

# FOLIO

AssetFolio™

## SPAIN'S GOLDEN VISA

HOW TO OBTAIN A TEMPORARY  
RESIDENCE PERMIT

## RELOCATING TO MARBELLA

CHOOSING THE BEST SCHOOL IN THE  
AREA FOR YOUR FAMILY'S NEEDS

## WINE TASTING IN ANDALUSIA

THE BEST WINES TO TRY IN  
SOUTHERN SPAIN

## CITY OF MALAGA

A 2023 MUST-VISIT DESTINATION  
ACCORDING TO CONDÉ NAST TRAVELER

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Happy New Year and 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.



**A** sset Folio is a full-service real estate specialist operating in the luxury property sector on Spain's Costa del Sol and 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.

#### **KEY PLAYER**

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

#### **ASSETFOLIO DIRECT**

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 .

#### **ASSETFOLIO 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.

## **FOLIO MAGAZINE EDITION 04**

January 2023 **FRONT COVER PHOTO:** Jakob Owens  
Designed by Pixelperfect SL





## 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 1,218m<sup>2</sup> 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.

€4,650,000

### SPECIFICATIONS

5 Bed  
5 Bath  
446 m<sup>2</sup> Built  
171 m<sup>2</sup> Terraces  
1218 m<sup>2</sup> 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.



## LIVE THE MEDITERRANEAN LIFESTYLE

Watch our latest drone footage over the Alya Mijas development site in Riviera del Sol, Mijas

OUR LATEST DEVELOPMENT

# Alya Mijas

Alya Mijas is a brand new unique development of 3 & 4 bedroom semi-detached houses with private gardens and breathtaking views over the Mediterranean.

Units Available NOW

PRICES FROM JUST  
€388,000

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

#### PERFECT LOCATION

Alya Mijas is superbly located on a hillside overlooking the mediterranean close to Mijas. All facilities are in close proximity, including good access to the highway, beautiful beaches, international

schools, fine dining, golf courses and the lively cosmopolitan towns of Mijas, La Cala de Mijas and Calahonda.

#### THE DEVELOPMENT

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

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

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



MARBELLA GUIDE

# RELOCATING TO MARBELLA

## WITH CHILDREN



Marbella is the ideal place to relocate to, especially for families. It offers all the amenities of a small city, with the added benefit of stunning beaches and a sunny climate.



Obviously an important factor for families looking to relocate is the quality of schools in the area and it is recommendable to search for suitable schools before looking for property to ensure you do not end up living too far away from your school of choice.

There are 3 different options when choosing schools in Marbella. Spanish state schools, private schools and international schools.

### STATE SCHOOLS

State schools are accessible to all Spanish residents regardless of your citizenship and are free for children of preschool age up to 18 years. Parents are however required to pay



for materials and any extra-curricular activities, such as school trips.

Spanish State Schools are a great option for families relocating with younger children as it helps them to pick up the language quicker and integrate into

Spanish life.

For older children, state school may be more of a struggle when it comes to language but there are a wide range of private and international schools available.

### PRIVATE SCHOOLS

There are a number of private schools in Marbella catering for a range of educational needs.

Aloha College - This school offers both Primary and Secondary education and is



### 3 OPTIONS

State schools, private schools & international schools.





considered one of the best private schools in the Costa del Sol.

**Colegio San José** This private bilingual school is located in Marbella and Estepona and caters for children from preschool age to 18 years old.



**Saint George's School, Marbella** This is a private primary British school aimed at children of 3-8 years of age.

**Las Chapas and Ecos** – These girls and boys schools belong to the Attendis group. Both are private bilingual schools.

**La Latina** This bilingual school located in the heart of Marbella, offers both Primary and Secondary education.

**Colegio Alboran** is a bilingual private school educating children from primary school age to 18 years of age.

### **INTERNATIONAL SCHOOLS**

For those not planning to stay in Marbella for long, International schools are the ideal option.

In general, international schools cater for the transient expat population. They aim to ensure that the curriculum is consistent and is easy for students to make a transition to their next school.

Calpe College International School: This school caters to 2-10 year olds and follows the British curriculum.

The British International School of Marbella offers contemporary British international education from early years through to secondary.

Swans International School offers primary and secondary education.

The English International College offers primary and secondary education.

Laude San Pedro International College

teaches the British education system from 3 to 18 years old.

Other schools to consider that are also located along the Costa del Sol are Benalmadena International College, Mayfair Academy, St Anthony's College, St George's British School of Malaga, Sotogrande International School, Sunland International School, Sunny View School, The British College Benalmadena and The International School Estepona

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





## **SPIRITED LIVING WITH THE WARMTH OF A COMMUNITY**

Designed to further capture the relaxed, outdoors lifestyle of the Costa del Sol, communal spaces offer an inviting retreat while fostering a sense of community.

**RESIDENCES FROM**

**€455,000**

**PENTHOUSES FROM**

**€1,085,000**

## **PROGRESS REPORT:**

Last units are still available in Phase I & II and Phase III will be launched shortly.

The building phase continues at AYANA and, within walking distance, Pacha Group is busy building 'Laguna Village 2.0' which is set to become one of the largest tourist complexes in southern Spain







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.

Andalusia boasts over 40,000 hectares of vineyards throughout the region. This vast growing area is split into five distinct wine-growing areas or DO's (denomination of origin).

### DO JEREZ

DO Jerez is the Andalusian wine region that produces the famous Sherry. Authentic Sherry can only come from the vineyards of Andalusia and is traditionally used as an aperitif wine before meals.

There is a Sherry for every palate, ranging from dry, blended, and sweet varieties.



Andalusia boasts over 40,000 hectares of vineyards throughout the region.



Grapes are harvest and wine production begins at the end of summer, and Andalusia is host to some of Spain's oldest wine festivals





# WINE TASTING IN ANDALUCIA

EXPLORING THE FIVE DISTINCT WINE-GROWING AREAS



The grapes used to produce this unique wine include Manzanilla, Amontillado, Moscatel, and Pedro Ximénez.

### **DO SIERRAS DE MÁLAGA**

The Serrania de Ronda (mountains of Ronda) produce red wine from the Romé, Cabernet Sauvignon, Merlot, Syrah, Petit Verdot, and Tempranillo grapes. White wine in the area comes from the Chardonnay, Macabeo, Colombard, and Sauvignon Blanc varieties.

### **DO MÁLAGA**

DO Málaga has a long history of winemaking that began during the Roman times. It is also famous



### **SPANISH WINE**

Spain is home to around 600 grape varieties, though roughly only 20 are used in the production of the vast majority of wines.

for the sweet fortified wines that are made from the Moscatel and Pedro Ximenez grape varieties.

### **DO CONDADO DE HUELVA**

Condado de Huelva is the westernmost DO wine region in Andalusia. These wines are made largely from the Zalema white grape variety. It is

typically used to make fortified wines such as Condado Viejo which pairs perfectly with the famous hams of the Huelva mountains.

Condado de Huelva vineyards sit just 25m above sea level and are planted in a distinctive sandy soil which is reddish in colour.



**Barrels of sherry in DO Jerez**



### DO MONTILLA-MORILES

DO Montilla-Moriles red and white wines are produced in the south of Córdoba. Although similar to Sherry, they possess their own unique characteristics.

Wines here are made largely from the Pedro Ximénez grape that grow in Albarizo soil. When harvested, these grapes can reach a potential alcohol volume of 15%.

Manzanilla wines are produced in the the province Cádiz from the Manzanilla grape. These

wines acquired Vino de la Tierra status in 2005, which is one step below DO status. They are recognised for their distinctive characteristics, largely dry wines that are pale in colour

and with elegant aromas of chamomile.

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## FACTS

People have been cultivating grapes for 8,000 years

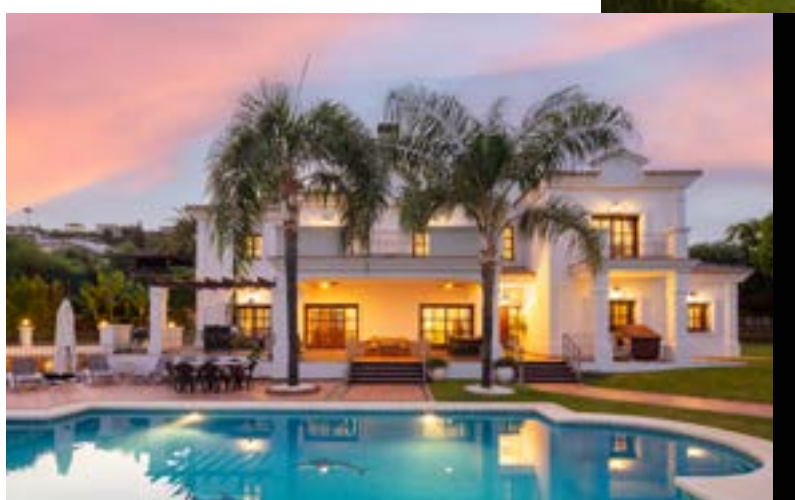
There are over 8,000 different varieties of Grapes

One serving provides 27% of your daily vitamin C

**NEW EXCLUSIVE LISTING**

**VILLA  
CHOPO  
266**

A spectacular villa in  
the heart of Paraiso  
Alto.





€1,950,000

#### SPECIFICATIONS

4 Bed  
4 Bath  
524 m2 Built  
100 m2 Terraces  
1762 m2 Plot

Distributed over three levels, Villa Chopo 266 is a striking 4 bedroom home enjoying a large dining room and living room. The spacious kitchen features a large central island and breakfast area that benefits from the natural light of the bay windows and views of the banana trees.

#### THE LOCATION

Strategically located in one of the most sought-after areas on the New Golden Mile, Benahavis, close to golf courses, international schools, beaches and all amenities.

#### THE PROPERTY

The property is set on a large 1800m<sup>2</sup> plot allowing for ample garden space as well as the large pool and surrounding area.

**Click Here** to find out more about Villa Chopo 266.



# SPAIN'S GOLDEN VISA



What is required to get a Golden Visa in Spain?

Spain's "Golden Visa" Law was introduced in 2013 to allow non-EU citizens and members of their families to obtain a Temporary Residence Permit. With this permit, you and your family can live and work in Spain immediately for a two year period and it is considered the simplest procedure for obtaining residency in Spain.

## **THERE ARE VARIOUS APPROACHES TO OBTAINING A GOLDEN VISA.**

The first is via Real Estate Investment. This requires an investment of at least €500,000 in one or more properties. The investment must not include taxes, fees or a mortgage, and can include residential,

touristic, rural, commercial or industrial properties, plus developed land, buildings under construction or decrepit buildings.

There is no requirement for property to have for a specific use, so it can be bought for total or partial leasing, or for business purposes.

Alternatively you can invest at least €2million in Spanish government bonds, €1million in stocks or shares in Spanish companies, or bank deposits in Spanish banks, or start a business which creates jobs and has a significant impact at a socioeconomic level.

Applicants must be over 18 years old, have no criminal

record, have valid health insurance and sufficient financial means to live in Spain.

Golden Visas can be renewed by simply showing that you still hold your investment. You do not need to live in Spain to renew your residency permit and you only need to visit the country once during the validity of your visa.

After five years of continuous residence, applicants can apply for an unlimited residence permit and after 10 years of residence, they can apply for Spanish nationality.

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## GETTING A TEMPORARY RESIDENCE PERMIT

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One way to obtain a 'Golden Visa' is by investing at least €500,000 in one or more properties.



NEW DEVELOPMENT WATCH

# STUNNING VIEWS

Modern brand new Penthouse in Las Brisas Ready in 12 months

€ 760,000

**B**eautiful 3 bedroom, 3 bathroom penthouse situated in the heart of the Golf Valley in Nueva Andalucia. The property is currently under construction and is due to be completed in June 2023.

## THE LOCATION

Strategically located in the heart of the golf valley, just 10 minutes from Puerto Banús and close to international schools, beaches and all amenities.

## THE PROPERTY

The property benefits from an open-plan living area, large rooftop solarium, two parking spaces and storage area. The home will be delivered fully equipped with top quality branded finishings.

The property is surrounded by carefully landscaped gardens and four communal pools.

## THE VIEWS

This stunning penthouse enjoys impressive panoramic views from the

generously sized terrace and living room over the Mediterranean and the penthouse also overlooks a lake.

**Click here** for more details about this property.



Due for  
completion in  
June 2023



# NEW DEVELOPMENT WATCH

Here we highlight just some of the newest developments being constructed along the Costa del Sol.

## NEW APARTMENTS AND PENTHOUSES FOR SALE AT LA CALA GOLF RESORT

This residence project is being built at the top of the hill overlooking the Europa Golf Course.

**PRICES FROM €295K**

[Click Here](#) for more info.



## CONTEMPORARY STYLE APARTMENTS IN LA FINCA CORTESIN

A new development by located beside in the prestigious Urbanization of Finca Cortesin

**PRICES FROM €384K**

[Click Here](#) for more info.



## RESIDENTIAL WITH LUXURY CONCEPT OF RESORT-STYLE LIVING

A unique development of exclusive three and four-bedroom town homes with sea views.

**PRICES FROM €510K**

[Click Here](#) for more info.



## EXCLUSIVELY DESIGNED RESIDENTIAL COMPLEX IN ESTEPONA

This development is surrounded by golf courses and close to all type of services.

**PRICES FROM €480K**

[Click Here](#) for more info.



DESTINATION FOCUS

# MALAGA



A must-visit destination in 2023



Asset-Folio

Condé Nast Traveler recently highlighted Malaga as one of the 23 best places to visit in Spain and Portugal in 2023.

Malaga has certainly become a popular destination recently and Condé Nast Traveler agrees.

In their recent article recommending the best places to visit in Spain, they highlight how both Spanish nationals and foreigners are packing up and moving to the Costa del Sol, or at least dreaming about doing so!

It is something that has been happening over a period of time, brought on by the ability to work from home.

Condé Nast argues that if you can work from anywhere, why not choose somewhere warm with 320 days of sunshine each year, stunning beaches, and great food to match.

Even if you are not planning on moving to the Costa del Sol city, Conde Nast Traveler recommends a visit (or revisit) in 2023.

They refer to the city as being a great size in which to explore, neither too big or too small.



They also refer to the ease of getting to Malaga from other parts of Spain and Europe; its rich cultural offerings, and the pleasant Mediterranean setting, as some of the city's other great features.

2023 will also mark the 50th Anniversary since the death of one of the most famous Malagueños, Pablo Picasso.

To celebrate, this milestone, there will be a total of 42 exhibits throughout the year displaying the painter's work around the world, including Málaga, his birthplace.

The Picasso Museum Malaga and The Picasso House-Museum will feature the main exhibitions in the Costa del Sol city.

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



PROPERTY FOCUS

# SELLING YOUR HOME



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  
MANAGES A  
PROPERTY  
PORTFOLIO OF  
OVER €500M

Asset Folio's 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.

At Asset Folio Direct, we enjoy working closely with you in the sale of your home. Demand and the current market situation means that now is a good time to sell. We have a large portfolio of clients that are looking to buy all along the coast.

If you are considering selling your property now or in the near future, do so with confidence. Why not use us as your trusted and experienced property broker to find you the right buyer? We are here to assist you in selling your home, so feel free to contact us at any time.

**Click here** to find out more about selling your home with Asset Folio.



## OUR SERVICES

Asset Folio provides a full-suite of advisory and marketing services when it comes to selling your home.

# FOLIO

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