

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

October 2025 · Edition 37

# FOLIO

AssetFolio™

## FERIA HÁBITAT VALENCIA

AND TEXTILHOGAR 2025 DEFIES THE ELEMENTS

## GRAPE EXPECTATIONS

THIS LITTLE FRUIT IS A WORTHY  
ADDITION TO THE SABOR A MÁLAGA.

## CAPTIVATING COÍN!

A BUSTLING MARKET TOWN

## FAST AND FURIOUS!

THE JEREZ IBERIAN RACING FESTIVAL IS SET TO  
ELECTRIFY MOTORSPORT ENTHUSIASTS

ALSO IN THIS ISSUE: CORDOBA 1, LAS ALAMANDAS, THE LIST, NYRA RESIDENCES COMING SOON



AUTUMN IS IN THE AIR, AND THE OCTOBER EDITION OF FOLIO MAGAZINE IS HERE TO SWEEP YOU OFF YOUR FEET WITH A MIX OF CULTURE, TRADITION, AND A LITTLE TASTE OF THE GOOD LIFE.

THIS MONTH, WE'RE EXPLORING FERIA HÁBITAT VALENCIA, WHERE DESIGN, INNOVATION, AND CREATIVITY COLLIDE IN SPECTACULAR STYLE. THEN IT'S OFF TO MÁLAGA'S VINEYARDS, CELEBRATING THE GRAPE HARVEST AND THE FLAVOURS OF THE SEASON. WE'LL ALSO TAKE A STROLL THROUGH COÍN, A CHARMING TOWN BURSTING WITH HISTORY AND CHARACTER, AND GET A SNEAK PEEK AT NEXT MONTH'S JEREZ IBERIAN RACING FESTIVAL — WHERE TRADITION AND ADRENALINE MEET.

AS ALWAYS, YOU'LL FIND THE LATEST NEW DEVELOPMENTS, EXCLUSIVE PROPERTIES, AND HANDPICKED RESALE GEMS ALONG THE COAST, READY TO INSPIRE YOUR NEXT MOVE.

SO GRAB A PUMPKIN LATTE, SETTLE IN, AND ENJOY OCTOBER — FOLIO STYLE.

*Enjoy!*

# CONTENTS



36

## THE LIST

Homes at this premier collection of luxury semi-detached houses are ready to move in!



40

## NAYA RESIDENCES

The construction licence has been approved for this stylish development.



44

## AYANA ESTEPONA

Ayana brings a unique concept in resort development in Estepona.



46

## ALYA MIJAS

The opportunity to live the mediterranean lifestyle at an affordable price.

## Articles & Property Focus

12

### FERIA HÁBITAT VALENCIA

and Textilhogar 2025 defies the elements

18

### GRAPE EXPECTATIONS

This little fruit is a worthy addition to the Sabor a Málaga

22

### CAPTIVATING COÍN!

A bustling market town

32

### FAST AND FURIOUS!

The Jerez Iberian racing festival is set to electrify motorsport enthusiasts



Folio magazine brings you all the latest from Asset Folio

6

### CORDOBA 1

A spacious first floor redesigned apartment

42

### NYRA RESIDENCES

Coming soon!

52

### THE LIST NO.2 & NO.10

Stunning semi-detached houses ready to move in.

66

### LAS ALAMANDAS

Outstanding 3 bedroom duplex penthouse

## FOLIO MAGAZINE EDITION 37

October 2025

Designed by Pixelperfect SL Articles by: Giles Brown



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monthly magazine direct to your inbox.

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**EXCLUSIVE PROPERTY LISTING****CORDOBA 1**

**T**his exceptionally spacious first-floor apartment offers 159m<sup>2</sup> 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.

**€535,000****SPECIFICATIONS**

2 Bed  
2 Bath  
159 m<sup>2</sup> Built  
18 m<sup>2</sup> Terraces  
0 m<sup>2</sup> 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 (14m<sup>2</sup>) 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.





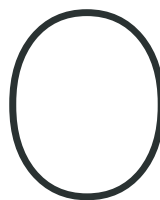


# FERIA HÁBITAT VALENCIA

AND TEXTILHOGAR 2025 DEFIES THE ELEMENTS



This year's edition of both Hábitat and Textilhogar will be remembered for the impact.



One of Spain's most important Design Fairs, Feria Hábitat València and Textilhogar, had to contend with the elements, but still celebrated one of the most memorable events in its long history. Held at the beginning of October, a severe weather alert resulted in the postponement of the opening two days. This did not dampen the enthusiasm of the attendees, however, with the "express" three-day event attracting over 40,000 visitors.

"It has been a resounding success, without a doubt," said Vicente Pons, president of





the Hábitat Organizing Committee. “The fair managed to overcome the adverse circumstances of not being able to open on the first scheduled day. We adjusted schedules, reorganised our programme of conferences, presentations and special events, and did our best to meet commitments with buyers’ travel and accommodation. It was a great effort by the entire Feria Valencia team, and it has been rewarded with a successful edition.” The Valencian businessman also highlighted “the exhibitors’ strong business performance.”

### AN EDITION IN HOMAGE TO THE DANA

This year’s edition of both Hábitat and Textilhogar will be remembered for the impact—direct or symbolic—of weather conditions. Not only because a severe weather alert forced both fairs to postpone their opening by a day, but also because of the memory of the devastating DANA storm less than a year ago. A clear example of this was the memorial located on Level 3 in collaboration with Temasdos, which paid tribute to the resilience of Valencia’s furniture industry, and the exhibition by National Design Award winner Héctor Serrano, who,







in addition to reviewing his 25-year career, presented "Raíces", a collection of lamps made from wood debris collected after the DANA.

The event highlighted the current trends in interiors. Some of the key points were a more flexible, conscious, and emotional interior design, combining invisible technology, natural materials, expressive design, and adaptability.

> Furniture is becoming versatile and multifunctional, with collections of chairs, tables, and stools designed for different contexts, modular systems that shift functions depending on the moment, and re-editions of classic pieces such as armchairs and poufs, updated to meet contemporary comfort needs.

Lighting is gaining prominence with portable, autonomous, and adaptable designs that go beyond functionality to become decorative and emotional elements, with warm finishes and organic shapes.

Outdoor design once again underlined itself as a natural extension of the interior, with high-end sofas, loungers, and dining sets that combine durable materials with soft, comfortable textiles.

Natural materials and artisanal techniques such as a variety of woods in different species, cane, braided rope, or rattan are being revived and reinterpreted in a contemporary language, while textiles employ new colour ranges, rich textures, and higher quality. Furniture icons are also

being redesigned, reinventing traditional models with lighter structures and updated palettes, preserving their essence but adapting them to contemporary aesthetics and comfort.

Sculptural pieces stood apart (pardon the pun) as visual protagonists beyond their function. Interior design is also increasingly geared toward contract and hospitality, with innovations for hotels, restaurants, and coworking spaces, integrating furniture, lighting, textiles, and finishes into cohesive proposals under a unified language.

In the Textilhogar area, trends included outdoor textiles resistant to weather, flame-retardant fabrics, technical solutions such as blackout systems for light control, sustainable materials and recycled fibres, as well as textiles with rich textures, digital prints, and graphic variety. The palette leans toward soft tones and warm atmospheres, with growing interest in multifunctional and adaptable products for both indoor and outdoor use.

Another highlight was the Hotel & Contract Professional Day, a benchmark meeting for the sector that addressed the main trends shaping the future of hotel and contract design: sustainability, personalisation, craftsmanship, experiential design, conscious luxury, wellbeing, and invisible technology. This highlighted the need to integrate wellbeing, responsible design, and discreet technology into hotel spaces, consolidating a model of conscious and sustainable luxury.

Hopefully the weather will be kinder to the 2026 edition of one of Spain's most important and influential Design Fairs!

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













FROM  
€8,250,000

**SPECIFICATIONS**

4 units  
6 Bed

**STATUS**

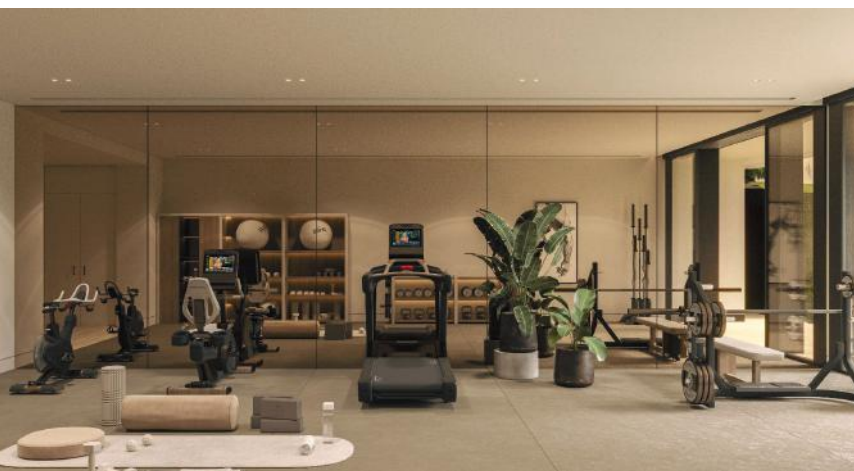
Under Construction

## LA RESERVA DE ALZUCCUZ ENDLESS SEA VIEWS EXCLUSIVE VILLAS

Discover a private collection of just four brand-new luxury villas, perfectly located in the heart of La Reserva del Alcuçuz in Benahavís — one of the most desirable gated communities on the Costa del Sol, just before La Zagaleta. This peaceful and privileged enclave is surrounded by pine forests, offering total privacy, 24-hour security, and a true sense of seclusion, just minutes from Marbella.

Each villa enjoys sweeping, uninterrupted views of the Mediterranean Sea, the African coastline, and the full stretch of the Costa del Sol — a breathtaking backdrop from every level of the home.

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





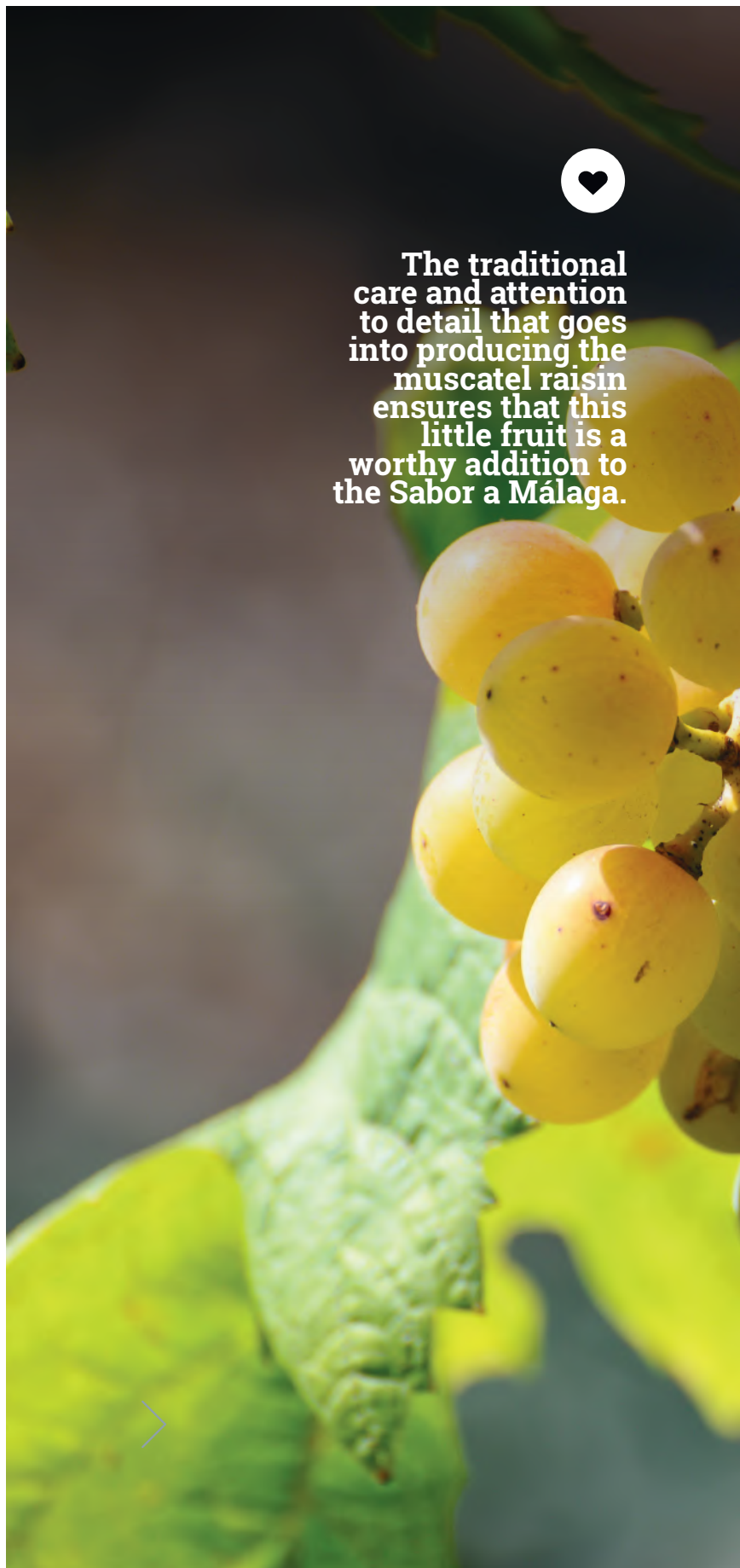
Photography:  
Lorenmart

**M**álaga is a treasure trove of flavours and aromas boasting a diverse array of products. This includes fruits, fish, meats, wines, beers, spirits, oils, as well as unique local products such as raisins. They all come together under the promotional brand Sabor a Málaga.

Your thoughts are interrupted, not by Málaga's Designation of Origin (DO) raisins are a distinctive product that is only found in the Axarquía region and the coastal municipality of Manilva. Made from muscatel grapes, they are created through a traditional sun-drying process. This method is the only one sanctioned by the Designation of Origin regulations for Málaga Raisins, ensuring their



**The traditional care and attention to detail that goes into producing the muscatel raisin ensures that this little fruit is a worthy addition to the Sabor a Málaga.**





# GRAPE EXPECTATIONS!





quality and adherence to traditional techniques. The outcome is a raisin that stands out in flavour, texture, and colour.

As summer draws to a close and the harvest concludes, the natural drying process begins. Ripe grapes are laid out to dry in specially prepared areas that have 8% incline for optimal sun exposure. Over the next two weeks, depending on the weather, the grapes lose moisture and transform into raisins. It is not, however, just a case of leaving them out to dry without checking on them. Halfway through the bunches are

turned over to ensure even drying. The process continues with a manual technique known as 'chopping,' where the raisins are shelled by hand. This task is often a family affair, continuing the tradition of producing one of Malaga's historical products.

The resulting raisins are relatively large compared to other varieties such as sultanas. Their size and rounded shape, along with a distinctive purplish-black colour achieved through natural sun-drying, set them apart from artificially dried varieties. Most notably, DO Malaga raisins are defined

by their muscatel flavour, enriched by a robust aroma.

There are several health benefits. Raisins have boron and iron among their most outstanding elements. The former is a fundamental mineral for the body, especially for the skeletal system. Due to its high alkalinity, this dehydrated fruit also serves to maintain the acid balance of the human body. Its richness in fibre produces a good effect to treat constipation. Finally, its phenols generate an important antioxidant action.

The tradition of producing muscatel raisins dates back to Roman times, and was especially popular during



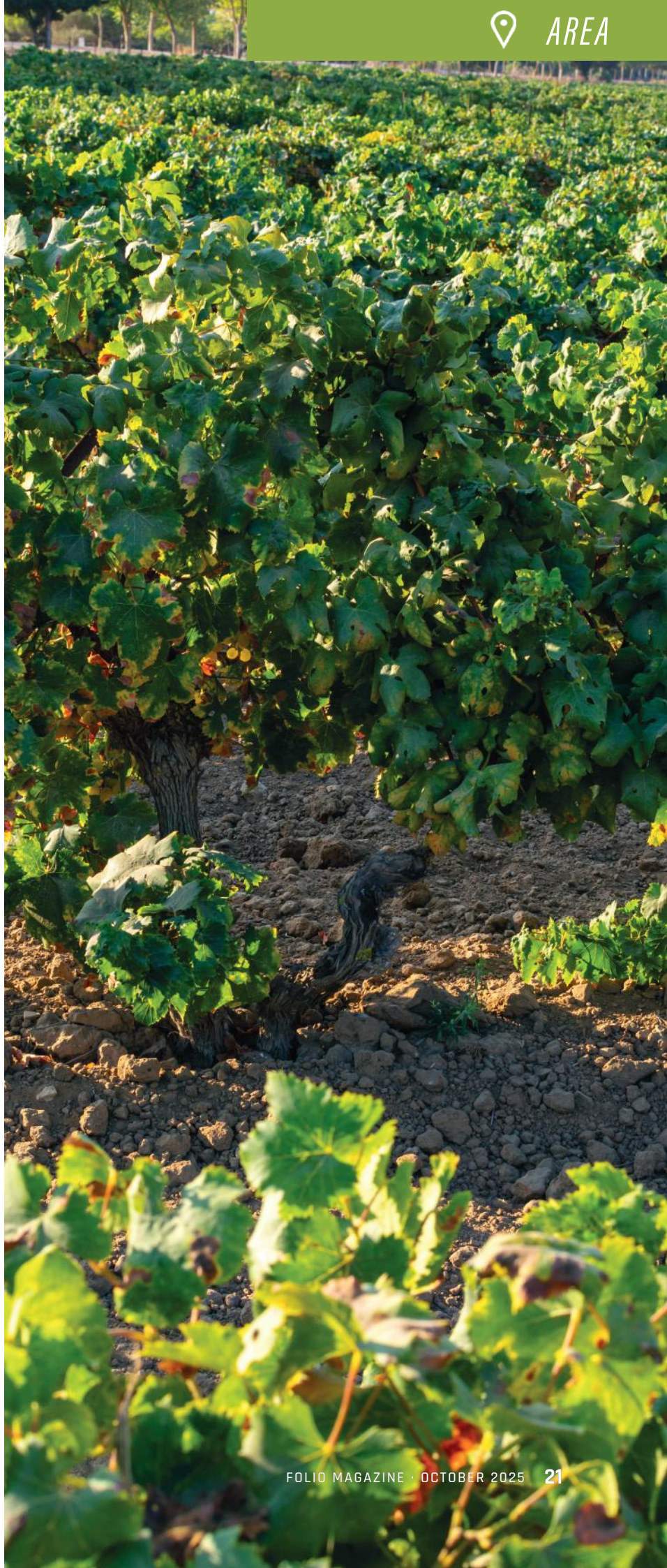
➤ the era of Al-Andalus, when southern Spain was under Moorish rule. The exact origins of the Muscat grape variety and its introduction to the Iberian Peninsula, however, remain unclear.

The importance of the muscatel raisin in the region of Axarquía is such that, decades ago, a tourist itinerary was established through the towns that produce it the most. This Moscatel Raisin Route runs from Rincón de la Victoria to towns such as Benagalbón, Moclinejo, Almáchar, El Borge and Cútar. In all of them, the landscape is the result of the production of muscatel grapes, with large areas of vineyards, dotted with the traditional presses and store rooms.

As the muscatel raisin season concludes, various gastronomic festivals celebrate this historic product. One of the most important is El Borge's Day of the Raisin, held in mid-September, where visitors can buy raisins and witness the grape-to-raisin transformation process. Other notable events include the Raisin Festival in La Viñuela, the Wine Festival in Moclinejo, and the Ajoblanco Festival in Almáchar.

The traditional care and attention to detail that goes into producing the muscatel raisin ensures that this little fruit is a worthy addition to the Sabor a Málaga.

**Click Here** to read our other blogs







# CAPTIVATING COÍN!

A BUSTLING MARKET TOWN





Photography:  
Tyk, MartinD, OriginalLordMike

**N**estled in the picturesque Guadalhorce Valley, Coín is a bustling market town that seamlessly blends rich history with modern amenities. Known as the “orchard of Malaga,” the region is celebrated for its fertile land, where an abundance of citrus fruits and olive trees thrive, making it a haven for agriculture and gastronomy.

At the heart of Coín lies the La Trocha shopping centre, a focal point for both residents and visitors. This vibrant venue features a cinema that showcases films in English, providing entertainment for a diverse audience. Every Sunday, the centre transforms into a lively market, where locals gather to browse an impressive selection of goods ranging from fresh produce to home furnishings. This bustling atmosphere offers a taste



> of the community's spirit and the richness of local life.

One of Coín's most colorful events is the Romería, a cherished procession held in honor of the town's patron saint. Taking place on the first weekend in June, it feels as if the whole town takes part on this journey to a nearby shrine, traveling on foot, horseback, or in beautifully decorated caravans. As always in Andalusia there is singing, dancing, as well as lots of eating and drinking, creating an unforgettable experience steeped in tradition and celebration.

Another popular gastronomic event is the annual Tapas Route, which takes place in November. Open to both locals and visitors, twenty establishments, including restaurants, cafeterias,

and tapas bars take part, serving delicious tapas accompanied by soft drinks, coffee, or cocktails for just three euros. This initiative, organised by the Coín Emprende business association, aims to showcase the town's culinary heritage, with local and seasonal ingredients for an authentic taste of Coín.

The landscape surrounding Coín is not only beautiful but also steeped in history. The area boasts ancient paths, including cattle tracks and historical routes that date back to the time of the Muslim settlements. "Los Pescadores" path, for example, was once used to transport fish from the coastal towns of Mijas and Fuengirola to the inland areas. As you hike these paths, you can feel the echoes of the past, connecting the present to

the rich legacy of the region.

Coín's landscape is a stunning contrast of lush orchards and majestic mountains. On one side, the fertile valleys of Coín, Alhaurín, and Guadalhorce stretch out, while on the other, the pine-covered mountains rise, offering breathtaking views and abundant natural resources. These mountains house some of the largest aquifers in the region, sustaining the numerous springs that have supported human life for centuries.

If you enjoy actively exploring nature, Coín has hundreds of routes for hiking, mountain biking or horse riding. The town is very much an equestrian centre, but if you prefer more gentle activities, Coín has a thriving alternative culture with retreats, yoga and spiritual centres.

A modern road network means that Coín has easy access to Marbella and Fuengirola, as well as the busy city of Malaga. In just under 30 minutes you can drive from Malaga's Calle Larios to Coín, and the international airport is also within easy reach. Cities such as Granada and Seville are less than an hour away.

For those looking to make Coín their home, the town has several schools, a central health centre, and a modern hospital within a 15 minute drive.

Coín is more than just a market town; it is a vibrant community that celebrates its history, culture, and natural beauty. With its diverse events, culinary delights, and stunning landscapes, Coín has a unique charm. Whether you visit for the bustling markets, the rich traditions, or the delicious food, Coín is a town that you will not want to leave!

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















€10,900,000

**SPECIFICATIONS**

8 Bed  
9 Bath  
958 m2 Built  
370 m2 Terraces  
3631 m2 Plot



## EL HERROJO UNIQUE LUXURY VILLA WITH UNPARALLELED VIEW

This stunning new-build villa, designed by the esteemed architecture and interior design firm GC Studio, offers an exclusive and sophisticated lifestyle from its generous elevated plot. Surrounded by beautifully landscaped gardens and manicured greenery, the outdoor spaces are designed for both relaxation and entertainment. A private pool serves as the centrepiece, complemented by multiple chill-out areas and an outdoor kitchenette with a BBQ—perfect for hosting guests or enjoying al fresco meals. Inside, floor-to-ceiling windows flood the home with natural light, creating bright and inviting spaces throughout. The interior design is impeccable, featuring a curated selection of high-end furniture and décor.

**Click Here** to find out more about this exclusive apartment.











€3,695,000

**SPECIFICATIONS**

4 Bed  
5 Bath  
376 m2 Built  
191 m2 Terraces  
0 m2 Plot



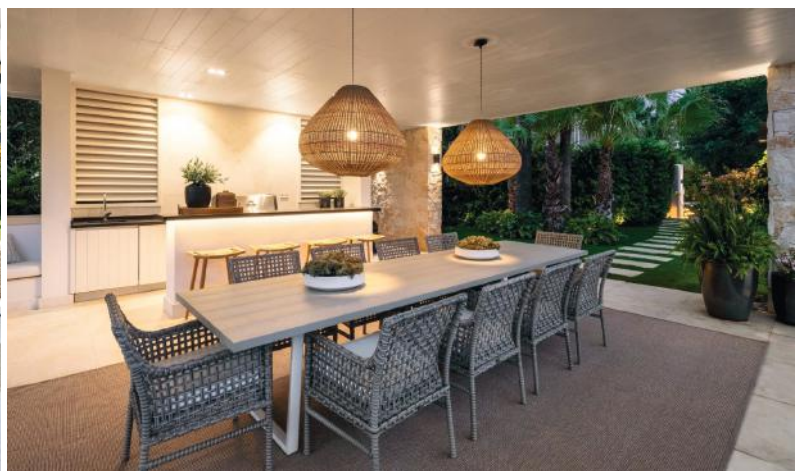
## MONTE PARAISO GOLDEN MILE STUNNING DUPLEX PENTHOUSE

Set within the exclusive Monte Paraiso Country Club on Marbella's prestigious Golden Mile, this stunning duplex penthouse offers an exceptional lifestyle in one of the area's most sought-after gated communities. Enjoy the peace of mind of 24-hour security, beautifully maintained gardens, and multiple swimming pools—all just moments from Marbella's best beaches, fine dining, and top-tier amenities. Designed with both elegance and comfort in mind, the property features spacious, light-filled interiors, including open-plan living and dining areas, a sleek modern kitchen, and a private wine cellar. High-end finishes and tasteful decor create a refined yet welcoming atmosphere throughout.

**Click Here** to find out more about this stunning penthouse.











€19,500,000

**SPECIFICATIONS**

4 Bed  
5 Bath  
376 m2 Built  
191 m2 Terraces  
0 m2 Plot

## OUTSTANDING FRONTLINE GOLF VILLA IN NUEVA ANDALUCÍA

Welcome to this awe-inspiring frontline golf villa with an unbeatable location in the heart of Nueva Andalucia. Overlooking the prestigious members-only Las Brisas Golf Club, this west-facing estate captures breathtaking sunsets that inspired its name. The meticulously manicured garden, adorned with exquisite landscaping, offers a stunning setting for the private pool—perfect for year-round enjoyment. A sunken chill-out area beside the pool adds a stylish touch to the outdoor space, while a pergola with a custom bar and alfresco dining area creates the ideal atmosphere for entertaining.

**Click Here** to find out more about this frontline golf villa.





# FAST AND FURIOUS!

THE JEREZ IBERIAN RACING FESTIVAL IS SET TO ELECTRIFY MOTORSPORT ENTHUSIASTS







**T**Some of the most famous marques in the world will battle it out on the track on the first weekend of November. The Jerez Iberian Racing Festival is set to electrify motorsport enthusiasts, showcasing the finest in Portuguese and Spanish racing.

Taking place at the Circuito de Jerez Ángel Nieto, the festival will feature exciting categories such as the Porsche Ibérica and the Campeonato Nacional de Super Cars, which includes groups like TC, GTC, GT4, and TCR, alongside the ever-spectacular Caterham 420 and 340, as well as the Copa Racer. GT Teams from Mercedes, Aston Martin, Porsche and BMW are just a few of the fabulous machines in action. And what's even better is that the whole event is free!

This festival marks a critical point for the Supercars España series, where several championships will be decided! . With 54 points still available, numerous drivers have the chance to celebrate victory by the end of the weekend, competing across various divisions, including GT4 Pro, GT4 Pro-Bronze, GT4 Bronze, and GT4 Am.





In the GT category, the duo of Roberto Faria and Mathieu Martins leads with 102 points in their Aston Martin Vantage AMR GT4. Their consistency has been key, and a recent win at Jarama puts them in a strong position for their first championship title. However, Nerea Martí and José de los Milagros, with two victories this season in their BMW M4 GT4, are only 28 points behind, making them formidable challengers if they can maintain their momentum in Jerez.

Close behind are Francisco Mora and Francisco Abreu in the Toyota GR Supra GT4 EVO2, who have also tasted success and remain within striking distance of the leaders, setting the stage for a thrilling three-way battle for the title.

The GT4 Pro division showcases a similarly competitive atmosphere. Faria and Martins again

lead with 105 points, but the challenge is fierce. Mora and Abreu are just 9 points back, and Martí and de los Milagros are not far behind at 88 points. With drivers like Tomás Guedes and César Machado also in the mix, the pressure is palpable, and the potential for upsets is high.

The GT4 Am category arrives at the Jerez circuit as a highly anticipated showdown. The Andorran-Spanish duo of Smörg and Javier Macías leads with 116 points, bolstered by their two wins at Jarama. However, Rúben Vaquinhos and Pedro Bastos Rezende are only 15 points behind, adding another layer of excitement to this already competitive division.

The teams' standings see Racar Motorsport leading with 155 points, demonstrating impressive consistency throughout the season.

Speedy Motorsport follows closely with 137 points, while NM Racing Team has 121 points. Both teams must deliver flawless performances to close the gap and contend for the championship.

As the Circuito de Jerez Ángel Nieto prepares to host this thrilling festival, the anticipation is building. Qualifying sessions are scheduled for November 1, followed by two 50-minute races on November 2, where the champions of the 2025 Supercars España will be crowned. The stage is set for an unforgettable weekend of racing filled with high stakes and intense competition!

Supporting races over the weekend include the always spectacular and frequently sideways Caterhams, while the Copa Racer promises wheel banging action! With the historic circuit – that has seen legends such as Schumacher, Hill, Senna and Prost compete – just over an hour from the coast, it is the perfect day out for any petrolhead!

**Click Here** to read our other







# 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



AssetFolio™

**excl.**





NAYA RESIDENCES

## A STYLISH DEVELOPMENT OF TWO AND THREE BEDROOM APARTMENTS & PENTHOUSES

**N**aya 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.





# NYRA

R E S I D E N C E S

## COMING SOON

2 & 3 BEDROOM APARTMENTS  
AND PENTHOUSES



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





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.

AssetFolio

**excl.**





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**

**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

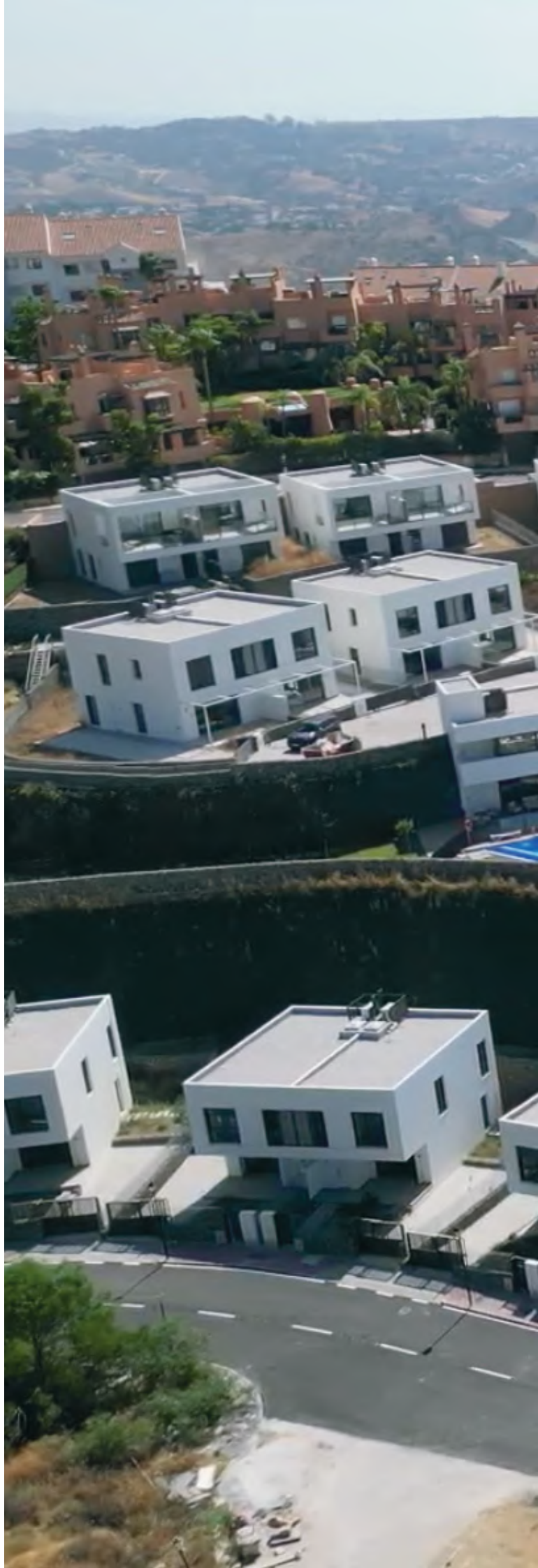
Alya Mijas is superbly located on a hillside overlooking the mediterranean close to Mijas. All facilities are in close proximity, including good access to the highway, beautiful beaches, international schools, fine dining, golf courses and the lively cosmopolitan towns of Mijas, La Cala de Mijas and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









# PURCHASING PROCESS

2025





#### PROPERTY FOCUS

AssetFolio<sup>TM</sup>

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.

**CLICK HERE TO  
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 m<sup>2</sup> Built  
146 m<sup>2</sup> Terraces  
0 m<sup>2</sup> Plot









# THE LIST

NUMBER 02

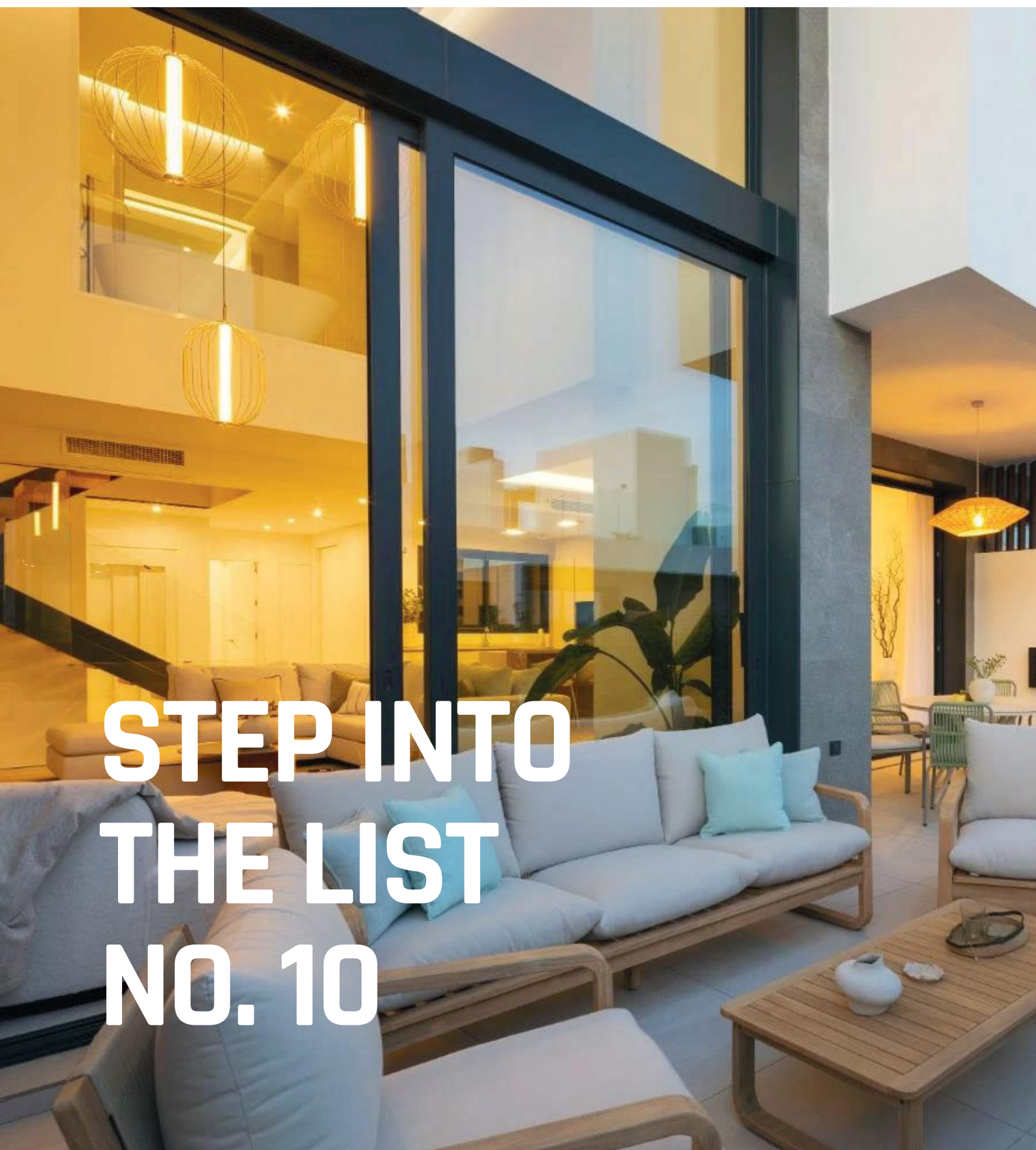
Designed by AFlores, the space blends modern sophistication with Mediterranean warmth through subtle textures, calming tones, and carefully curated details. All four bedrooms are en suite, with the principal suite featuring a walk-in wardrobe, private terrace, and spa-like bathroom.

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.







# STEP INTO THE LIST NO. 10





## 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.

€2,080,000

### SPECIFICATIONS

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









# 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**


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**S I E R R A B L A N C A**

**M**agnificent 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 m<sup>2</sup> Built  
32 m<sup>2</sup> Terraces  
0 m<sup>2</sup> 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.





SOLD





**EXCLUSIVE PROPERTY LISTING**
**MARBELLA** *Lake*  
6-5

**L**uxury Living in the Heart of Nueva Andalucía La Cerquilla. Discover this exceptional 3-bedroom, 2-bathroom apartment, perfectly located in vibrant Nueva Andalucía in La Cerquilla - Designed to showcase stunning views, it features an expansive rooftop terrace with sweeping panoramas of serene lakes, majestic mountains, and incredible views of the Mediterranean Sea. Step inside to a bright, open-plan living and dining area, complemented by a sleek, fully-equipped modern kitchen—ideal for everyday living and stylish entertaining. The spacious master suite boasts a private ensuite, while two additional bedrooms share a contemporary family bathroom. Each room is filled with natural light and thoughtfully designed for comfort and practicality.

**€1,035,000**
**SPECIFICATIONS**

3 Bed  
2 Bath  
121 m<sup>2</sup> Built  
96 m<sup>2</sup> Terraces  
0 m<sup>2</sup> Plot





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.



### Rental Management

We provide full rental management for short- and long-term stays, maximising returns while delivering professional care and service for owners and guests.



### Concierge

With over 100 years of combined experience on the coast and a trusted network of partners, our team is ready 24/7 to support you with expert knowledge and care every step of the way.

**Click Here** to find out more about Vida Property Management.



# FOLIO

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