

FOLIO

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CAPTIVATING CORDOBA

COMBINING HISTORICAL LINEAGE WITH
A VIBRANT CONTEMPORARY LIFESTYLE

GETTING THE BALANCE RIGHT!

SPAIN SCORES STRONGLY AS A COUNTRY THAT
PRIORITISES LEISURE AND PAID LEAVE

ROSCON DE REYES

BITE SIZED TRADITION!

MARBELLA CHRISTMAS MAGIC

THE CITY PROMISES A MEMORABLE
HOLIDAY SEASON FOR EVERYONE

ALSO IN THIS ISSUE: VILLA TERESITA, CORDOBA 1, THE LIST, NYRA RESIDENCES COMING SOON

THE TWINKLING LIGHTS ARE UP, THE SCARVES ARE OUT, AND FOLIO MAGAZINE IS WRAPPING UP THE YEAR WITH A DECEMBER EDITION FULL OF WARMTH, WONDER, AND A LITTLE FESTIVE SPARKLE.

THIS MONTH, WE WANDER THROUGH THE HISTORIC CHARM OF CÓRDOBA, EXPLORE HOW TO STRIKE THE PERFECT BALANCE BETWEEN WORK AND PLEASURE, AND SAVOUR THE SWEET TRADITION OF ROSCÓN DE REYES — BECAUSE CHRISTMAS ISN'T CHRISTMAS WITHOUT IT.

WE ALSO DIVE INTO MARBELLA'S CHRISTMAS MAGIC, WHERE PALM TREES AND FAIRY LIGHTS PROVE THAT THE COSTA DEL SOL DOES THE HOLIDAYS IN ITS OWN DAZZLING WAY.

AND OF COURSE, YOU'LL FIND OUR CURATED SELECTION OF THE BEST NEW DEVELOPMENTS AND STANDOUT RESALE PROPERTIES ALONG THE COAST — PERFECT FOR ENDING THE YEAR WITH A FRESH START.

GRAB A WARM DRINK, SETTLE IN, AND ENJOY THE FESTIVE EDITION OF FOLIO.

Enjoy!

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THE LIST NO.2 & NO.10

Stunning semi-detached houses ready to move in.

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EXCLUSIVE PROPERTY LISTING

VILLA *Terezita*

Stylish 8 - Bedroom Villa in Guadalmina Alta, San Pedro de Alcántara. This beautifully presented 8-bedroom, 7 -bathroom villa (including 3 en-suite) is situated in the prestigious Guadalmina Alta area, just minutes from golf, shops, schools, and the beach. Occupying a generous 1,400 m² plot with 404 m² built and 386 m² of interior space, the home enjoys a south-facing orientation, ensuring natural light throughout the day.

The property has been thoughtfully designed for modern family living and entertaining. The outdoor spaces feature a private swimming pool, landscaped gardens, and a fully integrated outdoor kitchen and barbecue area, perfect for al fresco dining. A private golf putting green adds a unique touch for golf enthusiasts.

Inside, the villa offers a bright and spacious living room with fireplace, a formal dining area, and a modern, fully fitted kitchen.



€3,950,000

SPECIFICATIONS

8 Bed
7 Bath
404 m² Built
150 m² Terraces
1400 m² Plot









VILLA *Teresita*

The connected guest apartment—with its own entrance and private kitchen—is ideal for teenagers, extended family, or guests seeking independence while remaining part of the main residence.

Additional highlights include an air-conditioned gym, fitted wardrobes, laundry room, storage room, solarium, double glazing, alarm system, Wi-Fi, and a private garage.

Presented in excellent condition, recently refurbished, and offered with optional furniture, this exceptional villa combines elegant design, functionality, and leisure. Enjoy views of the garden, pool, and peaceful surroundings, all within one of San Pedro de Alcántara's most sought-after residential areas.

Click Here to find out more about Villa Teresita.





CAPTIVATING CORDOBA



Once the most important and influential cities in the World, Cordoba combines an unappareled historical lineage with a vibrant contemporary lifestyle.

For the armchair historian, Spain is a dream location. Ancient ruins, huge cathedrals, splendid palaces and countless castles and random fortifications dot the landscape. You might event become a little blasé about the fascinating history that surrounds you. “Oh that? That’s just the castle wall where Guzman threw down his own dagger when the forces besieging him threatened to execute his captured son...”

I defy anyone to be blasé about Cordoba, however. To walk across the Roman Bridge



as dawn breaks over the old city centre is the closest thing to borrowing a time machine and heading back to the 14th century, sending chills down my spine. Admittedly it was a freezing morning in January, but you get the point.

Nestled along the banks of the River Guadalquivir, Córdoba's geographical position and fertile farming land provided the necessary resources for early inhabitants. With the arrival of the Phoenicians and Greeks, Córdoba began to evolve into an essential mining and commercial hub, leveraging its navigable

river to facilitate trade and communication with other prominent cities.

The Roman conquest in the 2nd century B.C. marked a pivotal chapter in Córdoba's history. General Claudius Marcellus established the city as Corduba, the capital of the Roman province Hispania Ulterior, while under Augustus Caesar, Corduba enjoyed a period of prosperity that led to the construction of monumental buildings, public works, and vibrant commercial activity, evidenced by the existence of two forums within the city.

As Rome fell and the Visigoths took over,





the city fell into decline. But in 711 Moorish forces under Tariq landed near Gibraltar (Jebel-Tariq aka Tariq's Rock), destroyed the Visigoth Kingdom with astonishing speed and established Al-Andalus. Cordoba was captured by Mugit, an aide to Tariq, allowing Muslims to settle alongside Christians. This coexistence was exemplified by the Muslims' purchase of the rights to relocate the musalla (a primitive prayer area) to the former Visigoth Basilica of San Vicente, which laid the foundation for the Great Mosque.

Abd al-Rahman I, known as "the Fugitive," united various factions and proclaimed Cordoba the capital of the independent Emirate of Al-Andalus in 756. His reign heralded significant architectural advancements, including the expansion of the Great Mosque and the reconstruction of the city walls and Alcazar.

The zenith of Cordoba's prominence came during the reign of Abd al-Rahman III, who declared Cordoba the capital of the independent Caliphate in 929 and

proclaimed himself Caliph, breaking ties with the Caliphate of Damascus. This action positioned Cordoba as the religious and administrative centre of the Islamic kingdom in the west. The lavish royal residence of Medina Azahara, built outside the city walls, became a symbol of this era's extravagance and cultural flourishing. Cordoba became a pilgrimage site for the greatest scientists, philosophers, astronomers, and mathematicians of the time, propelling Al-Andalus to the height of its power. In addition to expanding the Mosque and reconstructing its minaret, Abd al-Rahman III built around 70 libraries in the city. He also founded a university, a medical school, and a school for translating Greek and Hebrew texts into Arabic, preserving many works that were censored by Christianity at the time. During the Al-Andalus period, Cordoba was home to some of the most important and influential scientists and thinkers of their time. Thanks to the fame and splendour bestowed by the Umayyad dynasty, Cordoba became one of the most significant cities in Europe and home to the most respected scholars of the era.

No visit to Cordoba is complete without a visit to the Mosque. Trust me – you will not see anything

like it in the world: a blend of cultures and styles fused into one of the most important mosques of its time, later converted into a cathedral. It truly is a jaw dropping marvel of the city's past and present, and the purest reflection of the splendour of the Caliphate era in Al-Andalus.

Al-Andalus is often described as a period when three cultures—Christian, Jewish, and Arab—coexisted. However, throughout the history of Al-Andalus, there were continuous power struggles between Arabs and Christians, culminating in the definitive expulsion of the Arabs from the Iberian Peninsula after the conquest of Granada by the Catholic Monarchs in 1492.

The Christian reconquest began in earnest when Fernando III “the Saint” captured Cordoba in 1236. The city was resettled with Christians, and churches were constructed in honour of the king. However, the 14th century brought turmoil, including a civil war and the devastating effects of the Black Death, leading to a significant decline in population and economic hardship.

It wasn't until the mid-20th century that Cordoba began to regain its historical prominence. Population growth, economic revival, and the establishment of a university helped enrich the cultural

landscape. The historic quarter was declared a UNESCO World Heritage Site, prompting a renewed appreciation for Cordoba's rich legacy.

Today, Cordoba is a vibrant city that beautifully merges its historical essence with modernity. The night tour “The Soul of Cordoba” offers a unique experience, combining light, sound, and images to explore its architectural wonders. The Alcazar, with its blend of Roman, Visigoth, and Arabic architecture, reflects the region's historical depth. The city's taverns, which have historically served as meeting places for artists and intellectuals, continue to foster a sense of community and cultural exchange. Cordoba's culinary landscape is also a significant draw for visitors. The city is renowned for its gastronomy, heavily influenced by its diverse historical backdrop. Dishes such as salmorejo, aubergines with honey, and Iberian ham highlight the region's agricultural bounty and rich gastronomic heritage.

Cordoba's history is a tapestry woven from threads of various cultures, each leaving an indelible mark on the city's identity. From its prehistoric roots to its status as a centre of Islamic scholarship and culture, and now as a modern cultural hub, Cordoba embodies a spirit of resilience and transformation, making it a destination that continues to captivate.

Click Here to read our other blogs.





EXCLUSIVE PROPERTY LISTING**CORDOBA 1**

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

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

€499,000**SPECIFICATIONS**

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











CORDOBA 1

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

Additional features include:

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

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

Click Here to find out more about Cordoba 1.





**FROM****€464,000****SPECIFICATIONS**64 units
1, 2, 3 & 4 Bed**STATUS**

Pre Launch



APARTMENTS AND PENTHOUSES IN SELWO - ESTEPONA WITH STUNNING MEDITERRANEAN SEA VIEWS

Set in a prime natural location in Estepona, this exclusive residential development offers stunning Mediterranean sea views and excellent connections to beaches, golf courses and top amenities. Just minutes from the coast and close to Marbella and Málaga Airport, it combines tranquility with convenience.

The project features modern 2–4 bedroom apartments, penthouses and 3-bedroom semi-detached villas with bright south-facing layouts. Resort-style facilities include infinity and family pools, spa, gym, co-working space, landscaped gardens and 24-hour security. Spacious outdoor areas, energy-efficient systems, optional private pools and pre-installation for electric vehicles make this an ideal choice for luxurious, sustainable living by the sea.

Click Here to find out more about this exclusive residential development.







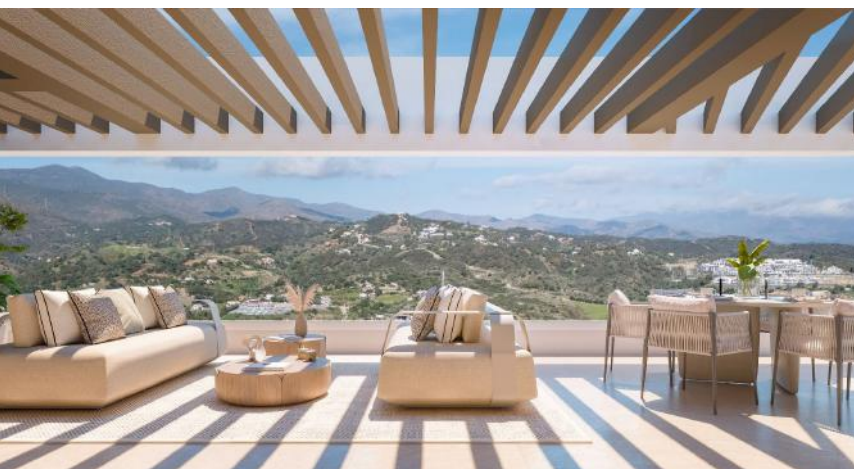
FROM
€350,000

SPECIFICATIONS

163 units
1, 2 & 3 Bed

STATUS

Pre Launch



ESTEPONA NEW RESIDENTIAL PROJECT WITH PANORAMIC VIEWS

This new development of 1, 2 & 3 bedroom offers a relaxed, nature-inspired lifestyle with the perfect balance of sea and mountains. Ideally located near Marbella and close to Sotogrande, it provides quick access to the best of the Costa del Sol while maintaining a sense of peace and privacy.

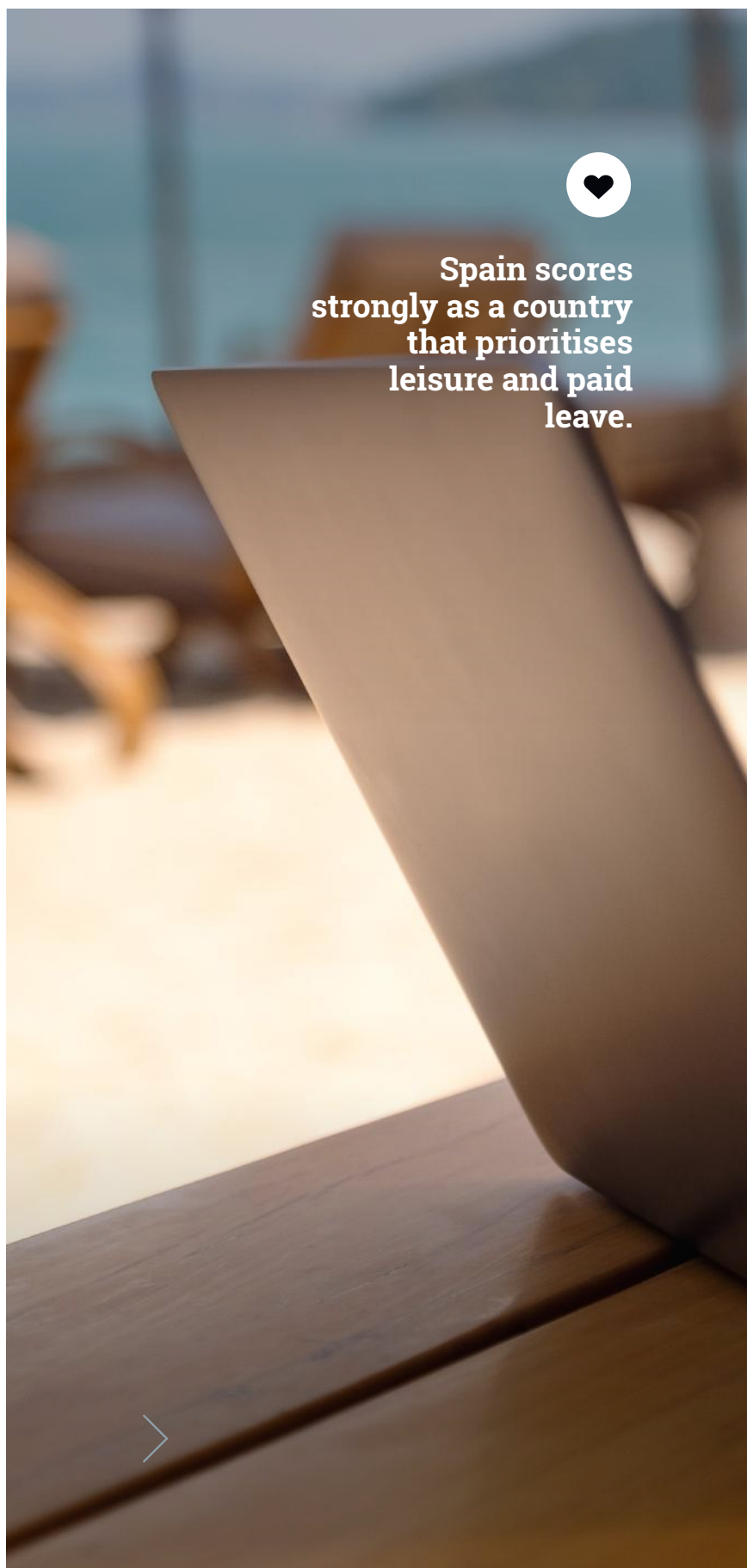
Set in a growing area just steps from essential services, it is only minutes from Estepona's finest beaches, beach bars, marina and leisure options. Residents enjoy stunning views of the Sierra Bermeja along with nearby fine dining, world-class golf and the luxury of Marbella and Puerto Banús.

Click Here to find out more about this new residential project..



Like it or loathe it, we live in a hyper-connected world, where the lines between work and personal life are increasingly blurred. The Internet, smartphones and messaging apps means that we can be contacted 24-hours a day, so striking the right balance has never been more crucial. To aid in understanding how various nations approach this, the Work-Life Balance Index, developed by the team at TradingPlatforms.co.uk, ranks 30 developed economies based on their overall work-life balance.

The index took into account seven important factors: leisure time, annual working hours, total paid leave days, commute time, happiness, and gross disposable income per capita. This comprehensive approach paints a clearer picture of how well a country supports its citizens in achieving a harmonious balance between work and life.



**Spain scores
strongly as a country
that prioritises
leisure and paid
leave.**

GETTING THE BALANCE RIGHT!





Finland ranks number one in terms of work-life balance



Topping the list is Finland, which achieved an impressive score of 73.39 out of 100. Finnish citizens enjoy a blend of short working hours, generous holiday allowance, and significant leisure time, culminating in an exceptionally high level of life satisfaction. Interestingly, while Finland leads in overall balance, its disposable income of \$32,943 ranks it lower in economic terms, indicating that financial wealth does not always correlate with happiness.

While Spain might be

surprisingly mid-table on the list, ranking 18th overall, it scores strongly as a country that prioritises leisure and paid leave. With 36 days of total paid leave, including 22 statutory vacation days and 14 public holidays, Spaniards benefit from one of the most generous holiday entitlements among the countries analysed. Furthermore, the average Spanish citizen enjoys a robust 316 minutes of leisure time daily, placing Spain in the top tiers for leisure availability. Those long siesta and lunch breaks in the middle of the day

must have something to do with it.

Spain's average annual working hours of 1,634 (about 6 hours and 35 minutes per day), however position it in the middle of the index. While this is significantly lower than the more work-intensive nations like South Korea and Mexico, it highlights the ongoing challenge of balancing productivity with personal time. Spain's happiness score of 6.47 out of 10, alongside a gross disposable income of approximately \$31,200, underscores a decent standard of living, albeit not matching the heights of Nordic countries.

Several insights emerge from the report:

GENEROUS LEAVE POLICIES

Austria leads in paid leave, offering an average of 38 paid days off per year, which contributes to higher overall happiness among its workforce.

HAPPINESS VS. INCOME

The United States, despite having the highest gross disposable income at \$62,700 per capita, ranks lower on the happiness scale, illustrating that financial wealth does not guarantee well-being. "Money isn't everything", as the saying goes.

LEISURE TIME

Norway stands out for the amount of leisure time its citizens enjoy, averaging 6 hours and 8 minutes per day, significantly higher than countries like Mexico, where leisure time averages just 2 hours and 52 minutes.

COMMUTE TIME

Greece boasts the shortest average commute at 40 minutes, while countries like South Korea and Japan experience some of the longest commutes, adversely affecting work-life balance.

If we take the findings of the Index and, with a bit of creative imagination, suppose that the Costa del Sol is an independent nation, then you can argue that we easily

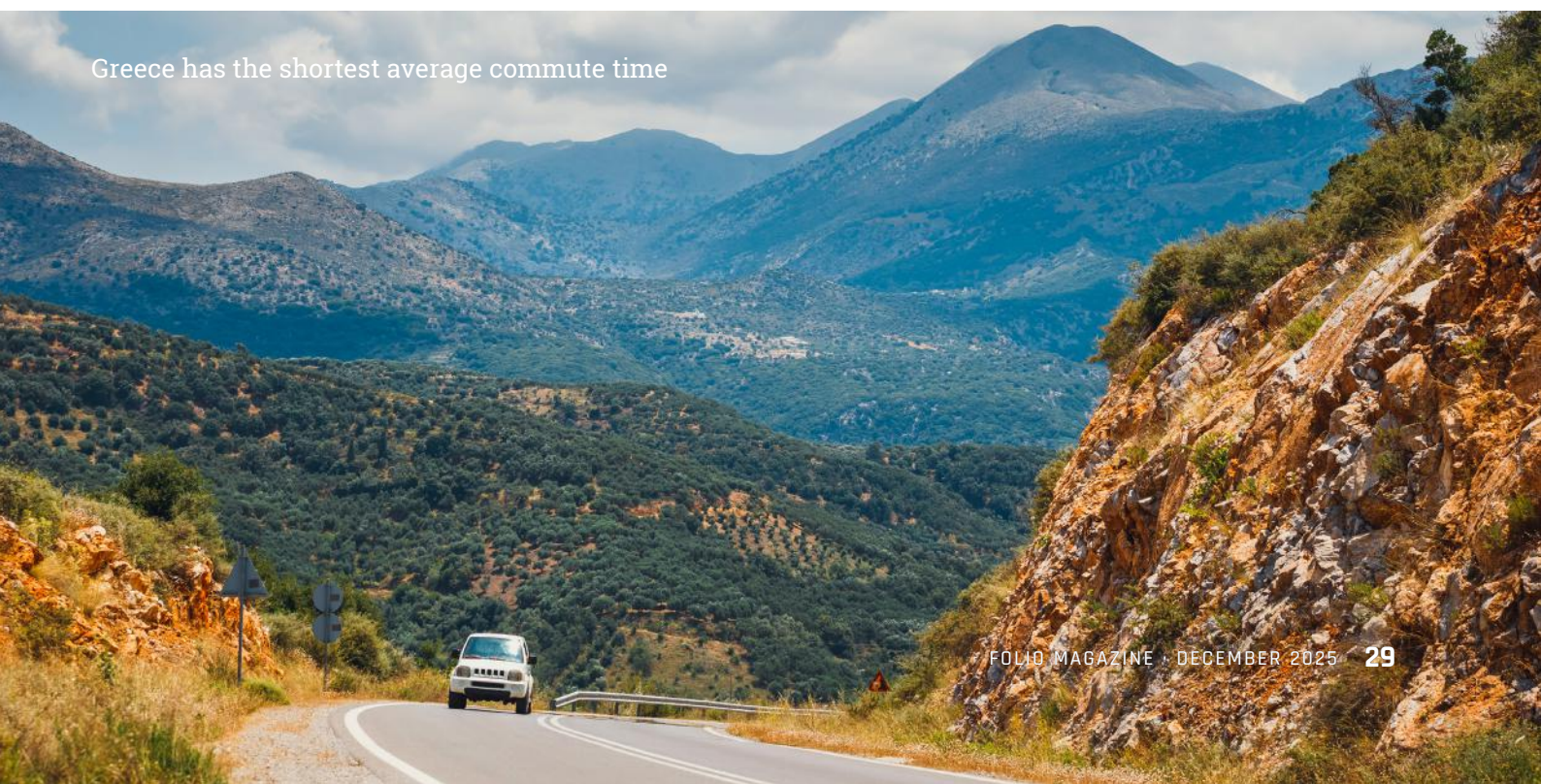
enjoy a higher work/life balance than the rest of Spain. Many of the young and dynamic companies that have established themselves in the area – especially those hi-tech firms relocating from northern Europe – have brought their leave policies with them. A state-of-the-art infrastructure that means that highly paid professionals no longer have to be tied to their head offices in London, Brussels or Stockholm, as well as the Digital Nomad programme for freelancers, ensures that there is no longer a drop in income to consider when working on the coast.

If we add to leisure time the huge range of activities that residents on the coast can enjoy, as well as the finest climate in Europe to enjoy that time in (Somethings tells me that an afternoon round of golf in Norway in October might be a cold, wet and dark experience), then you can imagine the Costa del Sol ranking even higher on the list. And though we may complain about the traffic, especially in the summer months, the fact that Greece has the shortest commute at 40 minutes (!) might be something to contemplate as you head into work. You might be a little delayed, but living on the Costa del Sol is pretty close to perfection!

Click Here to read the full report

Click Here to read our other blogs

Greece has the shortest average commute time







€695,000

SPECIFICATIONS

3 Bed
4 Bath
193 m2 Built
100 m2 Terraces
0 m2 Plot



SAN ROQUE CLUB LUXURY FULLY RENOVATED PENTHOUSE WITH PANORAMIC SEA VIEWS

This luxurious three-bedroom duplex penthouse, fully refurbished in 2023, is located within the prestigious gated community of San Roque Club, adjacent to the golf course and just minutes from Sotogrande. All bedrooms are en suite, complemented by a guest toilet, and the residence spans two floors, offering the space and comfort of a villa.

The open-plan living and dining area flows seamlessly onto the south-facing main terrace with panoramic views of the Mediterranean and surrounding hills. A fully renovated kitchen features Dekton countertops, BOSCH appliances, and custom cabinetry, with an additional covered terrace, utility, and laundry area. The main terrace includes an outdoor lounge, dining space, and a built-in Argentine/Brazilian-style barbecue.

Click Here to find out more about this renovated penthouse.



ROSCON DE REYES

BITE SIZED TRADITION!





Forget flambéing yourself with the brandy for the Christmas Pudding, chiselling your way through the rock-hard icing on the Christmas Cake or enduring your umpteenth bone-dry Mince Pie. Although Spain is not a nation noted for creativity when it comes to desserts – ice cream, fruit or ‘flan’ are the usual options – no Spanish festive season is complete without the traditional “Roscón de Reyes”.

Although it might sound like a seasonal slice of jamon or festive liqueur that many establishments display in reception for their clients to enjoy (including your local bank, as you need a strong drink when checking your account balance at this time of year), the Roscón de Reyes is an ornate cake, crowned with red and green glacé fruit.

It is more than just a fancy pastry, however. The roots of the Roscón de Reyes come from the Epiphany. Celebrated on January 6, it commemorates the arrival of the Three Wise Men or Magi—Melchior, Gaspar, and Balthazar - who followed a guiding star to Bethlehem, presenting gifts of gold, frankincense, and myrrh.

The name Roscón de Reyes translates as “Ring of the Kings,” and derives from the cake’s distinctive circular shape. This form symbolises the eternal

nature of God, with no beginning or end, and represents the unity of the Christian community, emphasising the bonds formed during this festive season. The roots of the Roscón de Reyes also intertwine with ancient celebrations. The tradition can be traced back to the Roman Saturnalia, a festival held in honour of the god Saturn, where round cakes made with figs, dates, and honey were shared among the populace.

The practice of baking a

circular pastry to honour the Magi gained popularity in medieval Spain and, as Spanish explorers ventured into the Americas, they carried this cherished tradition with them, leading to its adaptation across Latin American countries.

The Roscón de Reyes is traditionally circular or oval shaped, resembling an ornate crown, which is a nod to the regal attire of the Three Kings. The base is a sweet dough often infused with fragrant orange blossom water or zesty lemon. Depending on the recipe, fillings may vary, including





fruit jams, sweetened cream, or even chocolate. Baked to a golden brown, the Roscón is finished with a sweet glaze and decorated with green and red glacé fruits, which not only enhance its visual appeal but also provide a tasty contrast in texture. The ingredients in the Roscón de Reyes also carry a symbolic meaning. The flour used for the dough represents the staffs of the Magi, while the glacé fruits mirror the jewels brought by the Wise Men.

Should all this talk of seasonal symbolism be too much for you and you just want to enjoy your cake, be warned! The Roscón de Reyes contains one more festive surprise. Traditionally the cake contains a tiny figurine – normally a King or the baby Jesus – and whoever finds it in their slice is blessed with good luck. This adds a competitive spirit to the meal, as families and friends cut into the cake, eager to discover who will be the lucky one. If you cannot bear to take down

your Christmas decorations and want the celebrations to continue, tradition has it that whoever finds the figurine that is tasked with hosting La Fiesta de La Candelaria, or Candlemas, on February 2.

You might, however, want to ensure that you chew carefully. I am not sure what the Divine Penalty is for accidentally swallowing the Magi or Holy Infant, but I would imagine that it is tucked somewhere in the back of the Book of Revelations...

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€925,000

SPECIFICATIONS

3 Bed
3 Bath
167 m2 Built
57 m2 Terraces
0 m2 Plot



GROUND FLOOR DUPLEX APARTMENT WITH SEA & MOUNTAIN VIEWS IN MARBELLA CLUB HILLS, BENAHAVIS

An exceptional opportunity to purchase this unique, ground-floor corner duplex in the prestigious Marbella Club Hills development. Its privileged corner position provides excellent privacy along with beautiful sea and mountain views.

The main level features an open-concept kitchen and a bright living-dining area with large sliding doors that open onto the private terraces and garden. On this floor you will also find the master suite, which benefits from an additional 40 m² extension created from the original design—currently used as a cosy TV room and home office.

The lower level offers two generous guest bedrooms, both with en-suite bathrooms and access to the main terrace via an exterior staircase.

Click Here to find out more about this ground floor duplex apartment.



A night street scene in Marbella, Spain, showcasing a festive Christmas light display. Several cars are parked or moving along the street, each equipped with a large, colorful LED light display on its roof. The displays feature various geometric and abstract patterns in bright colors like red, green, blue, and yellow. In the background, large, illuminated Christmas decorations hang over the road, adding to the festive atmosphere. The street is lined with trees and buildings, and the overall scene is lit up by the warm glow of the lights and the cool blue of the night sky.

MARBELLA CHRISTMAS MAGIC!



Christmas in Marbella is a combination of traditional celebrations and unique experiences that captivate both residents and visitors alike. From enchanting Christmas markets to spectacular events, the city promises a memorable holiday season for everyone.

The Christmas Markets are the perfect place to go gift hunting and just soak up the atmosphere. Marbella Christmas Market, located on the Avenida del Mar, runs until January 5, 2026. The market showcases an array of unique gifts and delectable festive treats.

Puerto Banús also hosts a popular Christmas Market with over thirty wooden stalls offering a tempting range of gourmet gifts, artisanal crafts and perfect presents for the whole family. Throughout the month, Christmas activities for children such as storytelling, face-painting, arts & crafts workshops and entertainment for the very youngest will take place.



> For those seeking a more intimate Christmas experience, wandering through the atmospheric streets of Marbella's Old Town is a must. The Casco Antiguo is adorned with beautiful light displays, and visitors can enjoy shopping at unique boutiques or sipping a warming drink at local cafes. The main church square features a traditional Nativity diorama, while the Plaza de Naranjos is always superbly decorated, adding to the enchanting ambiance of the Old Town..

Marbella's cultural scene adds to the festive season with a series of concerts and performances. On December 11, the Marbella Municipal Band performs at the Iglesia de Nuestra Señora de la Encarnación, showcasing a programme that includes festive favourites and various Christmas carols. Admission is free until capacity is reached, making it an accessible event for all. Earlier on the same day, the Teatro Ciudad de Marbella will host a special Christmas recital organised by the Marbella Municipal School of Music and Dance.

No Christmas in Marbella would be complete without indulging in the culinary delights the city has to offer. The Marbella Club Hotel, an iconic establishment, embodies the spirit of old-school luxury during the festive season. While Christmas Day lunch is fully booked, the Christmas Eve Gala Dinner promises an exquisite menu. For a more casual yet festive atmosphere, La Salabringa offers a taste of the Sierra Nevada to Marbella with its traditional ski lodge setup. Complete with snowfall and reindeer, La Sala is always busy during the festive season. Meanwhile the little ones can enjoy the festive Breakfast Club Junior events every Saturday and Sunday with breakfast,

Santa visits and special guests Mickey and Minnie.

Families will find plenty of activities to enjoy during the holiday season. The lively "Zambombas," a Flamenco version of carol singing, are popular among locals and visitors alike. These vibrant gatherings involve music, dancing, and traditional treats like chocolate and churros, creating a joyful atmosphere for all ages. After last year's success, San Pedro Alcántara will host its second edition of the "Christmas Afternoon" on December 20. This musical event is designed for the whole family, featuring performances by local artists and the flamenco show 'La Flamenca,' blending traditional music with contemporary rhythms.

In the spirit of giving, the annual Mercadillo Solidario de Cáritas at the Palacio de Congresos Adolfo Suárez runs from December 11 to December 14. This long-established charitable market supports local businesses and artisans while raising funds for Cáritas Marbella. This is the perfect opportunity to shop for unique gifts, enjoy homemade treats, and participate in raffles, all while supporting a worthy cause.

Marbella offers an unparalleled Christmas experience, where festive traditions blend seamlessly with luxury and charm. Whether you're indulging in gourmet meals, enjoying cultural performances, or exploring magical Christmas markets, there is always something for everyone!

Cheers to a Merry and "Marbellous" Festive Season!

Click Here to read our other blogs.



THE LIST

SINGULAR HOMES



WELCOME TO THE LIST

4 and 5 bedroom semi-detached houses

from € 1,675,000

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

Nestled in the prestigious neighbourhood of Río Real,

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

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



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

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

AssetFolio™

excl.

Exclusive Agent



Architect



Developer



THE LIST

SINGULAR HOMES



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

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

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

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

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



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

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

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

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

Click here to find out more about The List.



CONSTRUCTION LICENCE APPROVED



PRICES FROM
€ 691,000

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excl.



NR

NAYA RESIDENCES

A STYLISH DEVELOPMENT OF TWO AND THREE BEDROOM APARTMENTS & PENTHOUSES

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

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

Click Here to find out more about Naya Residences.



Where luxury & lifestyle meet



NYRA
RESIDENCES

81 NEW HOMES FROM €688,000

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

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



COMING SOON

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

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EUROPEAN
PROPERTY
AWARDS
DEVELOPMENT

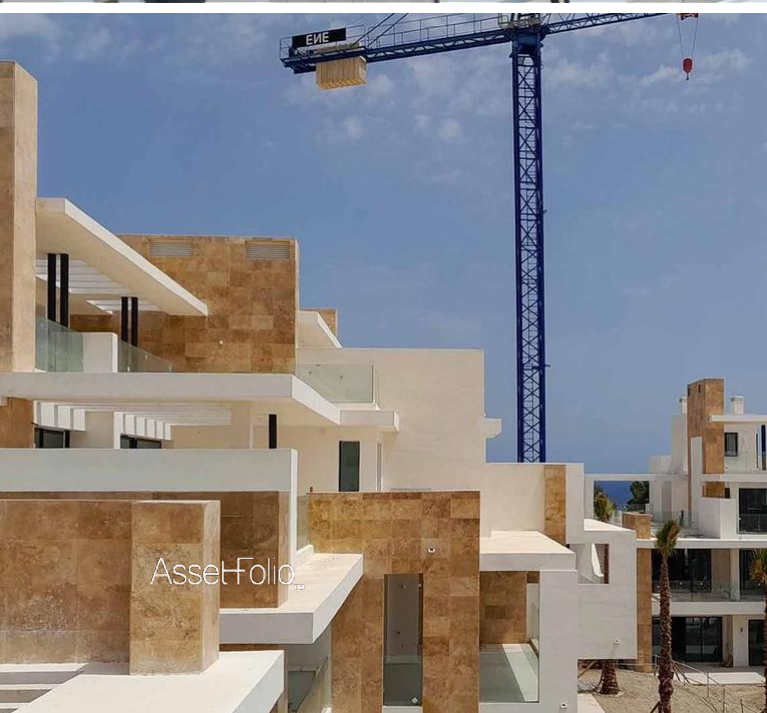
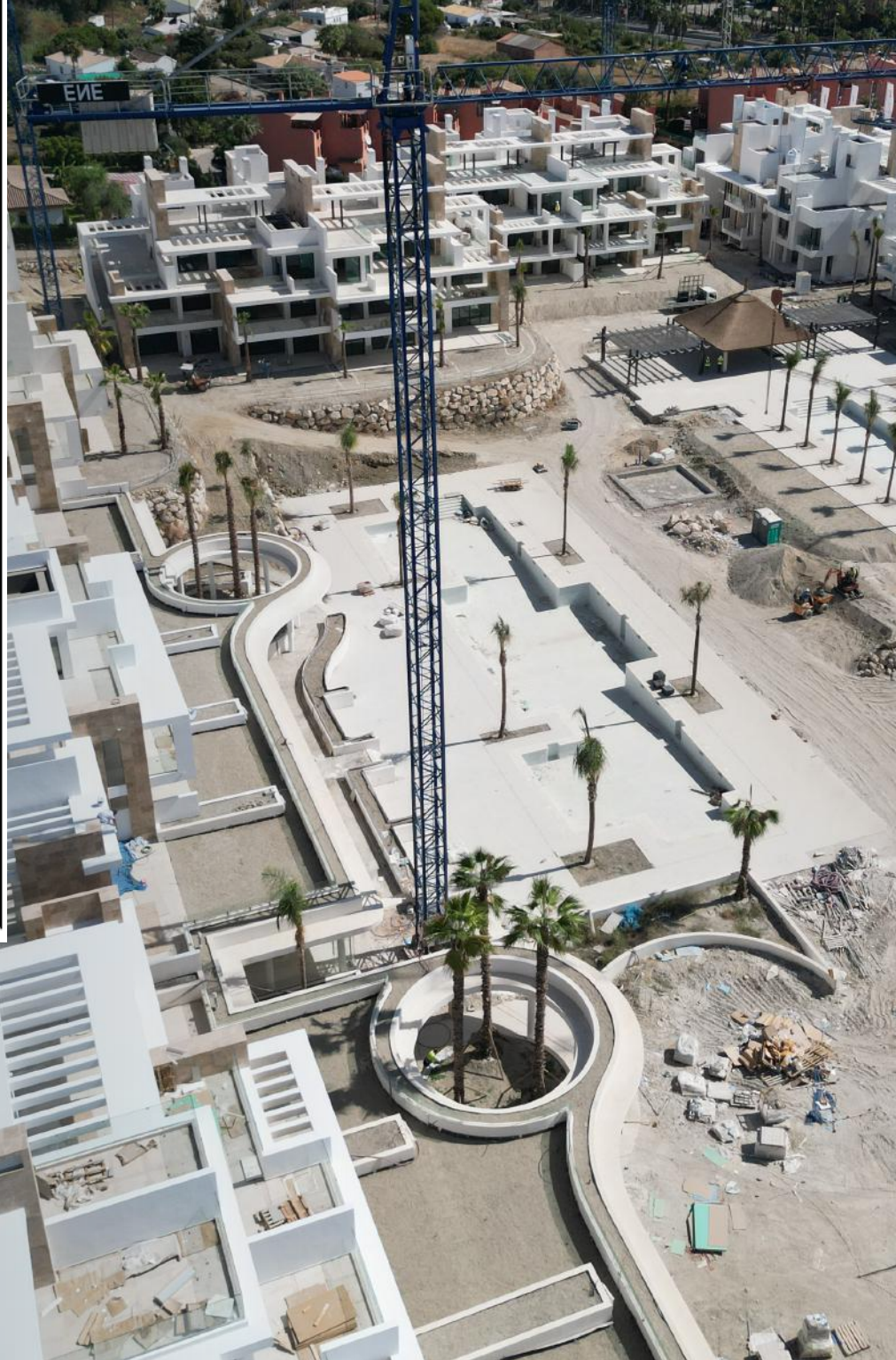
LAUFEN



BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024





PRICES FROM
€725,000

AssetFolio

excl.



AYANA

ESTEPONA

REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

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

from Gunni & Trentino and showcasing Lutron's wireless smart-home automation system as standard, a first for apartment development on the Costa del Sol.

COMMUNITY

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

Click Here to find out more about Ayana Estepona.

SOPHISTICATED ARCHITECTURE

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

Alya Mijas

PRICES FROM
€443,000

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

PERFECT LOCATION

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

THE DEVELOPMENT

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

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

Click Here to find out more about Alya Mijas.





PURCHASING PROCESS

2025



PROPERTY FOCUS

AssetFolio™

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

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

Download our comprehensive purchasing process guide.

**CLICK HERE TO
DOWNLOAD**

PROPERTY FOCUS

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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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DOWNLOAD**

AssetFolio™

SELLING YOUR HOME?







STEP INTO THE LIST NO. 2



THE LIST

NUMBER 02

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

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

€1,960,000

SPECIFICATIONS

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





THE LIST

NUMBER 02

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

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

Click Here to find out more about this semidetached home.







THE LIST

NUMBER 10

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

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

€1,960,000

SPECIFICATIONS

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

*Please note that furniture is not included in the sale price and is available for an additional €120,000



THE LIST

NUMBER 10

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

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

Click Here to find out more about this semidetached home.







EXCLUSIVE PROPERTY LISTING

709

SIERRA BLANCA

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

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



€1,417,500

SPECIFICATIONS

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









709

SIERRA BLANCA

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

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

Click Here to find out more about 709 Sierra Blanca.





EXCLUSIVE PROPERTY LISTING


LAS ALAMANDAS

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

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











LAS ALAMANDAS

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

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

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

Click Here to find out more about Las Alamandas.



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



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

Our services include:



Property Management

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



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