

FOLIO

AssetFolio™

START ME UP!

MÁLAGA HAS CONFIRMED ITS STATUS AS
A GREAT PLACE TO START A BUSINESS

COME FLY WITH ME!

MÁLAGA AIRPORT IS NOW
TRULY INTERNATIONAL

MAD FOR IT IN MADRID!

THE PERFECT DESTINATION FOR A
WEEKEND OR MID-WEEK BREAK!

SPANISH TAPAS

TAPAS HAVE UNDOUBTEDLY INFLUENCED
THE GASTRONOMIC WORLD

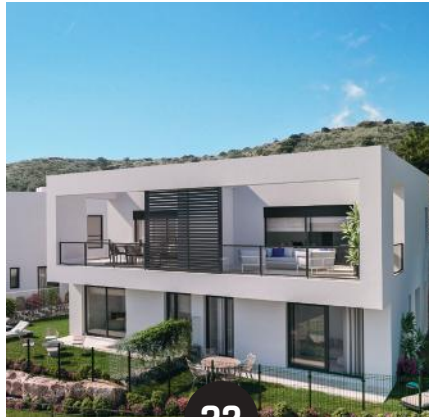
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AssetFolio

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

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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-walled corridor separates a lounge area with two green chairs and a 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' on it.

MANAGING A PROPERTY PORTFOLIO OF OVER €500M



PROPERTY FOCUS

ASSET FOLIO



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

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

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

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

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

PROPERTY FOCUS

AssetFolio™ | DIRECT

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

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

AssetFolio | **excl.**

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

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

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





CONSTRUCTION HAS STARTED ON
THE INFRASTRUCTURE OF NAYA
RESIDENCES. WATCH THE PROGRESS:



NR

NAYA RESIDENCES

A STYLISH DEVELOPMENT
OF TWO AND THREE
BEDROOM APARTMENTS
& PENTHOUSES

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

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



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

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







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

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

Click Here to find out more about Naya Residences.



START ME UP!

MALAGA HAS CONFIRMED ITS STATUS AS A GREAT PLACE TO START A BUSINESS

WELCOM
WE ARE
OPE
PLEASE COME IN



The attractive combination of a modern communications network, improved infrastructure, state-of-the-art business parks and a new entrepreneurial culture has resulted in a surge of start-ups.

Malaga has always had the potential to be the “Silicon Valley of Europe”, but until recently, that had been more of a dream than a reality. The past decade, however, has seen significant moves to realise this.



Malaga itself has been reinvigorated from a formally neglected and overlooked city to a vibrant cultural, touristic and business centre.

One of the major factors behind this has been both the Junta de Andalucía and the Town Hall of Malaga updating the region's infrastructure. Malaga itself has been reinvigorated from a formally neglected and overlooked city to a vibrant cultural, touristic and business centre.

Much of this is due to a significant investment in urban infrastructure. This includes the new metro system and a much-improved road network, and the now well established high-speed train link to Madrid and new direct flights constantly added to Malaga's international airport.

This updating of the urban infrastructure has seen a corresponding improvement of the province's technical infrastructure, which includes 5G data networks.

A new generation of business parks and multi used retail commercial centres, as well as modern serviced office buildings, whose 'turnkey' facilities allow start-ups the ability for instant operation, has also led to an unprecedented number of new businesses opening in Malaga.

The latest figures confirm this. During January, a total of 711 new companies opened in Malaga province, up 28.5% on the same month in 2023 when 553 started up. Last year was a particularly strong one for start-ups, which saw nearly 7,100 companies created in the province, 690 a month on average.

The January figures put Malaga as the third best province nationally for company start-ups, behind the traditional business centres of Madrid (2,143)

and Barcelona (1,669) and well ahead of the Andalusian capital Seville (423).

Malaga Province's impressive figures more than double Spain as a whole, which saw a 13.1% increase from January 2023 to January 2024. In an indication about the strength of the economy, the 28.5% rise means that January was the best month since 2008. Nationally the 11,764 companies that were created in the first month of 2008 only surpassed the 10,716 firms created at the start of the year.

The rise of new start ups may also have been influenced by the pandemic of 2020, with many companies and individuals deciding to relocate to areas that offer more attractive lifestyle options and business opportunities. With its superb climate and numerous leisure opportunities, Malaga province is an obvious choice.





In addition, Spain is slowly starting to lose its reputation as a nation of 'funcionarios' (civil servants, town hall employees and the like) with their 'job for life' mentality. A new generation of young Spanish entrepreneurs, many of whom have studied and worked abroad, have entered the traditionally conservative business landscape, especially in new technology.

Malaga is proving an attractive destination for these young entrepreneurs. Not only because the province has the infrastructure from a business point of view, but also from a lifestyle perspective. Malaga's Distrito Zeta is the city's first 'Smart Community'. This urban development and residential destination incorporates cutting-edge elements such as a 5G data network, photovoltaic panels, urban

gardens and kilometres of cycle paths.

Located to the west of the city and unique in its concept and design, Distrito Zeta is both a landmark for the new urban generation in Spain, and the growing business confidence in Malaga.

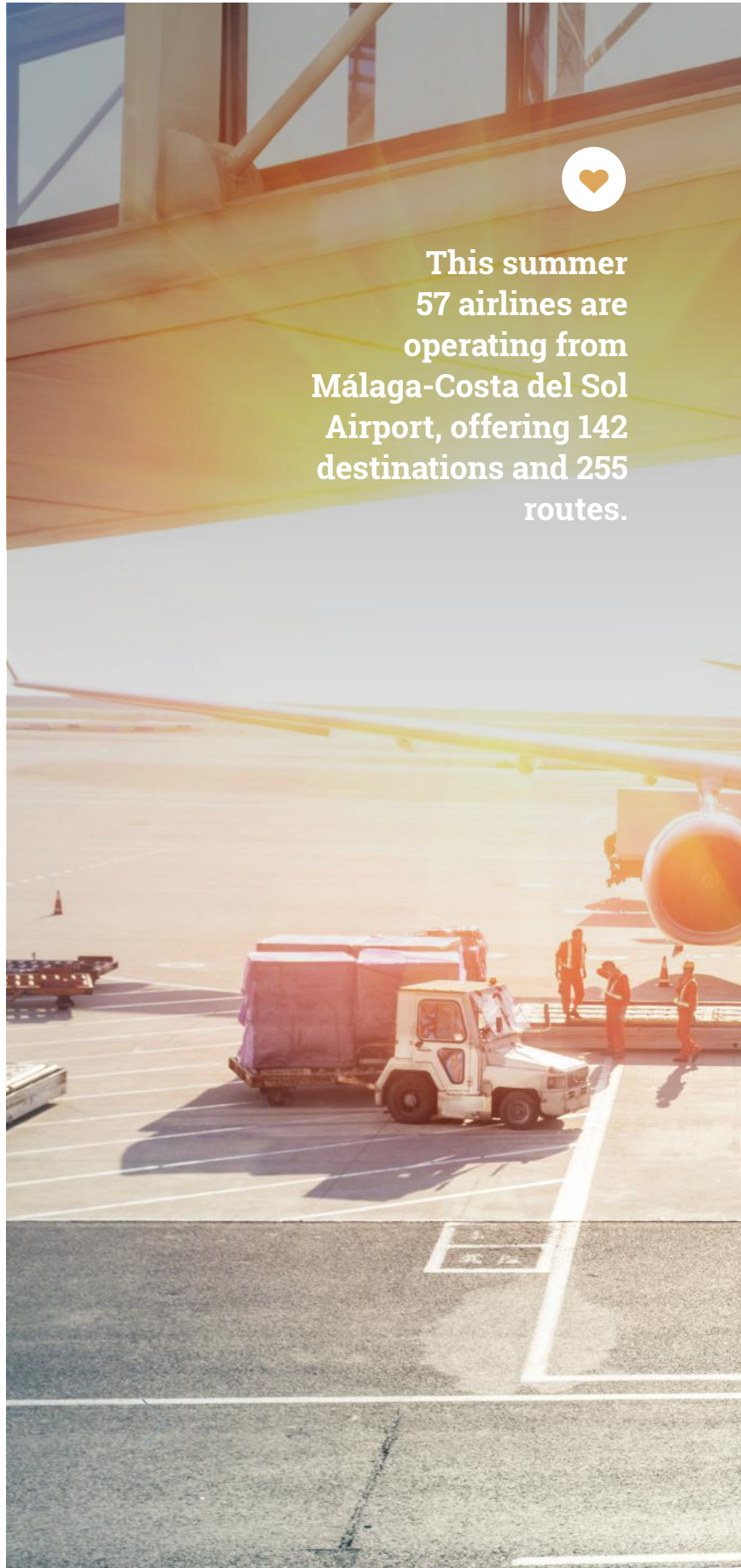
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**This summer
57 airlines are
operating from
Málaga-Costa del Sol
Airport, offering 142
destinations and 255
routes.**

A flurry of new flight route announcements over recent months has underlined the fact that Málaga-Costa del Sol Airport is now truly international. Destinations such as New York, Prague, Bucharest and Athens amongst others now join a growing list of cities that can be reached with direct flights.

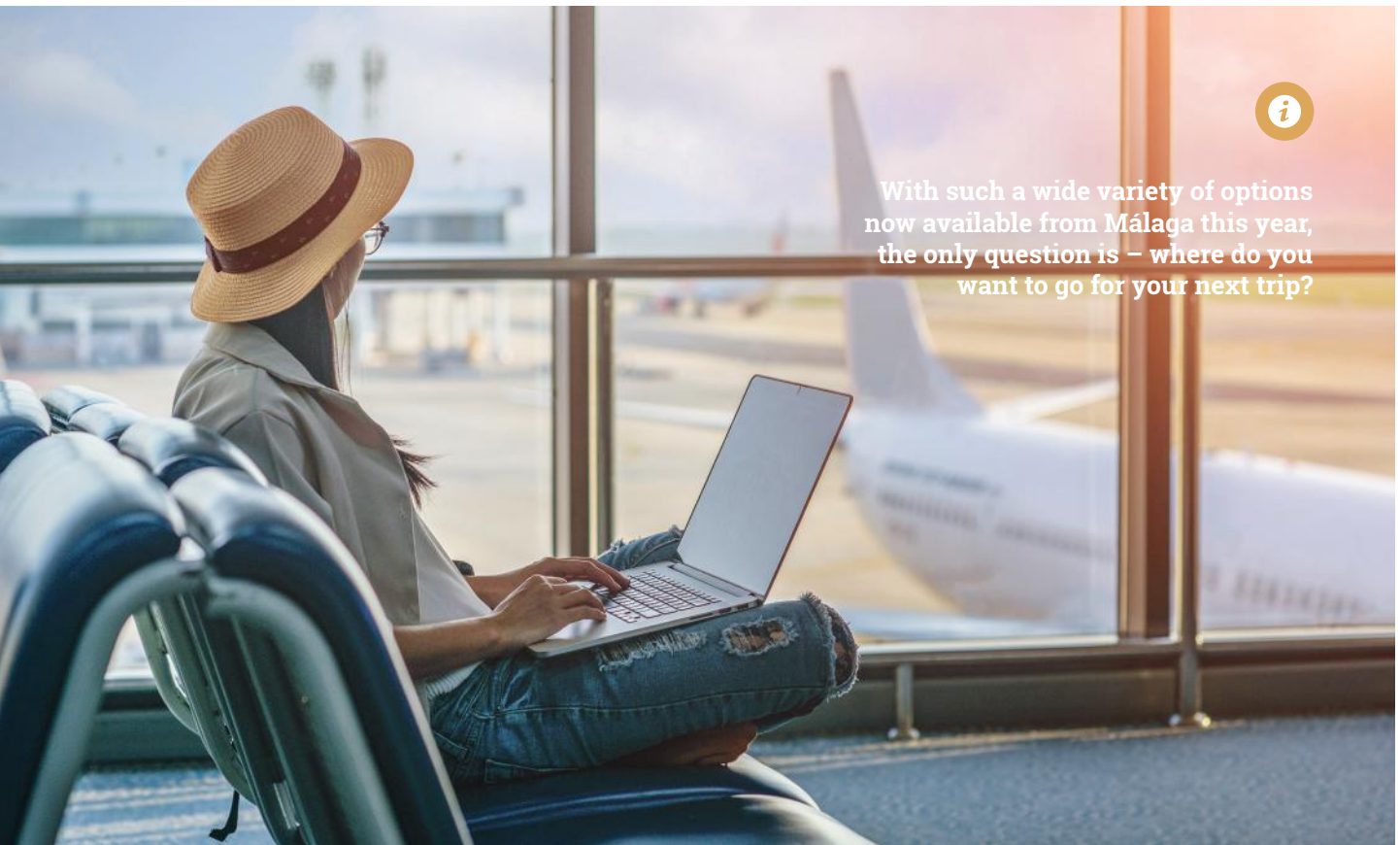
This summer 57 airlines are operating from Málaga-Costa del Sol Airport, offering 142 destinations and 255 routes.



COME FLY WITH ME!

MÁLAGA AIRPORT IS NOW TRULY INTERNATIONAL





With such a wide variety of options now available from Málaga this year, the only question is – where do you want to go for your next trip?



This comes after recent announcement by Aena, the Spanish airport authority, that in 2023 the airport had made history by surpassing 20 million passengers in a year for the first time in its 104-year existence. July last year was the busiest month in its history, hosting over 2.4 million passengers and 17,320 flights a significant milestone in the airport's development.

While the United Kingdom remains the main market for Malaga-Costa del Sol Airport, last season saw a continuing demand from markets such as the Netherlands, Italy, France, Denmark and Ireland.

Málaga-Costa del Sol Airport has come a long

way from the single terminal building of the 70s – which you can still find at the (very far) eastern end of the modern terminal and still houses the airport's chapel. The two-story building was so nondescript that in the early 80s, passengers landing at the airport thought that they had been diverted on route!

The modern terminal, however, has the facilities that you would expect from an airport serving Malaga, one of Spain's most exciting cities, as well as the perennially popular Costa del Sol. These include frequent train and express coach links to Málaga itself as well as Marbella and Estepona.

With what promises to be the busiest season in years approaching, several high profile carriers have announced plans to meet the demand.

Ryanair, for example, will increase the number of planes based at the airport from 13 to 16, and link to 89 destinations. The airline has also increased the number of seats available by 19%, with three out of every ten passengers who travel via Málaga Airport flying with Ryanair.

Elena Cabrera, director of marketing in Spain and Portugal, commented, "Málaga is a safe bet for the company. In the last three years there has never been an increase like this".

Ryanair has also added new destinations for 2024,



including the capitals of Romania and the Czech Republic, Bucharest and Prague, and the central Polish city of Lodz.

“This high season we are focusing our reinforcements on the Eastern markets, which are experiencing significant growth, with increases in frequencies to Poland and Bulgaria,” Cabrera said.

Fellow low cost carrier Easyjet is also launching new routes this summer. The British airline has announced new direct flights to Athens, Nantes and Nice. Javier Gándara, director of EasyJet Southern Europe commented, “These routes provide our passengers with a wider range of destinations to explore and allow us to promote tourism between tourist cities”

Easyjet currently has 15 destinations from Malaga, with an incredible 1.8 million passengers flying from the airport last year.

It is not just the European carriers that are expanding to Málaga, however. United Airlines has announced it is tripling its flight offering

after a successful first summer of operations last year. Flying from Malaga Airport to New York non-stop every day, the company will increase the number of transatlantic flights in May from 52 to around 150 between Malaga and Newark Airport.

United Airlines said that, “although the demand for transatlantic summer trips remains at peak levels, United has increasingly seen customers search for spring season breaks”. Reporting a 33% increase in demand United Airlines said the decision to resume several of its most popular routes early would “give customers more time and options to visit Europe”.

Antonio de Toro, Head of United Airlines Sales in Spain, said that the increased volume of flights to New York “is a clear commitment to the Andalusian market”.

With such a wide variety of options now available from Málaga this year, the only question is – where do you want to go for your next trip?

Click Here to read our other blogs.

MAD FOR IT IN MADRID!

THE PERFECT DESTINATION FOR A WEEKEND OR MID-WEEK BREAK!





Spain's capital city Madrid is an intoxicating mix of classic culture, innovative cuisine and energetic nightlife.



Spain's capital city Madrid is an intoxicating mix of classic culture, innovative cuisine and energetic nightlife. What is even better is that the high-speed train can whisk you from Malaga to Madrid city centre in less than three hours, making it the perfect destination for a weekend or mid-week break!



Madrid really is Spain's capital of culture and high on the list of "must do's" is the superb Prado Museum, regarded by many to have the finest art in the world. It houses works belonging to the Spanish Royal collection, including paintings by Rogier van der Weyden, Hieronymus Bosch, Rubens, Fra Angelico, El Greco and Titian, among other artists. The Prado's "big hitters" however are the masterpieces of two of the greatest Spanish painters: Velázquez and Goya. If you are tight for time, the best option book a guided tour that will also mean you will not have to queue.

The Reina Sofía Museum tells the story of Spanish

and European art from the historical avant-garde movements to the present. With a focus on contemporary and modern 20th century art, the undisputed highlight of the Reina Sofia is Picasso's masterpiece "Guernica". Do NOT try to take a selfie by this painting – the security staff are swift and severe!

Nearby is the Serrería Belga Cultural Space, which showcases Madrid's creative dynamism in the fields of art, music, design, literature, image and gastroculture. Madrid is also home to the National Drama Centre, the state-of-the-art Naves del Español en Matadero and the MAD (Madrid

Artes Digitales) Immersive Experiences Centre.

Madrid is also a great city for walking and there is no better place to start a wander than the Kilometre 0 marker in the Puerta del Sol, from which the national roads starting in Madrid fan out.

Puerta del Sol is the bustling centre of Madrid, flanked by large department stores, retail shops and fast food restaurants on every side. Its location has made it a popular meeting point for hundreds of years, now with modern markers like the neon "Tío Pepe" sign and Madrid's most emblematic statue, "El Oso y el Madroño" (the Bear & the Strawberry Tree). On New Year's Eve, Puerta del Sol is the equivalent of New York's Times Square. Calle de

Preciado, the second busiest street in the world according to the Guinness Book of Records, starts from this large square.

Just north of Puerta del Sol is Gran Vía, the major shopping street full of shops, nightclubs, cafés, cinemas and theatres, with a recently refurbished metro station. Wandering along the Gran Vía, you will come across the WOW Concept mega store, conceived as a multi-brand and multi-product shopping centre; and you can find the Galería Canalejas, an exclusive shopping gallery, which has become the new icon of luxury in Madrid.

If the Puerta del Sol is too busy, take a break and unwind in El Retiro park. The green lung in central Madrid doubles as an interesting cultural complex, with its famous steel and glass hall that was built to host exhibitions. El Retiro is always lively, filled with Madrileños out for jogging, bicycling, rollerblading, rowing, visiting an exhibition or having a drink in an outdoor café, all in a bohemian and family-friendly atmosphere

The most traditional open-

air flea market in Madrid, El Rastro takes you along Ribera de Curtidores and the adjoining streets every Sunday. They say what you can't find in El Rastro you can't find anywhere else. From clothes to records or books to natural rubber, keys, frying pans, knives, hats, antiques and all kinds of things you won't even know what they're for. After a stroll through this bustling street market, you could have a drink in La Latina district. The shops in the area, offering antiques, second-hand goods and furniture, are open on weekdays too.

When the sun goes down, the city wakes up. There is no better place in Madrid for a great cocktail than Museo Chicote, named after Perico Chicote, the barman who opened this establishment on Gran Vía more than 80 years ago. Classic and creative cocktails here are the perfect mix of wonderful colours, smells and flavours. If a tapas tour is more your thing, then the bars of Barrio de las Letras are a great place to start.

A good place to start your tapas tour – which consists in

hopping from bar to bar eating bite-size food and drinking a glass of wine or beer – is Plaza de Santa Ana, in Barrio de las Letras (Literary Quarter), just a stone's throw from Puerta del Sol.

For live flamenco, a visit to The Corral de la Morería is a must. Ppopened in 1956 by Manuel del Rey, it soon became the most famous flamenco tablao in the world. The greatest artists performing cante jondo (a vocal style in flamenco) have passed through the stages of this establishment, which also includes a Michelin star restaurant led by David García.

And if you really want to throw yourself into the nightlife, the – Malasaña and Chueca districts Shave housed the bars, pubs, music venues and clubs that turned the Madrid party into one of the coolest the world over since the "Movida" of the 80s.

With so much to do and so much going on, you are sure to sleep well on the high speed train journey back!

Click Here to read our other blogs.



DINING

SPANISH TAPAS

TAPAS HAVE UNDOUBTEDLY INFLUENCED THE GASTRONOMIC WORLD



If you are new to Spanish cuisine, tapas are a variety of small savoury Spanish dishes, often served as a snack with drinks, or with other tapas as a meal.



Here's a fiendish conversation starter to get the guests arguing at your next dinner party. What is Spain's greatest contribution to world culture? Some will say the paintings of Goya, Velasquez and Picasso. Others will cite the musical genius of Paco de Lucia and Cameron de la Isla. Traditionalists will point to Granada's Alhambra, widely considered as the Eighth Wonder of the World.

My vote, however, goes for something much less grandiose. The humble tapa. You may scoff (several) but tapas have undoubtedly



influenced the gastronomic world, with tapas bars in almost every European city. Not only that, but the tradition of serving a free tapa with a drink, undoubtedly sustained many of the aforementioned artists during their early days!



“TAPEARING”

Going from bar to bar with a group of friends and having a tapa and a drink in each one



If you are new to Spanish cuisine, tapas are a variety of small savoury Spanish dishes, often served as a snack with drinks, or with other tapas as a meal. Informality is the key here as you usually eat tapas standing at the bar or on upturned barrels. A good tapas bar is bound to be popular, so be prepared for lots of noise (which is basically Spanish conversation) and a distinct lack of personal space. The décor of your average tapas bar is enough to make a vegan wilt, with traditional cured hams hanging from the ceiling and bullfighting posters on the walls.

There are several theories about the origins





TOP TAPAS

Gambas al Ajillo: fresh prawns in sizzling olive oil with garlic and chili peppers

Adobo: fried marinated cubed fish

Calamares: fried squid rings

Espinacas con garbanzos: spinach and chick peas

Patatas bravas: fried potato wedges served with a spicy alioli sauce

Ensaladilla Rusa : potato salad with mayonnaise and tuna

Morcilla: black pudding with rice



GAMBAS AL AJILLO

> of tapas. Royalists maintain that, when the thirteenth century Castilian King Alfonso X (the Wise) was unwell, his physicians advised him to eat small snacks with his wine between meals in order to maintain his strength. This must have been imminently more palatable than standard medical advice, which was all about balancing the “Humours”

in the body and inevitably involved leeches. Once restored to rude health, King Alfonso proved his wisdom by passing a law that stated that wine or beer served in taverns had to be accompanied by food.

A more plausible explanation of the origin of tapas is a practical one. Bread or a small plate of ham or olives were placed on top of your drink to keep dust out or insects from falling in (the literal meaning of “tapa” is “lid”). In the heat of southern Spain, agricultural and other manual workers ate small snacks so that they could continue working until the main meal of the day.



MORCILLA



A good tapas bar is bound to be popular, so be prepared for lots of noise

Like most of the Spanish diet, tapas are made from traditionally Mediterranean ingredients, especially olives and olive oil, garlic, fish and seafood, and 'jamón'. Rice, in the form of paella, and potato omelette (tortilla) are also common.

There is a huge variety of fish and seafood on offer, from salt cod (bacalao) and tuna to calamares (squid) and prawns. The most common meat is pork, much of which comes from free range pigs, used for jamón iberico. Every part of the animal is used, including cheeks, trotters and blood. There is also a wide selection of cheeses, such as Manchego, and sheep

and goat's cheeses whiles salads are usually simple dishes of lettuce, tomato and onion.

The best thing about tapas, however, is the art of "Tapearing". This is basically going from bar to bar with a group of friends and having a tapa and a drink in each one. It is also a fabulous and fun way of discovering cities such as Seville, Granada and Malaga and you are sure to bump into others doing the same thing, eating, drinking and generally having a great time!

Click Here to read our other blogs.



CALAMARES

Fried Squid Rings





**EUROPEAN
PROPERTY
AWARDS**
DEVELOPMENT

L AUFEN



**BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN**

Ayana
by Merlin Real Estates S.L.

2023-2024

**PROGRESS
UPDATE:**

**Construction continues
at Ayana Estepona.**





FROM

€1,395,000

AssetFolio

excl.



AYANA

ESTEPONA

REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

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

SOPHISTICATED ARCHITECTURE

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

COMMUNITY

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

THE RESIDENCES

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

THE PENTHOUSES

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

Click Here to find out more about Ayana Estepona.

Alya Mijas

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

PERFECT LOCATION

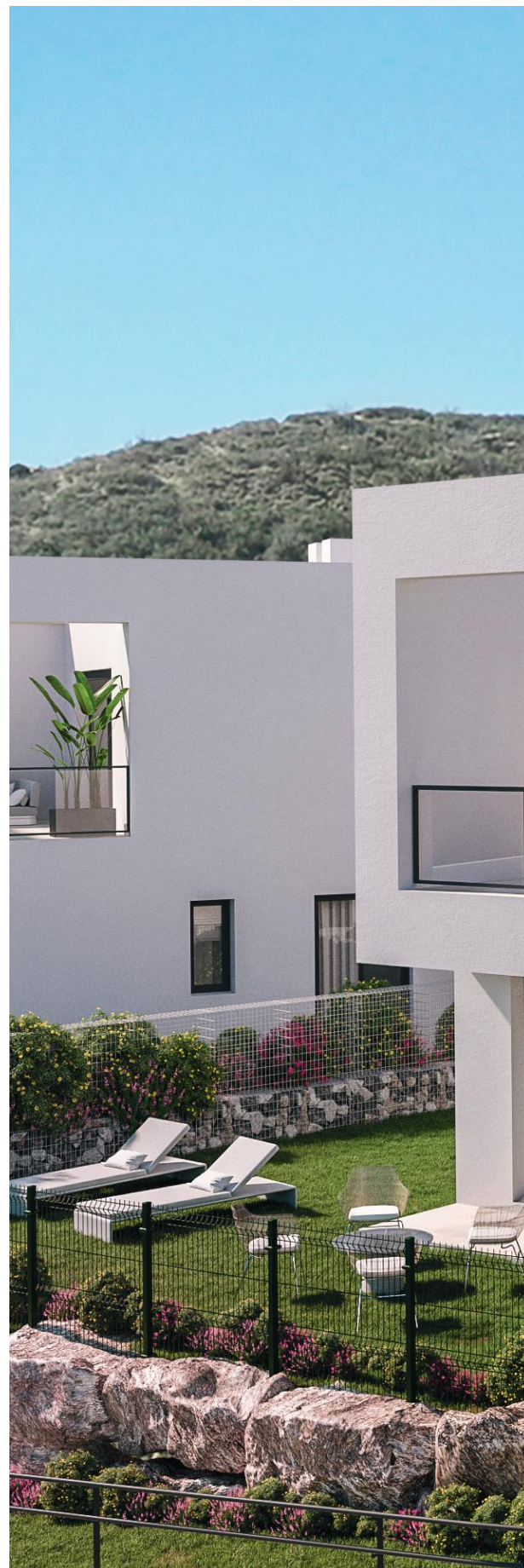
Alya Mijas is superbly located on a hillside overlooking the mediterranean close to Mijas. All facilities are in close proximity, including good access to the highway, beautiful beaches, international schools, fine dining, golf courses and the lively cosmopolitan towns of Mijas, La Cala de Mijas and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

THE DEVELOPMENT

The 3 and 4 bedroom homes each have a built area of 120m²-145m², distributed over 2 floors, together with a garden and the option to add a private pool.

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

Click Here to find out more about Alya Mijas.



PHASE I SOLD

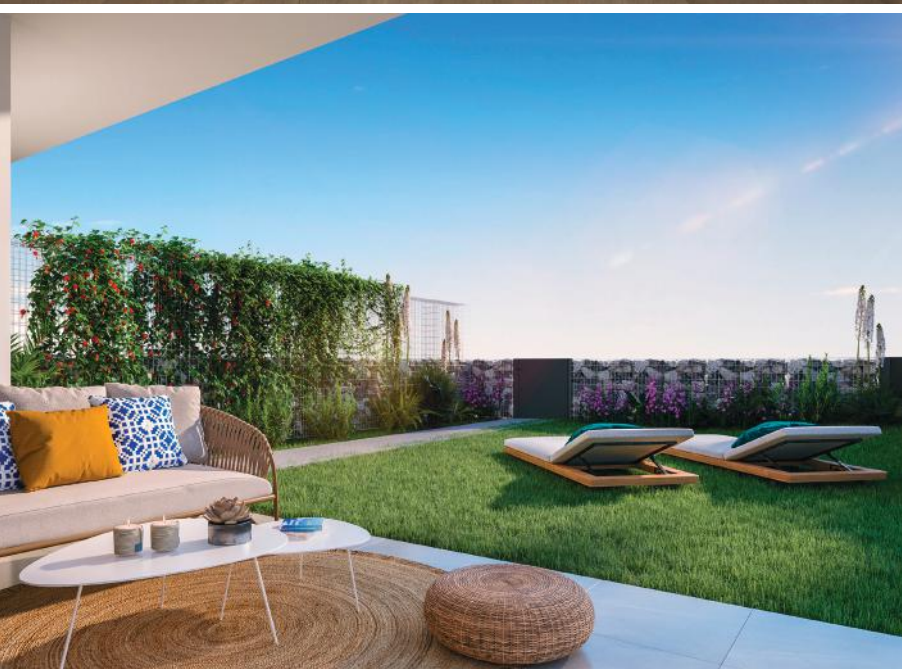
PHASE II SELLING FAST

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.







€12,900,000

SPECIFICATIONS

8 Bed
8 Bath
2202 m2 Built
500 m2 Terraces
6847 m2 Plot



RESALES

**BREATHTAKING
ITALIAN STYLE
MANSION IN LA
ZAGAleta**

Gracing the prestigious landscape of La Zagaleta, one of Europe's most exclusive urbanizations, this exquisite south-facing Italian-style villa commands breathtaking views of the sea and golf course, offering an unparalleled level of privacy and tranquility. A grand entrance with a sweeping driveway welcomes a fleet of vehicles, setting the tone for the opulence within.

The villa boasts six en-suite bedrooms, along with private staff accommodation. The upper family floor, accessed via a majestic staircase, showcases a double master suite, a master bedroom with an adjoining second bedroom suite, generous wardrobes, dressing rooms, and access to a large terrace with captivating sea views. Two additional bedrooms on this floor feature exceptionally spacious bathrooms.

Click Here to find out more about this breathtaking property.







€649,000

SPECIFICATIONS

3 Bed
2 Bath
127 m2 Built
27 m2 Terraces
0 m2 Plot



RESALES

**NEW GOLDEN
MILE BEACHSIDE
FULLY RENOVATED
TOWNHOUSE**

Embrace the charm of Andalusian architecture in this tastefully renovated townhouse, nestled in the highly sought-after beachside enclave of Benamara on the prestigious New Golden Mile. This inviting residence boasts three bedrooms, two bathrooms, and two meticulously designed floors for your utmost comfort.

As you step inside, you'll find an open-plan kitchen thoughtfully equipped with a discreet laundry room. It effortlessly flows into a welcoming dining area, creating the perfect setting for culinary creations and shared meals with loved ones.

Click Here to find out more about this fully renovated townhouse.



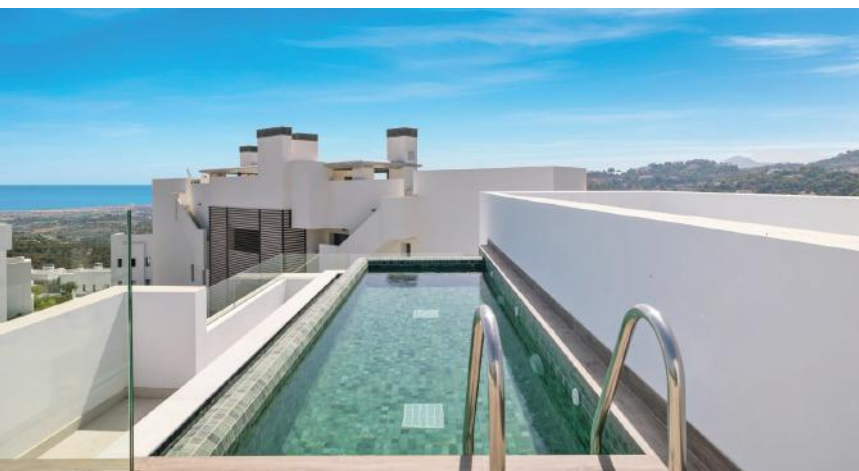




€2,490,000

SPECIFICATIONS


4 Bed
4 Bath
187 m2 Built
162 m2 Terraces
0 m2 Plot

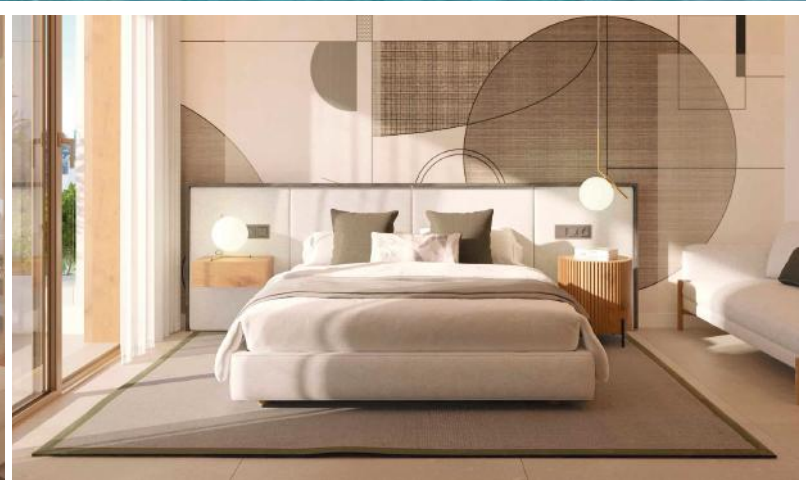


RESALES

**BRAND NEW
TOP QUALITY
PENTHOUSE
IN REAL DE LA
QUINTA**

Brand new top quality penthouse in Real de la Quinta. All on one floor. Orientated east to west, all day sun and with amazing open panoramic views to the Medeterranean and the coast. The living and dining area with an open plan fully fitted kitchen with Siemens appliances. Master bedroom en suite with dressing area, one guest bedroom en suite and two guest bedrooms sharing a bathroom and a separate guest toilet. It has a direct access to covered and open terraces of 164m2 with a private pool. It features A/C with heating and under floor heating with the Airflow system with three car parkings and a storage including community gardens and pool.

Click Here to find out more about this brand new penthouse. 





FROM
€1,350,000

SPECIFICATIONS

15 units
4 Bed

STATUS

Pre-launch



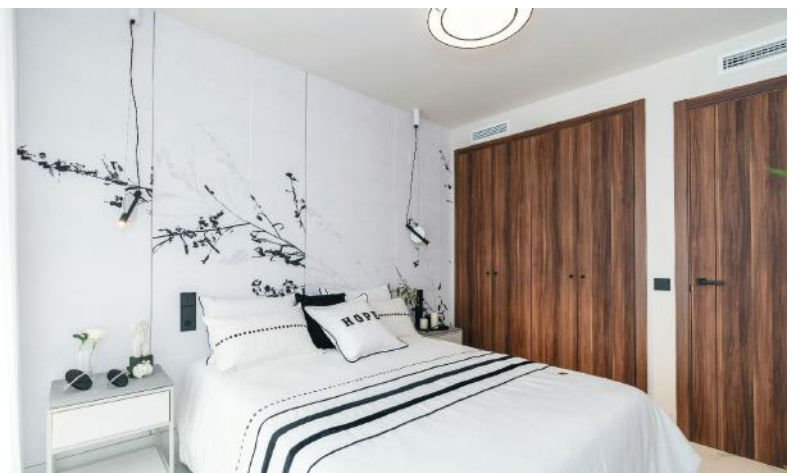
NEW DEVELOPMENTS

**CLOSE TO GOLF
SEMI-DETACHED
HOMES WITH
BOUTIQUE-STYLE
AMENITIES**

This project is an exclusive residential complex of 15 spacious semi-detached homes, with boutique-style amenities - a fully equipped gym, spa and outdoor swimming pool - enjoying spectacular panoramic views. It is located in the peaceful area of El Campanario, surrounded by golf courses, select private villas and luxury apartments.

Click Here to find out more about these semi-detached homes.







FROM
€615,000

SPECIFICATIONS

20 units
3 and 4 Bed

STATUS

Under Construction



NEW DEVELOPMENTS

**BEACHSIDE RESIDENTIAL
COMPLEX IN SAN
PEDRO DE ALCANTARA
MARBELLA**

New residential complex of apartments of 3 bedrooms and penthouses of 4 bedrooms and 2 to 3 bathrooms, only 4 minute walk away from the sea front promenade and 3 minutes from the ancient part of San Pedro de Alcántara, in the new expanding area towards Marbella beach and near Puerto Banus called the **NEW ALCANTARA**.

The complex offers homes designed to provide maximum comfort for their residents, with a selection of top-quality materials from prestigious brands, and a carefully considered design. They boast a perfect air conditioning system, which adapts to the temperature during the colder months as well as the warmer ones and have optimal soundproofing between the homes and the exterior.

Click Here to find out more about this residential complex.







MARBELLA LAKE

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

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

€625,000

SPECIFICATIONS

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







MARBELLA LAKE







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.





VILLA ROSAS

Villa Rosas is a magnificent 5 bedroom villa set in the heart of the Nueva Andalucía 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

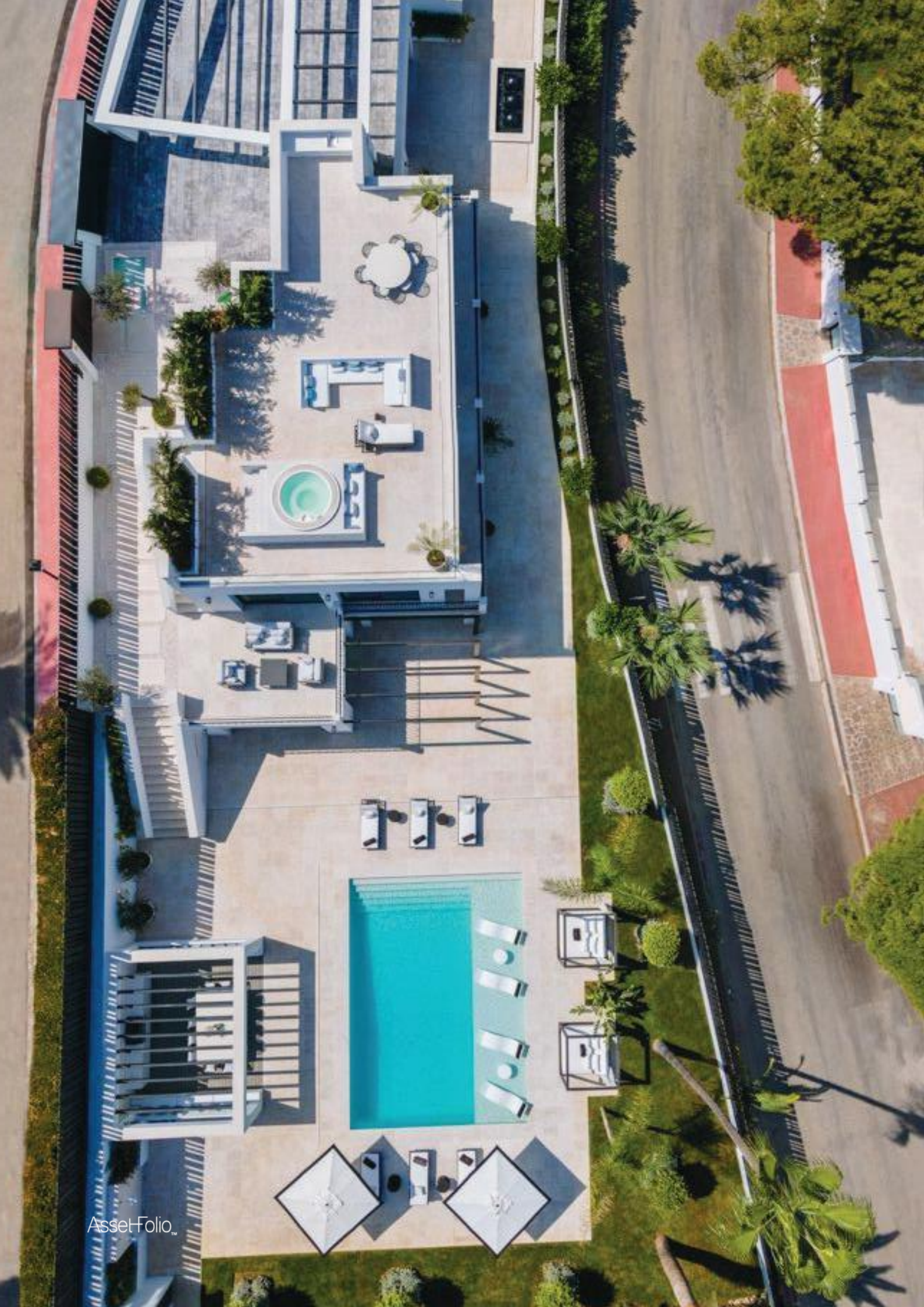
SPECIFICATIONS

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.







LOS ARQUEROS

B1-5

Welcome to luxury living at its finest in the prestigious Los Arqueros community of Benahavís. Perched atop a coveted building, this exquisite 2-bedroom penthouse boasts unparalleled views of the lush greenery of the renowned golf course and the majestic mountains beyond.

Upon entering, you'll be greeted by the impeccable craftsmanship and attention to detail evident throughout the residence. The living space is bathed in natural light, creating an inviting ambiance that is both elegant and welcoming.

The heart of the home is the stunning gourmet kitchen, where sleek countertops, high-end appliances, and ample cabinet space cater to the needs of any discerning chef. Whether preparing a meal for yourself or entertaining guests, this kitchen is sure to impress.

The spacious living area seamlessly flows to the outdoor terrace, offering an idyllic setting for alfresco dining, morning coffee, or simply soaking in the breathtaking panoramic views of the surrounding landscape. With ample space for lounging and entertaining, the terrace is destined to become your favorite spot to unwind and enjoy the Mediterranean lifestyle.

€345,000

SPECIFICATIONS

2 Bed
2 Bath
108 m² Built
70 m² Terraces
0 m² Plot







LOS ARQUEROS B1-5

The master suite is a true sanctuary, featuring a luxurious ensuite bathroom and direct access to the terrace, allowing you to wake up to the sight of the sun rising over the golf course each morning. The second bedroom is equally well-appointed, offering comfort and privacy for guests or family members.

As if the interior weren't impressive enough, this penthouse also boasts a private roof terrace, providing an exclusive retreat where you can relax in style while taking in the sweeping vistas that stretch as far as the eye can see.

Residents of Los Arqueros enjoy access to an array of amenities, including a championship golf course, tennis courts, swimming pools, and a clubhouse with a restaurant and bar. With its prime location just a short drive from the vibrant marinas of Puerto Banús and the charming streets of Marbella, this property offers the perfect blend of tranquility and convenience.

Click Here to find out more about Los Arqueros B1-5.



JACARANDAS 12

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

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



€799,000

SPECIFICATIONS

2 Bed
2 Bath
116 m² Built
40 m² Terraces









JACARANDAS 12

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

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

Click Here to find out more about Jacarandas 12.







Scenic 4-2-1

E S T E P O N A

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

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

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

€815,000

SPECIFICATIONS

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









Scenic 4-2-1

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.







VILLA 17

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









VILLA 17

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.





MAREIN VILLAGE 15

Welcome to the epitome of refined living at Marein Village, Marbella. Nestled within this prestigious community of just 24 homes, we present an exquisite four bedroom townhouse that epitomizes sophistication and comfort.

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

SOLD

€795,000

SPECIFICATIONS

- 4 Bed
- 142 m² Built
- 94 m² Terraces
- 94 m² Plot



Valley Heights

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

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

SOLD

€599,000

SPECIFICATIONS

3 Bed
3 Bath
148 m² Built
58 m² Terraces

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.

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SELLING YOUR HOME?



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