to read our other blogs.





THE LIST

SINGULAR HOMES

WELCOME TO THE LIST

4 AND 5 BEDROOM SEMI-DETACHED HOUSES
FROM € 1,675,000

The List - Río Real is Marbella's premier collection of 27 luxurious 4 and 5 bedroom semi-detached houses, meticulously crafted for those who appreciate the finer things in life. Each home showcases contemporary architecture and sophisticated design, with spacious open-plan living areas that seamlessly blend indoor and outdoor spaces.

Nestled in the prestigious neighbourhood of Río Real,

these exceptional properties offer breathtaking views and easy access to the region's finest amenities, including pristine beaches, gourmet dining, and vibrant nightlife.

Indulge in the ultimate lifestyle of comfort and elegance, where each semi-detached house is a sanctuary designed for relaxation and entertainment.



The List features 27, 4 and 5 bedroom semi-detached houses, with extraordinary designs arising from the prestigious architect Ismael Mérida. His philosophy of making dreams come true, combined with interior design concepts like "Feng Shui," has made stunning projects such as The List Río Real and Sierra Blanca possible in Marbella.

The List is ideally situated in one of the most sought-after areas of the Costa del Sol, offering residents unparalleled access to the region's finest attractions. Nestled in a tranquil

AssetFolio™

excl.

Exclusive Agent



Architect



Developer



THE LIST

SINGULAR HOMES



yet vibrant neighbourhood, this prime location is just minutes away from pristine beaches, renowned golf courses, and exclusive dining options. The area boasts excellent connectivity, ensuring that Gibraltar and Málaga international airports are within easy reach.

In addition to its natural beauty and cultural offerings, The List is close to top-rated schools, healthcare facilities, and recreational amenities, providing a perfect blend of convenience and lifestyle.

Each home features spacious open-plan living areas, perfect for entertaining family and friends, with interiors designed to a high level of finish that prioritise comfort. Enjoy state-of-the-art kitchens equipped with high-end appliances, stylish cabinetry, and ample counter space, making meal preparation a delight.

Located within a beautifully designed development, The List offers a range of exclusive facilities that enhance residents' quality of life.

The homes are distributed across a basement, ground floor, first floor, and solarium with a swimming pool, providing plenty of space for relaxation and recreation. Luxurious bedrooms come with en-suite bathrooms and built-in wardrobes, ensuring privacy and convenience. Due to the spacious rooms and large windows, light and nature are integral to every space, creating a seamless fusion of indoor and outdoor living. To enhance convenience, each property includes an underground garage, minimising vehicle traffic within the development and promoting a serene environment.



With integrated smart home technology and sustainable features, The List combines elegance, comfort, and innovation, creating a luxurious living experience where every detail has been thoughtfully considered.

The communal space features a large outdoor swimming pool with a luxurious sun deck, ideal for unwinding under the sun or enjoying a refreshing swim. Surrounded by lush greenery, this serene retreat is just steps from your front door.

Residents enjoy a fully equipped gym, complete with a sauna, Turkish bath, and massage room, offering comprehensive wellness options for relaxation and rejuvenation.

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

Click here to find out more about The List.



CONSTRUCTION LICENCE APPROVED



PRICES FROM
€ 691,000

AssetFolio™

excl.



NR

NAYA RESIDENCES

A STYLISH DEVELOPMENT OF TWO AND THREE BEDROOM APARTMENTS & PENTHOUSES

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

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

Click Here to find out more about Naya Residences.



Where luxury & lifestyle meet



NYRA
RESIDENCES

81 NEW HOMES FROM €668,000

Experience the essence of refined luxury living. This exclusive development offers a select collection of 2 and 3 bedroom residences, thoughtfully designed with elegant interiors, generous proportions, and seamless connections to the outdoors.

Set against panoramic golf views, residents enjoy a private resort atmosphere with premium amenities including a spa, state-of-the-art gym, and expansive landscaped gardens surrounding an impressive swimming pool. Every space is created to enhance



COMING SOON

well-being and relaxation. Each home is finished to the highest standards, featuring spacious terraces that frame the views. Ground-floor residences include private gardens with pools, while penthouses boast large solariums, ideal for enjoying the spectacular golf and natural surroundings.

AssetFolio

excl.



EUROPEAN PROPERTY AWARDS DEVELOPMENT

LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024





PRICES FROM
€725,000

AssetFolio

excl.



AYANA

ESTEPONA

REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

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

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.

SOPHISTICATED ARCHITECTURE

Ayana showcases an exceptional and truly effortless living experience. Featuring sophisticated architecture by Villarroel Torrico, inspiring interiors

Alya Mijas

PRICES FROM
€443,000

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.





PURCHASING PROCESS

2025



PROPERTY FOCUS

AssetFolio™

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

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

Download our comprehensive purchasing process guide.

**CLICK HERE TO
DOWNLOAD**

PROPERTY FOCUS

AssetFolio™

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

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

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

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

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

**CLICK HERE TO
DOWNLOAD**

AssetFolio™

SELLING YOUR HOME?







STEP INTO THE LIST NO. 2



THE LIST

NUMBER 02

House No.2 is a standout residence in THE LIST. This home strikes the perfect balance between contemporary design and everyday comfort, offering luxury living just moments from Marbella's golden beaches and world-class golf courses.

Step inside to discover seamless open-plan interiors, filled with natural light and finished to the highest standards.

€1,960,000

SPECIFICATIONS

4 Bed
5 Bath
217 m² Built
146 m² Terraces
0 m² Plot





THE LIST

NUMBER 02

Designed by AFlores, the space blends modern sophistication with Mediterranean warmth through subtle textures, calming tones, and carefully curated details. All four bedrooms are en suite, with the principal suite featuring a walk-in wardrobe, private terrace, and spa-like bathroom.

The main living area flows effortlessly onto generous outdoor spaces, including a landscaped garden, private pool, and shaded dining area—ideal for clients seeking a Mediterranean lifestyle with year-round appeal.

Click Here to find out more about this semidetached home.







THE LIST

NUMBER 10

House No. 10 is a bold expression of contemporary Mediterranean living in the heart of Río Real. With four bedrooms and five bathrooms, this refined residence is designed for clients who value both style and comfort.

With interior design by Lord Designs, the home features clean lines, natural textures, and a palette inspired by the Andalusian landscape—creating a calm, elegant flow throughout.

€2,080,000

SPECIFICATIONS

4 Bed
5 Bath
217 m2 Built
146 m2 Terraces
0 m2 Plot





THE LIST

NUMBER 10

All four bedrooms are en suite, with the principal suite offering a luxurious private retreat, complete with dressing area, expansive bathroom, and terrace access.

Perfect for entertaining, the open-plan kitchen and living area lead seamlessly to a landscaped garden, private pool, and al fresco dining space—showcasing the very best of Costa del Sol living.

Click Here to find out more about this semidetached home.





EXCLUSIVE PROPERTY LISTING

 7 0 9

S I E R R A B L A N C A

Magnificent townhouse in a luxury urbanisation of first quality, with the tranquility that it has to have, and with all the services next door. This house is composed of two bedrooms with en- suite bathrooms. A quite spacious living room on the main floor with the open kitchen, all furnished with modern and comfortable furniture, and has an exit to the main terrace.

The two bathrooms in the bedrooms are spacious and bright and each have Jacuzzi and shower. In addition, the property has a basement with private parking and laundry room. The urbanization is highly sought after, offering a modern and peaceful environment at reasonable prices. It features two swimming pools and beautifully landscaped garden areas. A visit is a must!


€1,417,500
SPECIFICATIONS

2 Bed
3 Bath
204 m² Built
32 m² Terraces
0 m² Plot









709

SIERRA BLANCA

Bordering the natural parkland and protected pine forests of Nagüeles, yet only a few minutes drive from the centre of Marbella, Puerto Banús and a plethora of superb golf courses, this development enjoys a privileged elevated location at Sierra Blanca – one of the most distinguished of addresses in Mediterranean Spain – with spectacular sea and mountain views.

This exceptional new, gated development exudes luxury and privacy at every turn, while its sublime architecture masterfully harnesses the aesthetic use of light, space and natural materials such as stone and wood to create a home that is truly a sanctuary for the mind, body and spirit. It has been awarded B.I.D International Quality Star Awards in London and Paris as well as the Bentley International Property Awards in association with the Daily Mail and International Homes for Best Architecture and Best Development.

Click Here to find out more about 709 Sierra Blanca.





EXCLUSIVE PROPERTY LISTING


LAS ALAMANDAS

Presenting a unique opportunity to acquire an outstanding 3-bedroom duplex penthouse in the highly desirable Las Alamandas. This gated complex offers 24-hour security, three swimming pools (including a heated pool), beautifully manicured tropical gardens, a gym, and a sauna. Ideally situated between Los Naranjos Golf Club and Las Brisas Golf, this development is a favorite among golf enthusiasts. Residents can enjoy easy access to a variety of amenities, including shops, supermarkets, restaurants, Puerto Banús, and local beaches.

The apartment boasts the highest standards of quality, featuring premium flooring and a sophisticated air conditioning and heating system throughout.











LAS ALAMANDAS

The spacious living and dining area opens onto a terrace that provides both sun and shade all day long, offering stunning views of the swimming pool, gardens, and La Concha mountain from the rear terrace.

The fully equipped kitchen includes a utility room, complemented by a welcoming hall and a cloakroom. The three generously sized bedrooms come with en-suite bathrooms, equipped with underfloor heating, powerful shower/bath combinations, double vanity units, and a Jacuzzi in the master suite.

The purchase price includes two garage spaces and one storage room.

Click Here to find out more about Las Alamandas.



Savour every moment,
let us take care of the rest...



At Vida Property Management, we deliver tailored services that ensure peace of mind, exceptional care, and top property standards for homeowners and their guests.

Our services include:



Property Management

We deliver integrated property services with personal care, maintaining the highest standards to ensure trust, efficiency, and peace of mind for homeowners.



Rental Management

We provide full rental management for short- and long-term stays, maximising returns while delivering professional care and service for owners and guests.



Concierge

With over 100 years of combined experience on the coast and a trusted network of partners, our team is ready 24/7 to support you with expert knowledge and care every step of the way.

Click Here to find out more about Vida Property Management.

FOLIO

AssetFolio™

assetfolio.com

ASSET FOLIO SL URB. LA ALZAMBRA NUEVA ANDALUCIA, 29660, MARBELLA, MALAGA, SPAIN · +34 952 908 120