

FOLIO

AssetFolio™

EXPLORING SPAIN

GET THE BEST OUT OF THIS
AMAZINGLY DIVERSE COUNTRY

REAL ESTATE BROKERS

WHAT DO THEY REALLY
DO FOR YOU?

SIERRA DE LAS NIEVES

PARADISE FOUND

MARBELLA LEADS THE WAY

HIGH END REAL ESTATE

CONTENTS



AYANA ESTEPONA

Find out what's been happening at Ayana Estepona, a unique concept in resort development.



ALYA MIJAS

Watch the progress update of this development of contemporary semi-detached houses.

Articles

14

EXPLORING SPAIN

Get the best out of this amazingly diverse country

20

REAL ESTATE BROKERS

What do they really do for you?

24

SIERRA DE LAS NIEVES

Paradise Found

28

MARBELLA LEADS THE WAY

High end real estate



Folio magazine brings you all the latest from Asset Folio

Property Focus

8

INTRODUCING NAYA RESIDENCES

A stylish development of 2 and 3 bedroom apartments & penthouses

56

JACARANDAS 12

A 1st floor luxury apartment with a spacious and beautiful interior

62

SCENIC 4-2-1

Stunning 2 Bedroom Penthouse in Estepona - Las Mesas

68

VILLA 17

A stunning modern masterpiece that exudes beauty and serenity



14 EXPLORING SPAIN

Get the best out of this amazingly diverse country



24 SIERRA DE LAS NIEVES

Paradise Found

AssetFolio.

Welcome to the seventeenth 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 17

February 2024

Designed by Pixelperfect SL Articles by: Giles Brown

A wide-angle photograph of a modern office interior. The space features light-colored wood flooring and a ceiling with recessed lighting. On the left, a long glass-walled office area contains several modern chairs and a small table. In the background, there are more office desks and chairs. On the right, a vertical wooden pillar has a large white letter 'A' on it.

MANAGING A PROPERTY PORTFOLIO OF OVER €500M



PROPERTY FOCUS

ASSET FOLIO



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

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

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

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

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

PROPERTY FOCUS

AssetFolio | DIRECT

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

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

AssetFolio | **excl.**

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

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

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







AssetFolio | **excl.**

INTRODUCING

NR

NAYA RESIDENCES

A STYLISH DEVELOPMENT
OF TWO AND THREE
BEDROOM APARTMENTS
& PENTHOUSES

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

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



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

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







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

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

Click Here to find out more about Naya Residences.



EXPLORING SPAIN IN A DIFFERENT WAY

GET THE BEST OUT OF THIS AMAZINGLY DIVERSE COUNTRY



Look beyond the clichés of paella, sangria, and siesta and you're sure to get the best out of your travels to Spain.

Even in some of the most over-touristed resorts of the Costa del Sol, you'll be able to find an authentic bar or restaurant where the locals eat, and a village not far away where an age-old bullfighting tradition owes nothing to tourism.

The large cities of the north, from Barcelona to Bilbao, have reinvented themselves as essential cultural destinations (and they don't all close down for hours for a kip every afternoon). When the world looks to Spain for culinary inspiration - the country has some of the most acclaimed chefs and innovative restaurants in the world - it's clear that things have changed. Spain, despite the ongoing economic uncertainty, sees itself very differently from a generation ago. So should you - be prepared to be surprised.



FACTS ABOUT SPAIN

- Spain's land area is around half a million square kilometres, about twice the size of the UK or Oregon. The population is around 46 million – some eighty percent of whom declare themselves nominally Catholic, though religious observance is patchy.
- Politically, Spain is a parliamentary monarchy; democracy was restored in 1977, after the death of General Franco, the dictator who seized power in the Civil War of 1936–1939.
- Spaniards read fewer newspapers than almost any other Europeans, tellingly, the best-selling daily is Marca, devoted purely to football.
- Spanish (Castilian) is the main official language, but sizeable percentages also speak variants of Catalan (in Catalunya, parts of Valencia and Alicante provinces, and on the Balearic Islands),

Galician and Basque, all of which are also officially recognised languages.

- A minority of Spaniards attend bullfights; it doesn't rain much on the plains; and they only dance flamenco in the southern region of Andalucía.
- The highest mountain on the Spanish peninsula is Mulhacén (3483m), the longest river is the Rio Tajo (716km).
- Spain has 43 sites on UNESCO's World Heritage list – more than twice as many as the USA.
- Between them Real Madrid and Barcelona have won the Spanish league title over fifty times and the European Cup (Champions League) thirteen times and counting.

WHERE TO GO IN SPAIN

Spain's cities are among the most vibrant in Europe. Exuberant Barcelona, for many, has the edge, thanks to Gaudí's extraordinary

modernista architecture, the lively promenade of the Ramblas, five kilometres of sandy beach and the world's best football team. The capital, Madrid, may not be as pretty, but it claims as many devotees, immortalized in the movies of Pedro Almodóvar, and shot through with a contemporary style that informs everything from its major-league art museums to its carefree bars and summer cafés. Then there's Seville, home of flamenco and all the clichés of southern Spain; Valencia, the vibrant capital of the Levante, with a thriving arts scene and nightlife; and Bilbao, a not-to-miss stop on Spain's cultural circuit, due to Frank Gehry's astonishing Museo Guggenheim. Not only are Spain's modern cities and towns lively and exciting, they are monumental – literally so. History has washed over the country, adding an architectural backdrop that varies from one region to another, dependent on their occupation by Romans, Visigoths or Moors, or on their role in the medieval



Christian Reconquest or in the later Golden Age of imperial Renaissance Spain. Touring Castilla y León, for example, you can't avoid the stereotypical Spanish image of vast cathedrals and hundreds of reconquista castles, while the gorgeous medieval university city of Salamanca captivates all who visit. In northerly, mountainous Asturias and the Pyrenees, tiny, almost organically evolved, Romanesque churches dot the hillsides and villages, while in Galicia all roads lead to the ancient, and heartbreakingly beautiful cathedral city of Santiago de Compostela. Andalucía has the great mosques and Moorish palaces of Granada, Seville and Córdoba; Castilla-La Mancha boasts the superbly preserved medieval capital of Toledo; while the harsh landscape of Extremadura

cradles ornate conquistador towns built with riches from the New World.

The Spanish landscape, too, holds just as much fascination and variety as the country's urban centres. The evergreen estuaries of Galicia could hardly be more different from the high, arid plains of Castile, or the gulch-like desert landscapes of Almería. In particular, Spain has some of the finest mountains in Europe, with superb walking, short hikes to week-long treks, in a dozen or more protected ranges or sierras – especially the Picos de Europa and the Pyrenees. There are still brown bears and lynx in the wild, not to mention boar, storks and eagles, while a near five-thousand kilometre coastline means great opportunities for fishing, whale-watching and dolphin-spotting.



Agriculture, meanwhile, makes its mark in the patterned hillsides of the wine-and olive-growing regions, the baking wheat plantations and cattle ranches of the central plains, the meseta, and the rice fields of the eastern provinces of Valencia and Murcia, known as the Levante. These areas, although short on historic monuments and attractions, produce some of Spain's most famous exports, and with the country now at the heart of the contemporary European foodie movement, there's an entire holiday to be constructed out of simply exploring Spain's rich regional cuisine, touring the Rioja and other celebrated wine regions, snacking your way around Extremadura and Andalucía in search of the world's best jamón serrano (cured mountain



ham), or tucking into a paella in its spiritual home of Valencia.

And finally, there are the beaches – one of Spain's greatest attractions, and where modern tourism to the country began in the 1960s. Here, too, there's a lot more variety than the stereotypical images might suggest. Long tracts of coastline, along the Costa del Sol in

Andalucía in particular, have certainly been massively and depressingly over-developed, but delightful pockets remain, even along the biggest, concrete-clad costas. Moreover, there are superb windsurfing waters around Tarifa and some decidedly low-key resorts along the Costa de la Luz. On the Costa Brava, in the northeast in Catalunya, the string of idyllic coves between Palamos and Begur is often overlooked,



while the cooler Atlantic coastline boasts the surfing beaches of Cantabria and Asturias, or the unspoilt coves of Galicia's estuaries. Offshore, the Balearic Islands – Ibiza, Formentera, Mallorca and Menorca – also have some superb sands, with party-fuelled Ibiza in particular offering one of the most hedonistic backdrops to beachlife in the whole Mediterranean.

Hedonism, actually, brings us full-circle, back to one of the reasons why Spain is pretty much irresistible and infectious. Wherever you are in the country, you can't help but notice the Spaniards' wild – often over-bearing – enthusiasm for having a good time. Festival time is a case in point – these aren't staid, annual celebrations, they are raucous reaffirmations of life itself, complete with fireworks, fancy dress, giants, devils, bonfires, parties, processions and sheer Spanish glee. But even outside fiesta time there's always something vibrant and noisy happening – from local market to late-night bar, weekend football match to beachside dance club. Meals are convivial affairs – not for most Spaniards the rushed sandwich or chain-restaurant takeaway – and long lunches and late dinners are the norm throughout the country. And with family at the heart of Spanish society, there's a genuine welcome for, and interest in, you and yours, whether at resort hotel or rustic guest house. "A pasarlo bien!" (Have a good time!), as the Spanish say.

BEST TIME TO VISIT SPAIN

Although the summer months are beautiful along the coasts, thanks to the cooling breeze, the heat can be unbearable in inland areas such as Seville and Madrid. The best time to visit Spain is generally during spring and autumn when the weather is warm and pleasant, yet not uncomfortable.

SPANISH CULTURE

When you travel Spain, you'll notice a diversity between cities that is unlike anywhere else. Partly, this is down to an almost obsessive regionalism, stemming from the creation in the late 1970s of seventeen comunidades autónomas (autonomous regions) with their own

governments, budgets and cultural ministries, even police forces. You might think you are on holiday in Spain – your hosts may be adamant that you're actually visiting Catalunya, and will point to a whole range of differences in language, culture and artistic traditions, not to mention social attitudes and politics. Indeed, the old days of a unified nation, governed with a firm hand from Madrid, seem to have gone forever, as the separate kingdoms that made up the original Spanish state reassert themselves in an essentially federal structure.

FOOD AND DRINK IN SPAIN

There is more than meets the eye when it comes to cuisine in Spain than paella, tapas, and Sangria. Of course, seafood dishes are popular on the coasts and inland, meat is the preferred option. Traditional dishes include croquettes, omelette, and pisto. The Spanish celebrate good food, as with most Mediterranean cultures, so finding a huge market selling everything from chorizos to fresh prawns will be no problem.

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A recent survey found that for every hour a real estate agent spends in your presence, he/she will spend an average of nine hours out of eyesight working on your behalf.

What does a real estate broker do all day, anyway? Unlike a lot of professions, where people are paid hourly or are on a salary with weekly or bi-weekly pay checks, in most situations real estate agents don't get paid until the home sale/purchase closes. In the mean time, a lot of work is being put in behind the scenes for weeks, sometimes even months, to get your property / investment to completion. In today's complicated real estate environment, there are hundreds of tasks. While each client and each investment is different, here's a look into the what, when, where and why in the day of a real estate agent.



REAL ESTATE BROKERS

WHAT DO THEY REALLY DO FOR YOU?



KNOWLEDGE IS KING

Both buyer's agents and seller's agents must keep up with the inventory of the homes that are on the market. They must know details of homes that have recently sold, and the latest market statistics. This includes every neighborhood, community and area in which they work. Proficient agents must know the market trends, like how long homes are taking to sell, what the average and median prices are, how much seller's are getting in sales price compared to their price list...and much more.

YOU HAVE TO BE CONSUMED IN YOUR WORK

If you're not all consumed you will loose out as a broker to someone who is full stop...Staying on

top of the local market takes hours of research, whether it's combining the multiple service list daily to see what's new on the market, or seeing what the sales prices were, or how much homes are selling for on average compared to their price list, or conducting numerous comparative market analyses (CMA). The inventory and data is changing every day and requires constant review.

Market knowledge also requires that agents personally tour homes, whether through open houses or by previewing the home personally. Brokers must be familiar with home style trends, floor plans, construction details, and much more, to provide information to their buyers and their sellers. Knowledge of the lifestyle and amenities afforded by

various neighbourhoods and communities is crucial to help buyers find their dream home.

ETHICS AND PRACTICES

Brokers must stay aware and informed on all real estate laws and procedures used in the process and be clear and transparent when advising the buyer. Today's constantly advancing technologies affect real estate like virtually no other industry. A must is to stay on top of the latest technology tools available to best serve the clients.

COMMUNICATION AND FOLLOW-UP

Much of the real estate agent's day is spent communicating. The mobile phone is a constant companion. Text messages, emails, and yes, old fashioned phone calls are an ever-present aspect of business. Communication can come from buyers, sellers, cooperating agents, lenders,



lawyers, inspectors or even the company furnishing your investment. Follow-up is vital in today's on-demand world of business. For a real estate agent, the work day rarely, or dare we see never, ends at 5 pm Friday afternoon.

MANAGING THE PROCESS

Buying and selling real estate is never an event. It's a process, this process has many moving parts and many facets trying to break loose. Us the brokers have to manage this. From the first connection with the home buyer or seller / developer to the closing moment when they hand over the keys, the agent manages numerous aspects of the real estate transaction. There are literally hundreds of tasks that go into ensuring a successful outcome and to remove as much of the stress away from the buyer.

A top broker is a rare breed, motivated by the

desire to help people. Buying and selling a home is often the most complicated and expensive purchase of their lifetime. Buying or selling a home can be among the top stressful life events for people. A good broker regularly finds themselves in the role of manager, scheduler, concierge, researcher, paper-pusher, negotiator, coordinator, mediator, shrink/marriage counselor, child entertainer, messenger, problem-solver, to name only a few!

The next time you start your search as a buyer maybe the first question you should be asking is about the knowledge and skill sets your broker has, as this will determine the most vital of questions: "Are they good enough to manage the full A-Z process on my behalf or am I going to have to manage multiple brokers to find what I need and involve my time and energy?"

Click Here to read our other blogs.

SIERRA DE LAS NIEVES

PARADISE FOUND



Only a few minutes
away from the
hectic hedonism
of the coast, the
Sierra de las Nieves
offers you a unique
opportunity get back
to Nature.

The cosmopolitan Costa del Sol has become one of the most sought after locations in the world. Its climate, lifestyle and greatly improved infrastructure have resulted in high net worth individuals and international companies, especially in the digital and light industry sectors, relocating to the coast.

As welcome as this high tech buzz is, however, there are times when even the biggest online entrepreneur needs to get away from it all and reconnect with nature.

Located a ten minute drive from Marbella, the Sierra de las Nieves is a pure paradise of contrasts, from the deepest gorge in Andalusia (called GESM) to the soaring peak of the La Torrecilla mountain, just under 2000m. The park also has complex array of cliffs, caves, caverns and sinkholes, including the Cueva de la Tinaja, Sima del Aire and Sima Prestá.

Designated a National Park by the Junta de Andalucía in 1989 and a protected Biosphere by UNESCO in 1995, the Sierra de las Nieves takes in 680 km² of unspoilt and hugely varied countryside. From El Burgo in the north to Istan in the south and with Tolox on the east, the park is home to a fascinating array of flora and fauna.

Of the 1,500 types of plant found in the Sierra de las

Nieves, perhaps the most famous is the pinsapo. This Spanish fir tree, found only in the very south of Spain, was on the verge of extinction in the 1930s. Since then, however, the iconic pinsapo has flourished. The Sierra de las Nieves is also home to various types of oak as well as cork trees. The trees are still harvested in the traditional way, and it is a common sight to see them stripped of their bark.

Although the mountain goat is the emblematic animal of the Sierra de las Nieves, the area is an especially important protected area for birds. There are over 110 different species, including the magnificent Golden Eagle and Bonelli Eagle as well as hawks and owls. During the migration season, large flocks of honey buzzard and black kites

are common. The varied landscape, from forests to gorse and riversides, is also home to herons, partridge, wild boar, foxes and otters, while bats, chameleons and salamander can also be found.

The Sierra de las Nieves has a rich and fascinating history that includes the remains of settlements by the Romans, Phoenicians and Carthaginians. Structures such as the Puente Malaga in El Burgo or the amphitheatre and necropolis in Anicipo are outstanding reminders of this past, as are the irrigation systems and mills that were further refined by the Moors during the 700 year period of Islamic Spain known as Al-Andalus.

Many of the villages found through the Sierra de las Nieves still display this heritage in their layout, with watchtowers and castles testimony to a past that was





often marked with strife between rival Moorish factions as well as the Christians during the "Reconquista". After the Moors were finally defeated in 1492, the majority of mosques were converted into churches.

The most romantic history of the Sierra de las Nieves is that of the bandits – los bandoleros. In the 19th century, they frequently held up travellers before disappearing back into the forested hills and valleys or hidden caves.

The handsome bandolero became a popular figure in contemporary fiction and songs of the time, although some were considerably less charming than the dashing, anti-establishment gentlemen often portrayed. Eventually the officials decided something had to be done and so established the Guardia Civil to protect those on the roads and hunt down the highwaymen!

The stunning landscapes also offer a multitude of activities. Hiking and mountain biking are popular options, while the more adventurous can opt for guided mountaineering, rock climbing, canyoning, caving or 4x4 safaris. A gentler pace can be enjoyed exploring the local history museums and craft shops offering produce such as honey and olive oil. Foodies can explore and enjoy the gastronomy of the area that includes goat stews, a variety of soups, migas (fried breadcrumbs in olive oil), marinated olives, roast chestnuts and local wines and liqueurs.

If you are looking for a destination to relax, refresh and recharge your batteries, head to the Sierra de las Nieves and take the opportunity to get back to nature!

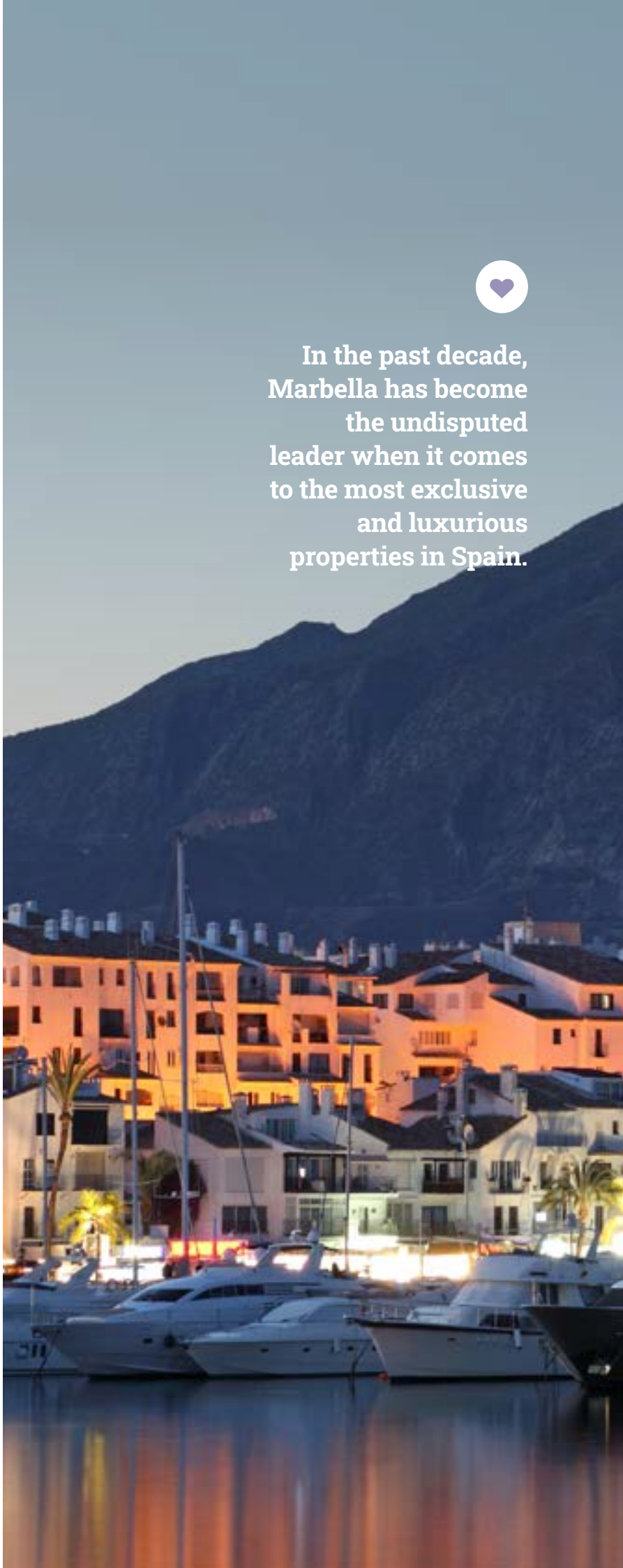
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In the past decade, Marbella has become the undisputed leader when it comes to the most exclusive and luxurious properties in Spain.

A seismic shift in the market has led traditional areas such as Mallorca and even the most desirable locations in the capital, Madrid, trailing in its wake.

So how did Marbella, once a sleepy fishing town on the Costa del Sol, better known as a mid-budget resort, change to an international destination that has millionaires from around the world snapping up properties. Demand is currently exceeding supply, with top end villas up to 36 million euros being sold within days of coming onto the market?



MARBELLA LEADS THE WAY

HIGH END REAL ESTATE





With a population of just over 200,000, the average house price stands at almost eight million euros. That, however, is just the average price. In the exclusive development of La Zagaleta, located in the hills behind Marbella, villas are priced at an average of 10.7 million euros with some properties valued at as much as 36 million euros.

With the security usually seen at foreign embassies and a discreet, “no comment” policy about who actually owns a property in the development, it is little wonder that La Zagaleta is a popular choice for international CEOs, high tech billionaires, sports stars (Ronaldo is

rumoured to have two properties) and foreign leaders who like their privacy.

A recent survey by real estate portal Idealista revealed that of the ten most expensive streets in Spain, five are in Marbella and its surroundings. House prices are 38 times higher than the most exclusive streets in other resort towns. The area is also home to six of the ten homes with the highest sales prices in the country, surpassing 30 million euros (\$32 million). Mallorca, once a firm favourite with the jet set, came in a distant fourth.

Geography also works in Marbella’s favour when it comes to maintaining its

high prices. The mountains behind the town, which includes the iconic La Concha, not only ensures an enviable microclimate, but also means there is a high premium on available land. This, along with international schools, beaches, beautiful countryside, improved infrastructure, and quality restaurants, including Michelin-starred establishments, all add to the attraction. The provincial capital Málaga, has reinvented itself as a high tech centre with excellent international communication links, an added bonus.

Marbella has also seen famous names such as Eva Longoria and Novak Djokovic, move to the area and they are not the only international stars to make a base here. The past five years have seen a growing



trend in other developments, which have gained prominence thanks to brands that have partnered with investors to build. Lamborghini has plans for over 50 villas in Benahavís. The Karl Lagerfeld brand is predominant on five houses currently under construction for \$15 million apiece in the Golden Mile, while Dolce & Gabbana has broken ground on 60 multi-million euro apartments in the same area.

The arrival of these top end luxury developments has also led to the establishment of specific companies to service their needs. The most prominent is the Association of Entrepreneurs for High-Quality Housing that had a turnover of one billion euros in 2022. With over 30 companies specialising in architecture, painting, electricity, internet and other services, the association has created 2,000 direct jobs.

Another significant change in the high end market has been the profile of investors. With the sudden pull out of Russians following the invasion of Ukraine, other countries including Poland, the Czech Republic, the Netherlands or the United States, have replaced that exodus.

In addition, rather than seeing Marbella as a retirement destination, the most recent figures see the demographic of investors becoming younger, with the average age of people making coast their permanent home now between 35-50 years old.

With wealthy younger, more tech-savvy and cosmopolitan investors continuing to view Marbella as an ideal destination, the high end market shows no sign of slowing down.

Click Here to read our other blogs.



**EUROPEAN
PROPERTY
AWARDS**
DEVELOPMENT

LAUFEN



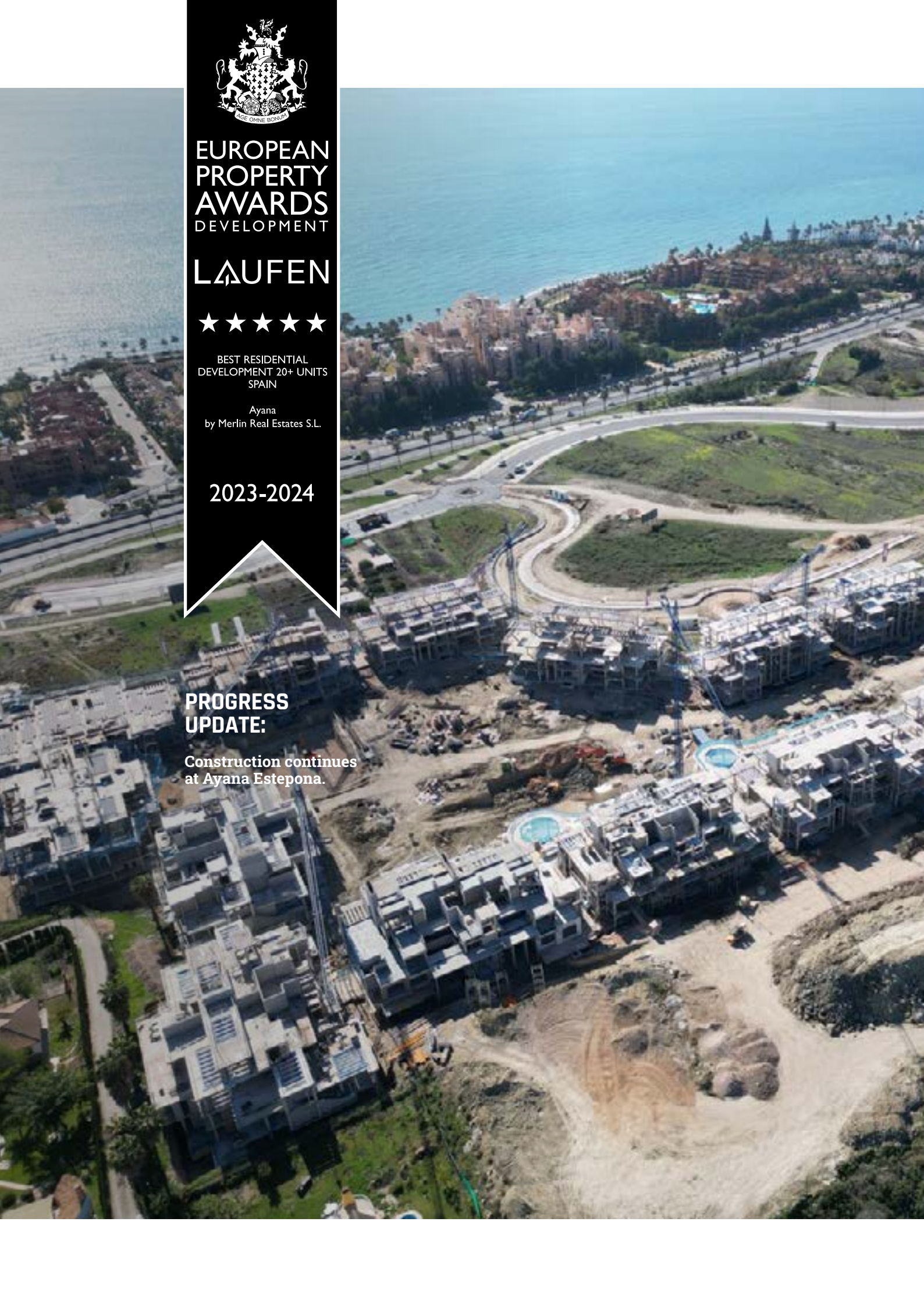
BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024

**PROGRESS
UPDATE:**

Construction continues
at Ayana Estepona.





RESIDENCES FROM

€845,000

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

THE RESIDENCES

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

THE PENTHOUSES

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

Click Here to find out more about Ayana Estepona.

Alya Mijas

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

PERFECT LOCATION

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

THE DEVELOPMENT

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

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

Click Here to find out more about Alya Mijas.





PROGRESS UPDATE:

Watch the latest construction update from Alya Mijas.

PRICES FROM JUST
€389,000



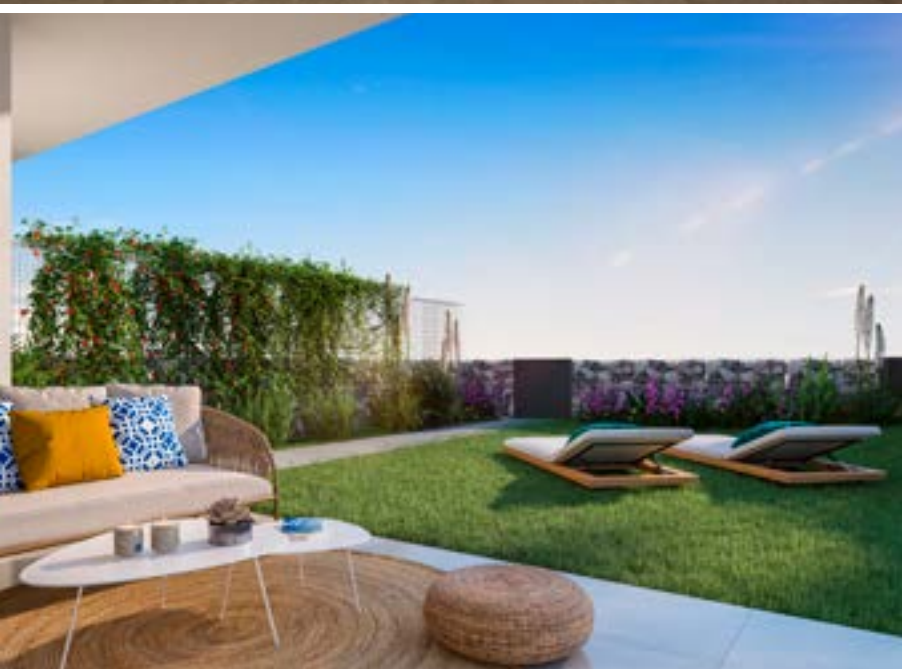


Alya Mijas

Alya Mijas is ideally situated for residents to enjoy all the amenities that the Costa del Sol has to offer, yet with the peace of the immediate surroundings. Riviera del Sol is located midway between the popular resort towns of Fuengirola and Marbella. Fuengirola is just a 10 minute drive away and enjoys a wide range of facilities, great beaches, the Mijas Aqua Park, multi-screen cinemas and the Parque Miramar shopping centre.

The upmarket resort of Marbella and the popular La Cañada shopping centre is a short 15 minute drive away in the opposite direction. The attractive stretch of coastline offers trendy waterfront bars, beach clubs, and an array of water sports. There are numerous golf courses in the vicinity including the Miraflores Golf Club which is situated next to Riviera del Sol. The Calahonda and Cabopino courses are also close by, as is the Mijas Golf Complex.

Click Here to find out more about Alya Mijas.









FROM
€1,320,000

SPECIFICATIONS

8 units
3 Bed

STATUS

Pre-launch



NEW DEVELOPMENTS

**EXCLUSIVE LUXURY
COMPLEX IN CABOPINO
MARBELLA**

An exclusive luxury complex made up of 8 apartments, in the best area of the Costa del Sol, with sea views.

Its southwest orientation guarantees the best sun exposure and spectacular panoramic views, we have taken care of every detail with an innovative design, a privileged location, just 5 minutes from the spectacular dunes of Artola, for golf lovers you can enjoy the golf course from Cape Pino.

The development is located just 15 minutes from the city of Marbella and 30 minutes from Malaga airport.

Click Here to find out more about this charming development.







FROM

€635,800

SPECIFICATIONS

22 units
2 & 3 Bed

STATUS

Pre-launch



NEW DEVELOPMENTS

BOUTIQUE APARTMENTS WITH EXQUISITE MEDITERRANEAN VIEWS

This project is a boutique complex of 22 2 and 3-bedroom flats situated in an elevated position in Mijas Costa.

The development will captivate you with its exquisite views of the Mediterranean Sea and its outstanding communal areas, so if you are one of those who appreciate the small pleasures of outdoor living, this is your golden opportunity..

Click Here to find out more about this charming development.







FROM
€489,000

SPECIFICATIONS

74 units
1, 2, 3 & 4 Bed

STATUS

Pre-launch



NEW DEVELOPMENTS

**EXCLUSIVE
APARTMENTS WITH
LARGE TERRACES AND
COMMUNAL AREAS**

This development is designed for your enjoyment. It is characterised by its modern architecture with excellent qualities and surprising facilities. A place where you can relax watching the sunrise or sunset from your terrace overlooking the sea.

The brightness is a constant thanks to its large windows, its large English patio and the clear spaces on all its floors. The avant-garde and modern architecture blend in an incomparable setting.

Your new home is also just a stone's throw from Marbella and a few minutes from the capital of Málaga.

Click Here to find out more about this charming development.







FROM
€2,250,000

SPECIFICATIONS

14 units
3 & 4 Bed

STATUS

Under Construction



NEW DEVELOPMENTS

LUXURY MODERN VILLAS WITH PANORAMIC SEA VIEWS IN BENAHAIVIS

This project is a gated and secure community of luxury villas with a clubhouse and spa, covering a total of 269,000 m². The initial phase will comprise of 14 Villas with 3 types of configuration to suit your lifestyle choice.

Modern and contemporary properties with organic and natural elements in keeping with the surroundings. Verdant Mediterranean gardens and a private pool with easy access to Marbella and Estepona within minutes, makes this luxury residential project one of the most exciting in many years.

Click Here to find out more about this charming development.







FROM

€612,000

SPECIFICATIONS

50 units
3 Bed

STATUS

Under Construction



NEW DEVELOPMENTS

**ATALAYA
GOLF & COUNTRY
CLUB - COSMOPOLITAN
STYLE SEMI-DETACHED
VILLAS**

Semi-detached villas with 2 or 3 bedrooms with solarium and basement option.

The houses enjoy a sunny orientation west, in addition, its arrangement along a gentle slope allows you to take full advantage of magnificent views. Its location, next to the Atalaya Golf & Country Club, close to commercial areas and with Puerto Banús a step away, is ideal for families looking for an independent house with a garden without giving up being well connected with the best services on the Costa del Sol.

Click Here to find out more about this charming development.







FROM
€2,600,000

SPECIFICATIONS

12 units
4 Bed

STATUS

Under Construction



NEW DEVELOPMENTS

**COMTEMPORARY
DESIGN FRONT LINE
GOLF VILLAS**

This development consists of 11 exclusive villas, set in a secure gated golf and country club estate. These fabulous homes are situated in a prime location, front line to the La Resina Golf Course. Each villa has been meticulously designed blending contemporary architecture with sleek, modern interiors and smart, open layouts. You are guaranteed to enjoy wonderful views of the Mediterranean Sea thanks to the elevated position and vast glazed facades.

Natural light floods through every corner of the property and each living space has been carefully crafted to seamlessly flow from the stylish interior to the immense exterior terraces.

Click Here to find out more about this charming development.







VILLA ROSAS

Villa Rosas is a magnificent 5 bedroom villa set in the heart of the Nueva Andalucia Golf Valley, close to the beach and just a short distance from the luxury amenities of Puerto Banus and Marbella.

It is a superb property set on a spacious plot of over 1,218m² and surrounded by some of the most prestigious championship golf courses in the area including Las Brisas, Los Naranjos and Aloha. Its enviable location makes Villa Rosas the perfect holiday retreat or permanent home for those looking for a healthy mediterranean lifestyle.

The immaculate exterior spaces of the villa are perfect for enjoying an outdoor lifestyle. The enticing turquoise swimming pool with integrated sun beds is surrounded by mature tropical gardens, natural stone floors, balinese sun beds, an exterior dining area and chill-out terraces.

€3,995,000

SPECIFICATIONS

5 Bed
5 Bath
446 m² Built
171 m² Terraces
1218 m² Plot











VILLA ROSAS

The interior of Villa Rosas is exquisitely presented with contemporary open-plan living spaces. The lounge boasts floor-to-ceiling windows, a modern fireplace and a spacious dining area. The luxurious contemporary kitchen combines marble and oak wood for a sophisticated finish and is equipped with high-end Miele appliances. The master suite has been intricately designed and decorated with luxury and comfort in mind, and enjoys direct access to the swimming pool area. The elegant and contemporary guest bedrooms are all on-suite and have direct access to the swimming pool or beautiful views of the tropical gardens.

Villa Rosas is also equipped with an array of entertainment and wellness areas. The remarkable TV lounge, located on the lower level, has direct access to an elegant cocktail bar. The villa also enjoys a chic gym area, accompanied by a bathroom, steam bath and sauna.

The prime location of Villa Rosas, makes this magnificent property a must-see. Viewing highly recommended!

Click Here to find out more about Villa Rosas.



JACARANDAS 12

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

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









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.







Scenic 4-2-1

ESTEPONA

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

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

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

€815,000

SPECIFICATIONS

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









Scenic 4-2-1 ESTEPONA

Located in the desirable Las Mesas area, you're just minutes away from Estepona's beautiful beaches, a vibrant culinary scene, golf courses, and all the amenities you could desire. This penthouse offers the perfect blend of tranquility and accessibility.

You'll be the first to call this penthouse home. Everything is fresh, pristine, and ready for your personal touch. This property is the epitome of modern living.

Whether you're looking for a primary residence, a vacation home, or an investment opportunity, this penthouse is a wise choice. The growing popularity of Estepona makes it an excellent long-term investment.

Don't miss the chance to make it yours. Contact us today to arrange a viewing and experience the magic of Costa del Sol living.

Click Here to find out more about Scenic 4-2-1.







Located on a private and tranquil street front line to the golf course of Valle Romano, Villa 17 is a stunning modern masterpiece that exudes beauty and serenity, boasting panoramic sea golf and mountain views and only minutes from the ever talked about town of Estepona . Within this prestigious location you are within a short distance to the beachfront, enjoying the fantastic outdoor lifestyle and entertainment Estepona has to offer.

This 6 bedroom, 5 bathroom home sits on a plot of over 1000m² with over 383m² of liveable space plus solarium and terracing, walking in through the impressive front door opens you up to a spacious and bright living room area with a beautiful interior bespoke design and floor to ceiling windows which allow plenty of natural light to shine through.

Boasting of a generous terrace with sunken lounge and fire pit complete with pool and Outdoor kitchen which includes a gas BBQ and hot/ cold tap dining area, this setting overlooks the views towards the Mediterranean sea over the golf course.

€2,800,000

SPECIFICATIONS

6 Bed
5 Bath
383 m² Built
150 m² Terraces
1005 m² Plot









AssetFoto



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.



PURCHASING PROCESS

2024



PROPERTY FOCUS

AssetFolio

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

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

Download our comprehensive purchasing process guide.

**CLICK HERE TO
DOWNLOAD**

PROPERTY FOCUS

AssetFolio

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

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

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

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

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

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SELLING YOUR HOME?



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