

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

October 2023 · Edition 13

# FOLIO

AssetFolio™

## CELEBRATING PABLO

THE 50TH ANNIVERSARY OF  
PABLO PICASSO'S DEATH

## MARBELLA FILM FESTIVAL

LIGHTS, CAMERA,  
ACTION!

## BRILLIANT BENAHAIVIS

THE POPULAR AND VIBRANT  
PUEBLO BLANCO

## JAMON JAMON

SPANISH GASTRONOMY  
AT ITS BEST

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## AssetFolio

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

### FOLIO MAGAZINE EDITION 13

October 2023

Designed by Pixelperfect SL - [info@pixelperfect.es](mailto:info@pixelperfect.es) Articles by: Giles Brown



PROPERTY FOCUS

# ASSET FOLIO



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

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

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

Established in Marbella Spain in 2013, Asset Folio has rapidly made a name for itself as a key player in providing full real estate services to international investors. The management team led by Thomas Harper, Mark Strasek and Roberto Campolucci Bordi 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:



MANAGING  
A PROPERTY  
PORTFOLIO  
OF OVER  
€500M







PROPERTY FOCUS

## AssetFolio<sub>™</sub> | DIRECT

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

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

## AssetFolio | **excl.**

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

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

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















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 1000m<sup>2</sup> with over 383m<sup>2</sup> 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 m<sup>2</sup> Built  
150 m<sup>2</sup> Terraces  
1005 m<sup>2</sup> Plot



















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

The villa has been designed to be as cost efficient as possible and utilise a state of the art demotic system for interior lights (excluding bathroom), exterior and interior lights, Air condition solar panel, Heat pump for swimming pool, intercom and alarm which is all power by a 16 double panel Photovoltaic solar panel system which powered by an app allowing you to monitor consumption and feed any excess into your own power bank.

Each detail has been carefully considered, giving this villa the perfect blend of style and sophistication, ready to impress the most discerning buyer.

**Click Here** to find out more about Villa 17.





## JACARANDAS 12

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

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



€799,000

### SPECIFICATIONS

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













JACARANDAS 12





## JACARANDAS 12

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

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

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









“Look, there, to the south, is Malaga”, he was often quoted as saying from his exile in France.

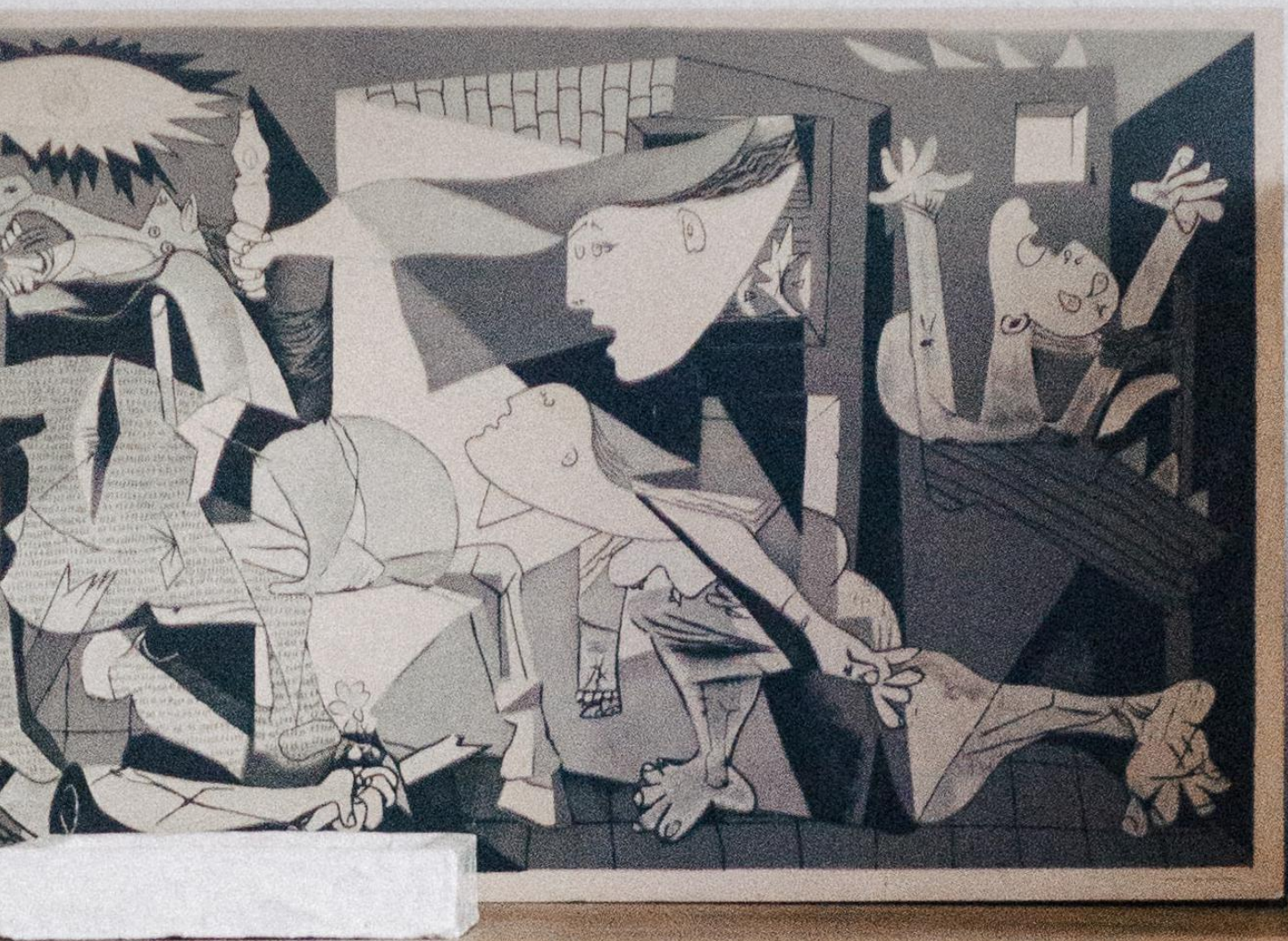
To mark the fiftieth anniversary of Pablo Picasso's death there have been worldwide events and exhibitions. Although the painter left Spain to live in Paris in 1904, and never returned after 1934 due to his opposition to the Franco regime, Picasso always maintained a strong emotional bond with the city of his birth. “Look, there, to the south, is Malaga”, he was often quoted as saying from his exile in France.





# CELEBRATING PABLO

THE FIFTIETH ANNIVERSARY OF PABLO PICASSO'S DEATH





Málaga's amazing regeneration from a dirty and dismal forgotten city, known only for its airport, to one of the most popular cultural, leisure and sporting destinations in Spain owes a huge debt to Picasso, who was born in the city on October 25, 1881.

One of the major factors in kick-starting Málaga's renaissance in 2003 was the pioneering Museo Picasso Málaga. As well as celebrating the 50th anniversary of Picasso's death, the Museo is also celebrating its 20th anniversary. Housed in the beautifully restored Palacio de Buenavista, the permanent collection of over 400 works includes unmissable works ranging from Portrait of Lola



As 2023 draws to a close, take the opportunity to celebrate and explore Picasso and his beloved home city!

(Picasso's sister, painted in A Coruña in 1894) to Jacqueline Seated (an early portrait of his second wife, Jacqueline Roque Hutin, from 1954).

October sees the latest of a series of exhibitions celebrating the anniversary. Curated by Eric Troncy, from Tuesday,

October 3 the Museo Picasso Málaga will be hosting the second and last exhibition of the year, The Echo of Picasso. The exhibition explores the effect of Picasso's unparalleled influence on contemporary art and today's art scene. Works by Picasso will be shown alongside those of artists who acknowledged his influence, such as Francis Bacon, Martin Kippenberger and





Maria Lassnig, as well as contemporary artists like Claire Tabouret and Rashid Johnson.

Picasso's innovative techniques ranged from welded iron to painted bronze, and from collage to the use of everyday materials as supports or constitutive elements of an artwork. They also encompass ceramics, a technique that Picasso was one of the first to inscribe in the artistic language of the second half of the twentieth century.

For those who might question whether Picasso has any relevance in contemporary Spain, Matter and Body, the previous exhibition at the Museo Picasso Málaga, attracted over 150,000 people!

Picasso's birthplace, the 19th-century townhouse overlooking the Plaza de Merced on the edge of Málaga's wonderfully atmospheric casco antiguo (old town), has also joined

in the celebrations this year. Now converted into the Museo Casa Natal Picasso, The Ages of Pablo, is an exhibition charting the stages and styles of the master's lifelong career and runs until the end of October.

Any time is, however, good to explore the permanent collection here: highlights include over 80 sketches for his landmark 1907 painting *Les Femmes d'Alger* (which now hangs in New York's MoMA). As well as this, the Casa Natal will be updating its catalogue of works and including the portraits by Juan Gyenes, one of the very few photographers who Picasso allowed into his home and his studio. It will also be publishing books featuring its collection of ceramics by Picasso, as well as the sketchbook he used as he prepared to paint "*Les Femmes d'Alger*".

Although Malaga is celebrating the death of its most famous son half a century ago, it is doing

so in extremely 21st century style. The city has created an immersive virtual space inspired by Picasso or a whole metaverse where anyone the planet can attend conferences, contests and concerts on Picasso from any device. But if you prefer the more traditional way of immersing yourself, a free audio guide is available to visitors with information on all of the places that formed part of the artist's life, as well as new signage on the city's Picasso Route.

Picasso's extraordinary inventiveness, formidable stylistic freedom, scant interest in convention and compulsive creativity loom large over contemporary artists. He is probably the only artist so frequently cited, interpreted, evoked, reprised, commented and celebrated in the works of his contemporary and later peers. If you ask anyone to name three famous painters, Picasso will feature in the answer.

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



# MARBELLA FILM FESTIVAL

LIGHTS, CAMERA, ACTION!



**The festival is the brainchild of film producer Mac Chakaveh, who recognised the importance of Marbella hosting this type of cultural event with an international image.**

**M**arbella will be buzzing with actors, directors, producers and other movers and shakers from the movie world as the Marbella International Film Festival gets underway in October.

Now in its 18th year, the Festival, which runs from October 5-8, will highlight more than 30 films, some of them world premieres, at the Red Dog Cinemas in Puerto Banus. This includes shorts, feature films and documentaries, and the films are screened in their original version with English and Spanish subtitles.





The Festival has expanded considerably since its launch in 2006, in collaboration with the Marbella Town Hall and Tourist Board, Marbella Film Office and the Andalucía Film Commission. The social aspect of the festival, based at the Hard Rock Hotel Marbella, includes several glamorous evening events – perfect for networking and culminates in the Gala Awards Ceremony at the Melia Marbella Banus on October 8.

With a truly global reach, last year's Marbella International Film Festival screened films from countries including the United Kingdom, Spain, the United States, Ukraine, Brazil, Georgia, Honduras, China and South Korea,

while actors including Kevin McNally, Nicole Faraday, Terry Stone and Emily Wyatt were present at the gala. Other famous actors at previous galas have included William Shatner, Steven Berkoff, Kris Marshall, Craig Fairbrass and Timothy Spall.

The festival is the brainchild of film producer Mac Chakaveh, who recognised the importance of Marbella hosting this type of cultural event with an international image. Over the years, Mac has carefully curated the wide variety and genre of films from all over the world that has become the festival's trademark.

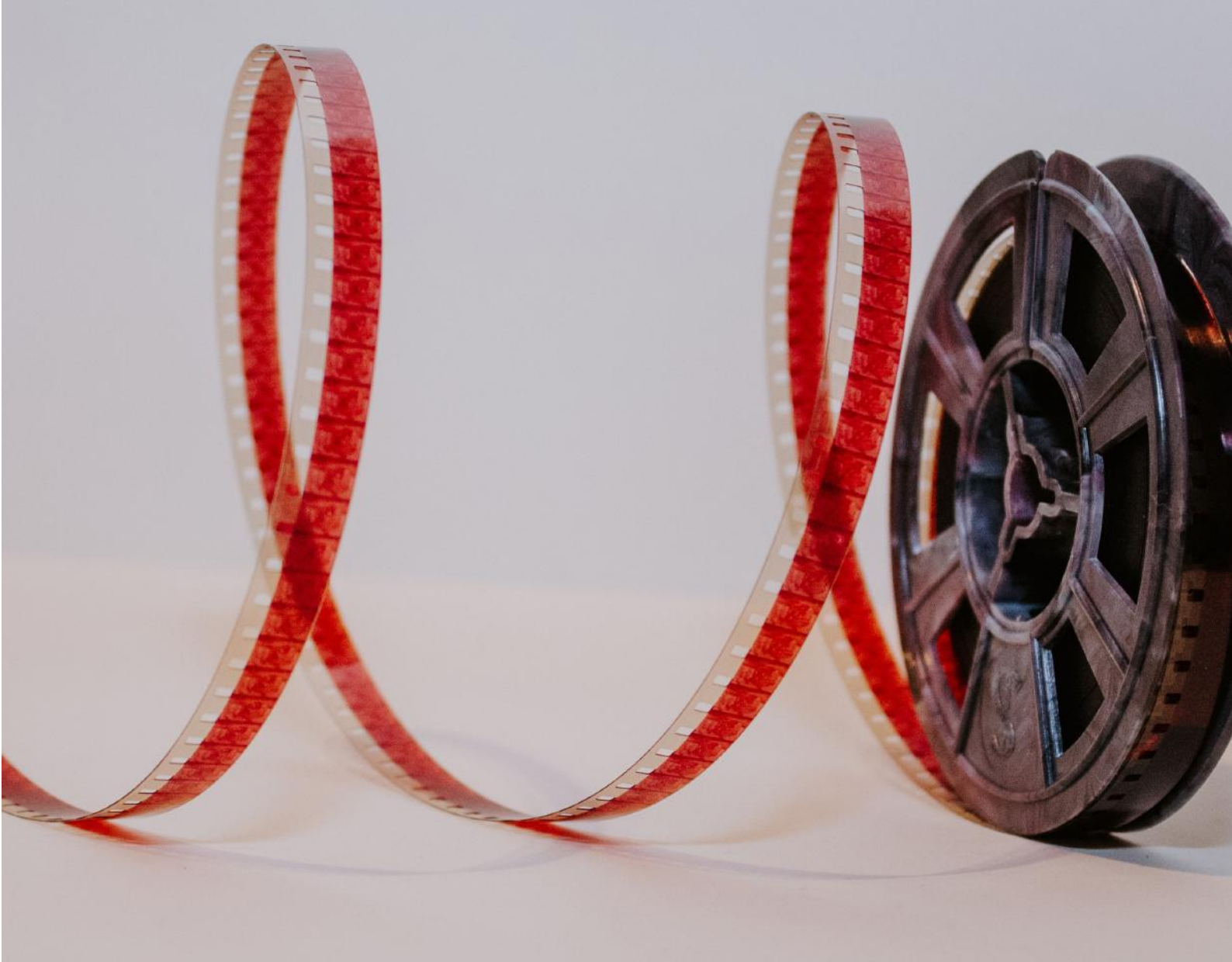
Underlining the international aspect of

the awards, last year's Best Feature went to 'Secrets', the Brazilian drama directed and starring the talented Emiliano Ruschel. Kevin McNally was a deservedly popular winner as Best Actor for 'Musketeer' – the "Pirates of The Caribbean" star looking relaxed on his first visit to Marbella while Best Actress was Nicole Faraday for 'Not by The Book' – a British Comedy/Crime caper.

Highlights of this year's festival include hard-hitting documentaries such as 'The Wagner Group. Putin's Mercenaries' that uncovers the







true face of the organisation that its late leader, Yevgeny Prigozhin, boasted “will win over Ukraine, and later over NATO and the whole world”.

“The Invisible - Modern Slavery in Europe” documents the plight of the 28 million people who live in working conditions that are considered modern slavery. The film tells the story of the 100,000 harvest workers in Huelva, Spain, who talk about their lives. Feature films include “Brighton 4th” the story of Kakhi, a Georgian ex-wrestler who travels from Tbilisi to Brighton Beach, Brooklyn, to help his son Soso find a way out of a gambling debt and “I am Gitmo” set in Guantanamo Bay, shortly after 9/11.

On a lighter note, the Marbella International Film Festival also includes screenings of “Nessie”. The British comedy has the villagers

of Loch Ness trying to prove Nessie is real to receive \$50million bequeathed to them in a will. “Kindling” is a coming of age drama that sees a group of young men who return to their hometown in order to turn their friend’s final days into a celebration of life and friendship.

Finally, the successful Rise of the Footsoldier franchise is back with the latest chapter in the saga. “Rise of the Footsoldier:Vengeance” sees anti-hero Tate embarking on a rampage to avenge a violent death. To track down the villain responsible, Tate ventures beyond his comfort zone of Essex and into the dark side of 90s Soho. As well as being one of the most popular features at the festival, the Footsoldier franchise has gained a reputation for having the liveliest showing and best after party in Marbella!

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





**Benahavis has  
undergone a vibrant  
transformation over the  
past three decades**

**S**ituated in some of the most stunning and tranquil countryside, yet only 10 minutes from the coast, Benahavis has undergone a vibrant transformation over the past three decades. This typical pueblo blanco – or white village – has changed from a sleepy community of locals and artists to one of the most sought after locations in the “Golden Triangle”, with millionaires’ properties, luxury hotels, outstanding gastronomy and a huge variety of activities to enjoy.

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# BRILLIANT BENAHAVIS

THE POPULAR PUEBLO BLANCO THAT IS ONE OF  
THE MOST VIBRANT OPEN SECRETS ON THE COAST.



Driving up the recently completed new road takes you past the Atalaya Golf Course and into the Municipality of Benahavis. You are immediately struck by the modern new developments on either side, and catch a fleeting glimpse of several others – including the recently announced Tierra Villas, whose design is inspired by renowned supercar brand Automobili Lamborghini.

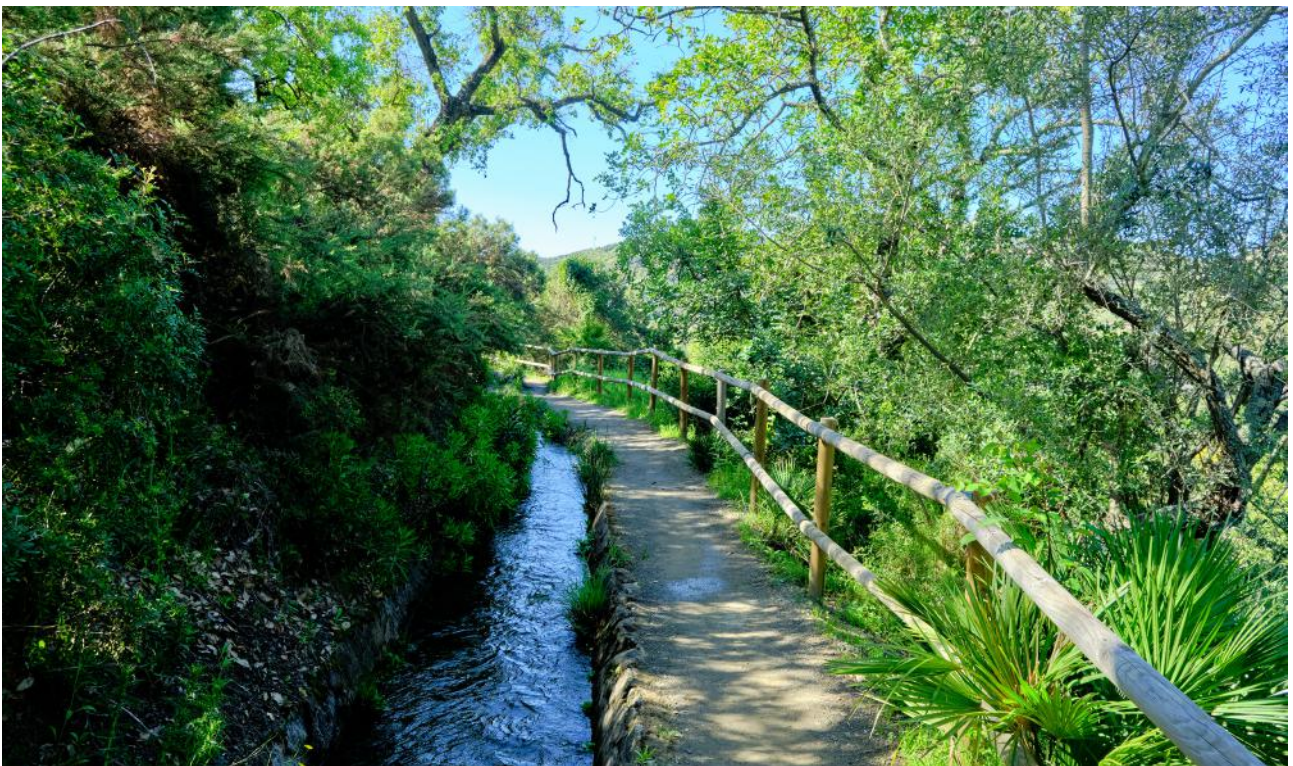


Five minutes' later the road runs dramatically along a gorge with the Guadalmina River flowing down to your right. This is a popular spot for the adventure sport of canyoning, and you will spot brave individuals leaping from the rocks into the Charca de las Mozas, a deep natural pool that has been designated a "Natural monument" by the Junta de Andalucía.

Overlooking Benahavis itself are the ruins of Montemayor Castle. This Arabic stronghold was erected in the 10th century during Al – Andalus, the 700-year-period when the Moors ruled most of southern Spain. Its commanding views across to Africa highlight the strategic importance of the location. After the Christians reconquered

the region most of the castle was destroyed, just in case the Moors should attempt to retake it.

The views across from Montemayor Castle also take in the millionaires' playground of La Zagaleta. Once a huge private estate, La Zagaleta is now home to the super rich who like their privacy, including Hugh Grant, Rod Stewart and powerful







figures from the worlds of international business and politics. The highly visible security underlines the fact that La Zagaleta is the most expensive real estate per square metre in Spain.

Stroll through the streets of Benahavis and you will quickly realise why the village is so popular. Several years ago, the Town Hall came up with a brilliant concept to attract visitors - its food. Calling itself the culinary centre of the Costa del Sol, Benahavis is packed with restaurants of every style you could wish for – from tapas to traditional Spanish, south east Asian to Indian. The most famous restaurant in Benahavis is Los Albinacos, which has been serving superb Spanish food in a traditional low-key setting for decades, while the luxury Anantara Villia Padierna Hotel, on the southernmost edge of the municipality, has a superb range of

culinary experiences. If you need to work off the extra calories from all that food, then Benahavis has more than enough activities. As well as the aforementioned canyoning, there are great walking trails and mountain biking routes through the countryside, as well as some challenging hikes. As always in Spain, golf is an option, with courses including Los Flamings Golf, Los Arqueros Golf, Monte Mayor and La Zagaleta – although the latter is strictly invitation only!

If culture is more your thing, Benahavis Town Hall organises film screenings, lectures, comedy shows and theatre performances in its state-of-the-art theatre. The beautiful Torre de la Leonera Park, just a short walk from the centre of the pueblo, hosts open-air performances and concerts in its amphitheatre, weather permitting. No trip to Benahavis is complete

without checking out the incredible sculptures of David Marshall. A long time Benahavis resident, who now divides his time between Spain and Colorado, David's singular style has proved hugely popular around the world. Located at the top end of the main street, the gallery showcases both his sculptures and interior design pieces.

Last, but certainly not least, is the Benahavis Sunday market. More than just a boot sale, the Benahavis rastro is a brilliant mix of the functional, the flippant and the downright fabulous! The stalls offer all kinds of items and products, from antiques to clothes, fruit and vegetables to garage sale specials. With a food truck that sells the best churros to be found anywhere on a Sunday, the rastro is fun, busy and friendly – which is what Benahavis is in a nutshell!

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



# JAMON, JAMON

SPANISH GASTRONOMY AT ITS BEST





**With its wonderfully fresh produce, Spain is regarded as being at the forefront of modern cuisine.**

**T**here are some things that Spain has given the world that we have to be truly thankful for. Picasso, Paco de Lucia, the siesta and flamenco just to begin with, and that is before you get to the gastronomy. With its wonderfully fresh produce, Spain is regarded as being at the forefront of modern cuisine. As any chef will tell you, it is all about the quality of the ingredients, and there is no better example of this quality than jamón ibérico: "Iberian ham".





“Iberian Ham” is as far away from the ham that you add to your cheese sandwich as the Valderrama golf course is to Crazy Golf. The acorn fed Iberian pigs that produce the ham are entirely native to Spain. A completely different breed to the Duroc pigs that provide jamón serrano, Iberian pigs have a dark grey and black colouring, with jet-black hooves. Which is where the term “pata negra” – black hoof comes from. (As an aside, don’t make the mistake of making “pata” masculine as I once did, when I ordered “pato negro”. If the waiter hadn’t corrected me, I might have ended up with a plate of black duck – “pato”).

The history of the jamón ibérico deigns when

the Phoenicians first settled on the Iberian Peninsula and brought their domesticated pigs with them. These pigs crossbred with local wild boars, giving birth to the Iberian pig. When the Romans conquered Iberia, they brought the curing process that they had witnessed in their German colonies. The result was immediately popular, with Roman scholars praising the quality of the hams.

Needless to say, interest in ham eating ceased during the 700 years of Islamic Moorish Spain. After the “Reconquista” of 1492, however, with the Christian King and Queen Ferdinand and Isabella back in charge, ham eating became a de facto symbol of the new Spain. To produce the jamon

iberico, the piglets are fattened on a diet of barley, before being are then released onto the “dehesa”, farmland that has oak forests, wild herbs and grass. They are free to graze - and they do, eating up to 20 kilos of acorns every day. This has two side effects; a much higher fat-to-meat ratio than other pigs and, due to the large amount of acorns scooped, the pigs absorb oleic acid; the same fatty acid found in olive oil and which share some of the same health benefits. The flavour of the acorns also permeates into the meat, giving it a delicate and unique flavour.



In order to ensure the quality of the jamón, the Spanish government controls the production and sale of ham.





In order to ensure the quality of the jamón, the Spanish government controls the production and sale of ham. All Iberian hams have a tag just above the hoof, with a black tag signifying that it has come from a pig that is 100% genetically Iberian, has roamed the dehesa, eaten an acorn-based diet and been cured for a minimum of 36 months.

In addition to this, the E.U. recognises only four protected appellations of Spanish ham. In the same way that Spanish wine and olive oil are designated, these four protected regions are the only places in Spain that are legally allowed to make acorn-fed Iberian ham. They are:

**D.O.P. Jabugo:** From Andalucía, in the foothills northwest of Seville.

**D.O.P. Extremadura:** The newest denomination,

this covers the dehesas around Badajoz and Cáceres.

**D.O.P. Los Pedroches:** Andalucía again, near Córdoba.

**D.O.P. Guijuelo:** The region that produces 60% of Spain's jamón ibérico de bellota. Surrounding Salamanca in Extremadura, Castilla y León, Castilla La Mancha, and parts of Andalucía.

With such a time-consuming process, jamón ibérico does not come cheap. You can expect to pay anything upwards of €20 for a plate. But when you consider the lives that the Iberian pigs lead, contentedly grazing free on a diet of acorns, raise a glass as you take your first bite and reflect on the fact that these pigs in Spain are, in fact, happier "than pigs in sh..."

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





EUROPEAN  
PROPERTY  
AWARDS  
DEVELOPMENT

LAUFEN



BEST RESIDENTIAL  
DEVELOPMENT 20+ UNITS  
SPAIN

Ayana  
by Merlin Real Estates S.L.

2023-2024

PROGRESS  
UPDATE:

Construction continues  
at Ayana Estepona.







RESIDENCES FROM

€635,000

PENTHOUSES FROM

€1,395,000

AssetFolio

**excl.**



**AYANA**

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 27,000m<sup>2</sup> 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

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

## PERFECT LOCATION

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

## THE DEVELOPMENT

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

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

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





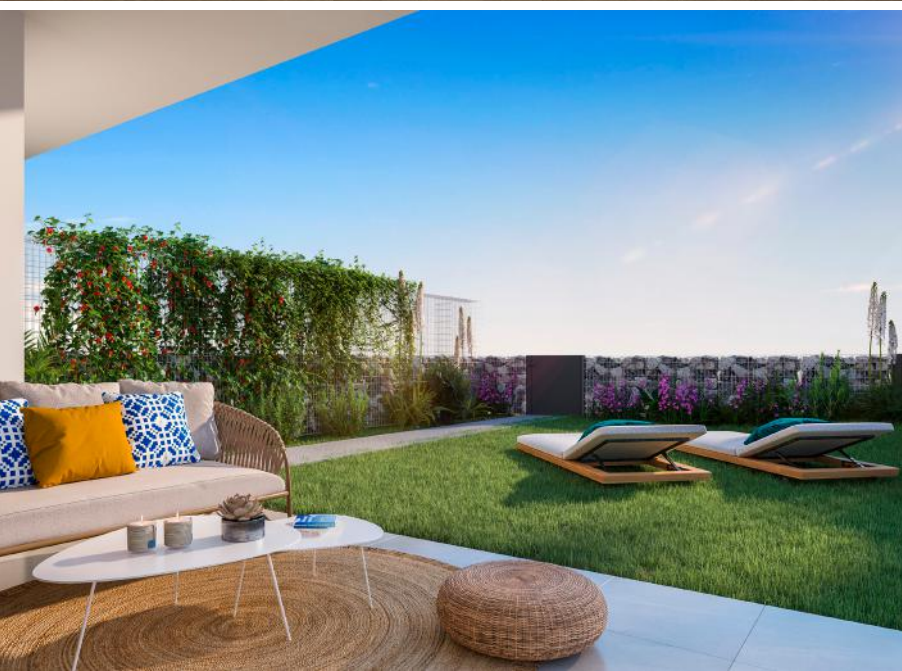
## PROGRESS UPDATE:

Watch the latest construction update from Alya Mijas.

PHASE II  
CONSTRUCTION  
STARTED







## 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.













**FROM**  
**€540,000**

**SPECIFICATIONS**

97 units  
2, 3 & 4 Bed

**STATUS**

Pre-launch



**NEW DEVELOPMENTS**

**LUXURY  
BEACHSIDE  
APARTMENTS**

This luxurious new apartment complex is located in the heart of San Pedro, just a few minutes walk from the beach and surrounded by various amenities.

Each apartment will be built using top quality materials with contemporary design and elegance. All properties will have parking space and storage room included in the price. The communal areas will offer state-of-the-art facilities such as a dedicated coworking space, EV charging points for the environmentally conscious, indoor heated swimming pool and a fully equipped gym and spa.

**Click Here** to find out more about this upscale development.











**FROM**  
€5,980,000

**SPECIFICATIONS**  
4 units  
4 Bed

**STATUS**  
Pre-launch



## NEW DEVELOPMENTS

# BEACHFRONT HIGH QUALITY DESIGNED VILLAS EAST OF MARBELLA

An exclusive project consisting of 4 spectacular villas with a unique design. These homes are located in a gated complex on the beachfront in East Marbella, surrounded by fine sandy beaches and luxurious villas. Additionally, they are conveniently situated near a wide range of services and the best golf courses on the Costa del Sol. The prestigious architecture firm Gonzalez & Jacobson is responsible for the exclusive design.

This complex not only offers breathtaking views but also stands out for its high-quality construction, sustainable design, and a creative and innovative approach that is uncommon in residential developments.

**Click Here** to find out more about this exclusive development. [➤](#)









€899,000

**SPECIFICATIONS**

4 Bed  
4 Bath  
203 m2 Built  
25 m2 Terraces  
0 m2 Plot



**RESALES**

**BRIGHT NEWLY  
RENOVATED  
TOWNHOUSE CLOSE  
TO GOLF**

This property is an elegant home combining modern style and contemporary interiors.

The townhouse offers: 4 bedrooms & 4 bathrooms, an open plan kitchen & living room, basement with an extra living room & kitchen, private parking, and west facing terrace which has magnificent views over the Golf course and the mountains.

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











€1,595,000

**SPECIFICATIONS**

4 Bed  
4 Bath  
208 m2 Built  
61 m2 Terraces  
0 m2 Plot



**RESALES**

**STUNNING  
REFURBISHED  
TOWNHOUSE IN LA  
QUINTA**

Welcome to this stunning townhouse that has been refurbished to the highest standard creating an elegant home with breathtaking views over the coast.

Distributed over 3 levels with a lift installed for easy access, this townhouse offers 4 bedrooms & 4 bathrooms, dining room with access to the garden, a large roof terrace with an integrated BBQ/kitchen area, a separate lounge and dining area with breathtaking views over the coast and mountains.

**Click Here** to find out more about this refurbished townhouse.











**FROM**  
**€590,000**

**SPECIFICATIONS**

176 units  
3, 4, 5 & 6 Bed

**STATUS**

Completed



**NEW DEVELOPMENTS**

**KEY READY  
LUXURY VILLAS  
IN LA RESERVA DE  
SOTOGRANDE**

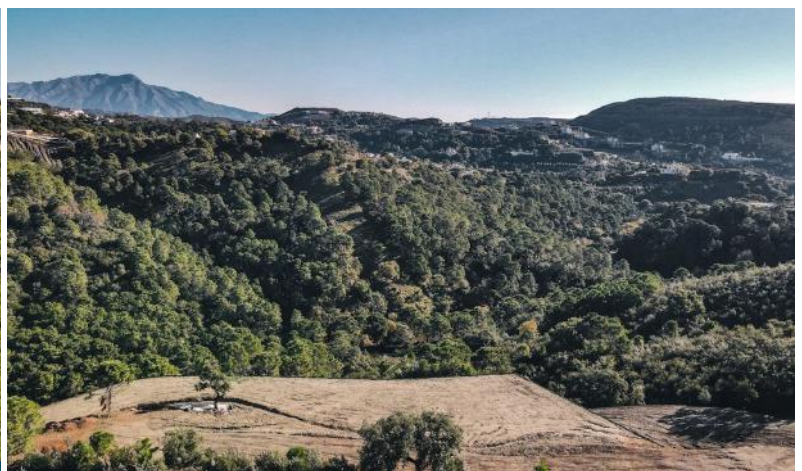
Located in Sotogrande, the most prestigious private residential area in Spain and an exclusive destination for the most discerning client. This high-end residential complex is bordered by Los Alcornocales Natural Park and the mouth of the River Guadiaro.

The marina and yacht club, restaurants, shops, golf courses, and many other sports facilities are just some of the possibilities Sotogrande has to offer. Nature, tranquillity, privacy, sports and exclusiveness. To sum it up, a place where one can make the most of every moment, every day.

**Click Here** to find out more about these luxury villas.











€750,000

**SPECIFICATIONS**

1 Bed  
1 Bath  
0 m2 Built  
0 m2 Terraces  
7643 m2 Plot



**RESALES**

**MONTEMAYOR PLOT WITH  
PROJECT & LICENSE  
FOR A MODERN  
VILLA + TENNIS COURT**

A well position plot for sale in a gated community in the popular Benahavis municipality. The plot is for sale with project and license for a modern villa with tennis court, open nature and mountain views and easy access to amenities.

Nestled in the middle of nature in the popular gated urbanization of Montemayor in Benahavis, the plot offers open views, surrounding mountains and countryside. There is also a project of a luxury, modern villa with a private swimming pool and tennis / padel court. It is just a short drive to the coast with all its amenities and beaches, Marbella and Estepona reachable in 15-20 minutes.

**Click Here** to find out more about this well positioned plot.





PRICE ADJUSTMENT







## 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. >

€3,995,000

### SPECIFICATIONS

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



PRICE ADJUSTMENT









PRICE ADJUSTMENT





## 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.





# PURCHASING PROCESS

2023





## 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.

**Click here** to download our comprehensive purchasing process guide.



## 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 our seller's guide.

AssetFolio™





# SELLING YOUR HOME?





# FOLIO

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