

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

March 2025 · Edition 30

FOLIO

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CUTTING EDGE KITCHENS!

TODAY'S KITCHEN IS THE
BEATING HEART OF THE HOUSE

OLD TOWN, NEW VIBE!!!

MARBELLA'S OLD TOWN HAS SOME SERIOUSLY
STYLISH BARS, RESTAURANTS & SHOPS

TAKING BACK THE COUNTRYSIDE

MARCH 20 IS WORLD REWILDING DAY

JAMÓN IBÉRICO

HISTORY AND TRADITION
NEVER TASTED SO GOOD!

ALSO IN THIS ISSUE: ALCAZABA 44, 709 SIERRA BLANCA, IFIELD HOUSE, NAYA RESIDENCES

MARCH IS ALL ABOUT FRESH STARTS, AND THIS ISSUE IS PACKED WITH INSPIRATION, ADVENTURE, AND FOODIE DELIGHTS!

KITCHEN TRENDS ARE HEATING UP—WHETHER YOU LOVE SLEEK MINIMALISM OR RUSTIC CHARM, WE'VE GOT THE MUST-HAVE DESIGNS. MARBELLA'S OLD TOWN IS BRIMMING WITH HIDDEN GEMS. FROM STYLISH BOUTIQUES TO MOUTHWATERING RESTAURANTS, WE'VE MAPPED OUT THE BEST SPOTS! WORLD REWILDING DAY INVITES YOU TO RECONNECT WITH NATURE, RESTORE LANDSCAPES, AND EMBRACE THE GREAT OUTDOORS. CRAVING SOMETHING DELICIOUS? WE'RE DIVING INTO THE HISTORY OF JAMÓN IBÉRICO, SPAIN'S ULTIMATE OBSESSION.

AND, AS ALWAYS, WE'VE GOT THE HOTTEST NEW DEVELOPMENTS AND RESALE PROPERTIES—YOUR DREAM HOME IS JUST A PAGE AWAY! GET COMFY, GRAB A COFFEE (OR A GLASS OF VINO), AND ENJOY THE READ!

Enjoy!

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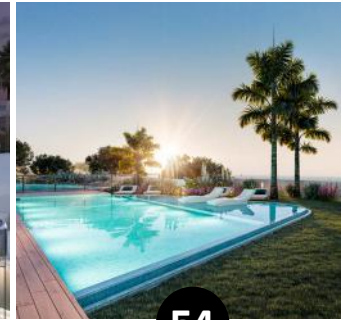
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FOLIO MAGAZINE EDITION 30

March 2025

Designed by Pixelperfect SL Articles by: Giles Brown



CUTTING EDGE KITCHENS!



Today's kitchen
is the beating
heart of the
house.

Whether it is a healthy breakfast before the school run, a catch up over coffee with a friend, impromptu entertaining or a relaxed dinner with quality time at the end of the day, the modern kitchen is firmly the focus. What was once merely a dreary and functional room for food preparation has been transformed into the integral hub of the modern house.

Current kitchen design trends reflect this new philosophy. Gone are the traditional



kitchen/living area/dining room barriers. In their place have come seamlessly integrated living and dining spaces, that encourage conversation and togetherness. Modern layouts not only enhance the functionality of the home but also make it easier to keep an eye on children, entertain guests, and stay connected with loved ones while cooking.

Technological advancements in the kitchen have made daily life easier and more efficient. This has not only revolutionised how we cook and store food, but also how we interact with our

kitchen spaces. A well-designed kitchen balances aesthetics with functionality, often achieved through the careful selection of materials and finishes. The result has been to create spaces that are not only aesthetically pleasing, but also durable and resistant to the rigors of daily use.

Innovations in materials have transformed kitchen surfaces, cabinetry, and finishes, making them more resilient, sustainable and long lasting. The thoughtful combination of different textures and colours adds visual interest and depth to what was previously considered little more than a work space.





So, what are the cutting-edge trends for 2025?

BRING THE OUTDOORS, INDOORS

Outdoor integration is very much in fashion. While this may seem a little daunting in Brussels, Berlin or Birmingham, it is a concept that fits perfectly with the Mediterranean lifestyle. In its "2025 Trends Outlook report" the American Society of Interior Designers (ASID), noted that "Designs are increasingly blending indoor and outdoor spaces to foster social engagement and a connection to nature. Advancements in materials support this desire with durability and enhanced aesthetics."

Elaborate outdoor kitchens that straddle the line between inside and out are increasingly common, as are outdoor bars. For those keen on entertaining during the summer months, this means that you can host a dinner in your kitchen, but then move the party outside!

COLOUR ME UP!

Bold colour schemes, along with wallpaper and signature art pieces, have made their move into the kitchen this year. The traditional idea of a clinical white space for white goods, has been submerged in a wave of colour. Vibrant greens, cosy reds and even mellow yellows are proving popular. Ice blue schemes mixed with dark red burgundy cabinets are also popular in both modern and traditional kitchens.

If a vibrant yellow kitchen might be too much for you to handle with your morning coffee, then consider one wall with a colourful textured wallpaper. And nothing could be cooler for Pop Art fans than having breakfast with a Warhol or Haring print on the wall!

BREAKFAST NOOKIE!

Calm down. We are talking about the resurgence of the nook – that comfortable corner or window bay that you and your friends can flop into. Separating the dining area from the kitchen, a comfortable seating nook is a versatile backdrop for family dinners and busy breakfasts. A nook also offers a more efficient use of space than a full dining room, and keeps you from getting under the feet of the chef! The use of banquette seating and coloured cushions allows you to add a dash of your own personality.

SCULLERY DUGGERY!

On the subject of keeping out the way of the chef, one of the most surprising trends of recent years has been the return of the 'Dirty Kitchen', or scullery. Kitchen designers, however, prefer to call it the "Back Kitchen". Essentially this is a working kitchen, normally discreetly positioned behind the main kitchen space, which functions as another cooking, prep, and wipe down area.

A modern scullery – if that is not too much of an oxymoron – means that if your creative culinary talents involve more pots and pans than a Michelin star restaurant, at least you and your guests won't have to see the dirty dishes on display!

Click Here to read our other blogs.





DIRECT PROPERTY LISTING

ALCAZABA 44

This spacious and elegantly designed two-bedroom, two-bathroom apartment is situated in the prestigious Alcazaba Beach complex, just minutes from the shore with direct access through a private entry gate. Boasting a south-facing orientation, this home enjoys stunning garden and sea views, filling the interiors with natural light.

The expansive terrace, surrounded by mature gardens, offers a private and tranquil retreat, seamlessly extending the living space outdoors. A portion of the terrace is covered, making it ideal for year-round enjoyment. The lounge and dining area open directly onto the terrace, which spans the entire width of the apartment, also accessible from the master suite.

**PRICE
REDUCTION**

€865,000

SPECIFICATIONS

2 Bed
2 Bath
140 m² Built
29 m² Terraces
0 m² Plot









ALCAZABA 44

The master bedroom features a walk-in closet and an en-suite bathroom complete with underfloor heating, a bathtub, and a spacious independent shower. The second bedroom includes built-in wardrobes and easy access to the second bathroom, which is also equipped with underfloor heating.

Designed for comfort, the apartment includes hot and cold air conditioning throughout. The open-plan kitchen, with a charming window overlooking the gardens, adds to the airy and modern feel of the property.

With convenient parking located right outside the front door, this exclusive beachside home is a perfect blend of luxury, comfort, and prime location—ideal for both permanent living and a holiday retreat

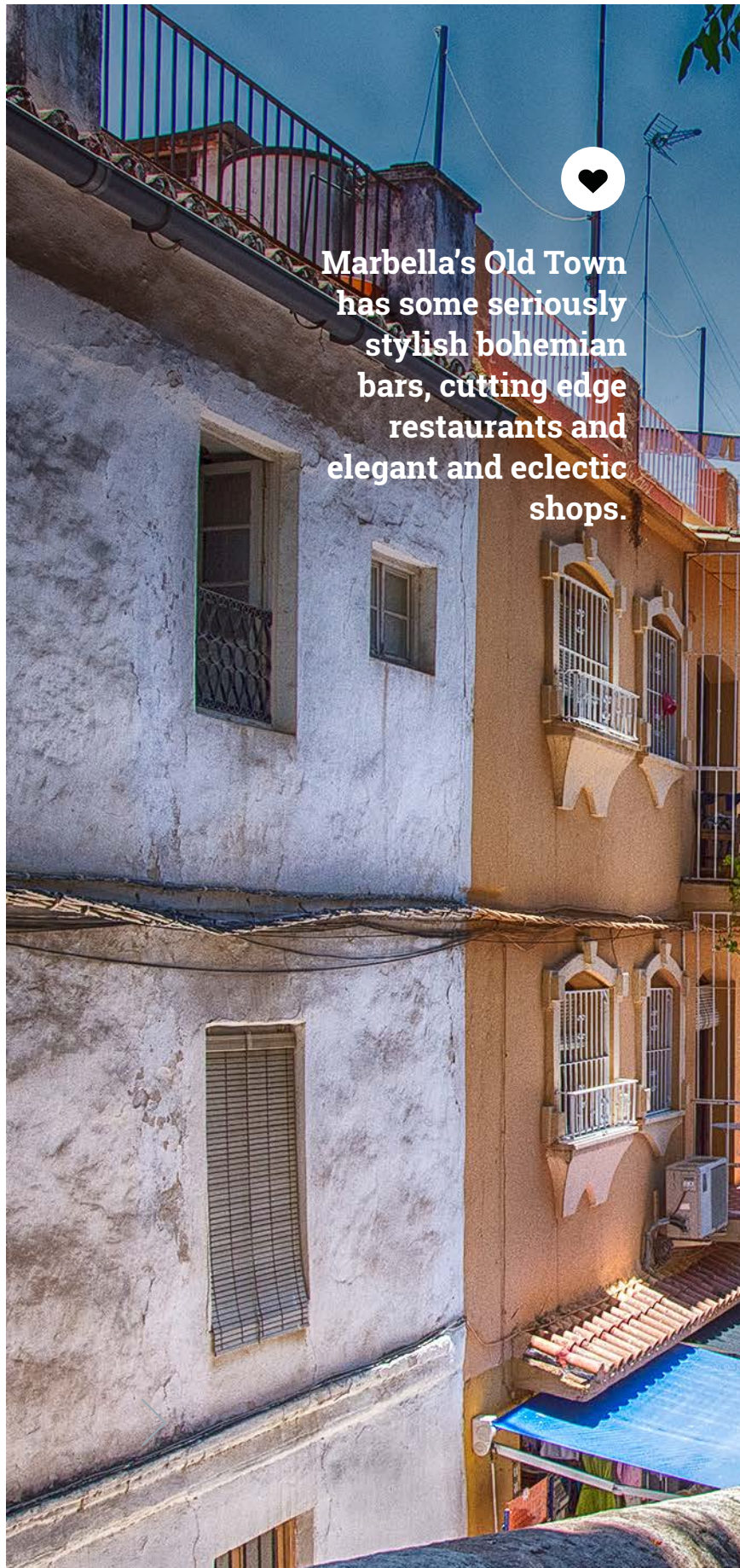
Click Here to find out more about Alcazaba 44.



Photography:
Milan Trninic, Kamyar Adl

At first glance Marbella's Old Town – the Casco Antiguo – might seem to be just another quaint tourist favourite. There are the usual narrow streets that are home to souvenir shops, 'typical restaurants' advertising jugs of sangria while proudly displaying photos of the menu and, that millennial malaise, pop-up shops with the latest accessories for your mobile. Including inflatable halo lights to give that all important selfie, with the aforementioned jug of sangria or bucket of beers, that professional look.

Looks, however, can be deceptive. Marbella's Old Town has much more to offer, including some seriously stylish boutique hotels, bohemian bars, cutting edge restaurants and



OLD TOWN, NEW VIBE!!!





elegant and eclectic shops.

Thirty years ago, if you had predicted that Marbella would be a gastronomic destination, you would have been laughed off your table. Marbella may have been many things, but in terms of dining it was very much a rural restaurant backwater.

Stand out restaurants in the Old Town include Zozoï, located just off Plaza Altamirano, a few blocks away from the main church square. A beautiful and stylish location, with a wonderful conservatory style terrace at the rear and an atmospheric patio in the front, the talented kitchen team believes that “fresh is best”.

Busy and bohemian, The Farm prides itself on what it calls ‘honest food’.

Located on the same square as Zozoï, The Farm really is a hidden gem, as the modest façade of the converted town house opens up to a large interior patio overlooked by a terrace. Describing itself as an ‘urban beach bar’ The Farm also hosts regular events including live bands, DJs, craft fairs and workshops. It also champions slow food, at km “0”, organic, transparency and creativity with the aim of creating a vibrant and warm environment where you can enjoy life. It is certainly a different vibe!

A perennial favourite and picture postcard pretty, Casanis is a Mediterranean-style bistro restaurant with influences from French and Belgian cuisine. Located in a beautifully renovated two-story house, the ground floor houses a beautiful central

patio, with an old water well that works perfectly, a cosy dining room and a terrace in the middle of Calle Ancha. The upper floor has high ceilings adorned with wooden beams, a rustic fireplace that contrasts with the walls painted with tropical motifs, the work of local artist Aldo Gigli.

If you fancy a lighter bite, then La Polaca is a must. Friendly and funky, La Polaca is possibly the most eccentric bar in Marbella. The décor in this intimate venue is brilliantly eclectic, with vintage advertisements from the 50 and 60s, model car collections, old radios, kitsch flamenco photographs and even an old coin arcade game. La Polaca also hosts live Vinyl DJ sessions, and enjoying a drink and a tapa on the upstairs terrace on a summer night is highly recommended.

If you want a more traditional tapas experience, then El Estrecho is the place to go.

Located down a narrow street just off a plaza featuring a bust of Marbella's much missed aristocrat Don Jamie de Mora y Aragon, El Estrecho has been serving authentic and outstanding tapas since 1954. Needless to say, they know what they are doing and the bar is popular with residents and tourists who obviously can't believe their luck in finding this award-winning tapas bar!

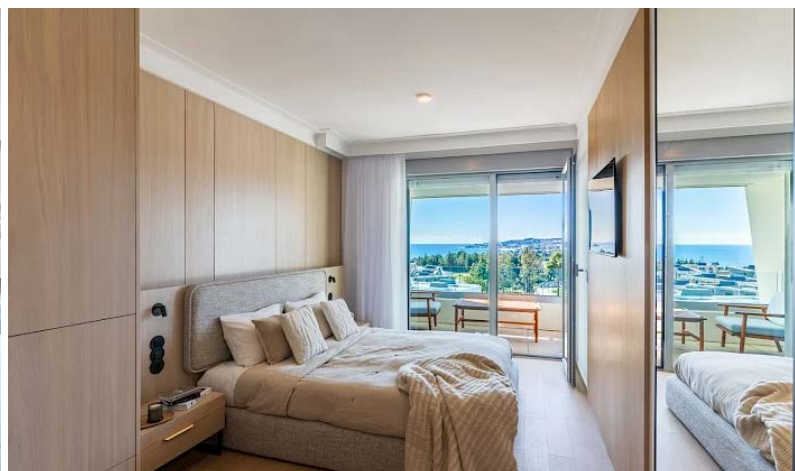
The Old Town isn't just about food and drink. The streets are also home to several unique businesses. Vintage Déjà Vu, run by husband-and-wife team Rich and Amanda Zizzi, has been specialising in hard to find and beautiful items for over two decades. From designer clothing to accessories, interior design items to paintings and art prints, Vintage Déjà Vu is a brilliant place to find that 'out of the ordinary' item with class and style! Overall, while there are still several major challenges, such as the balance between supply and demand of high end properties and luxury developments, the property market on the Costa del Sol shows all the signs of another impressive year in 2025.

D'OLIVA is a family business that has selected a comprehensive collection of some of the best extra virgin olive oils in Spain, with many winning national and international awards. There is literally a world of olive oil waiting to be discovered – with a fantastic range of flavours that include Black Truffle, Wasabi and even 'Marbella in Flower'. Many come in funky packaging (check out Malapipa) making great gifts. D'OLIVA also stocks a range of olive pastes and olive oil based cosmetics.

Take a walk around Marbella's Old Town and you will discover that many of the neglected buildings are being given a new lease of life and turned into superb new restaurants, hotels and boutiques. The heart of Old Marbella is beating once again.

Click Here to read our other blogs







€1,250,000

SPECIFICATIONS

3 Bed
3 Bath
180 m2 Built
54 m2 Terraces
0 m2 Plot



KEY READY EXCLUSIVE TOWNHOUSE WITH BREATHTAKING SEA VIEWS

Located in an exclusive and sought-after area, this newly built townhouse offers a perfect combination of modern luxury and practicality. Featuring 3 spacious bedrooms, the home boasts a fully equipped, custom-designed kitchen that adds a personal touch and enhances functionality.

The terrace is a true highlight with a private Jacuzzi, providing an ideal space for relaxation while enjoying the breathtaking sea views. Fully furnished by renowned designer César Frías of Morph Estudio, the property exudes sophistication and attention to detail, offering a stylish, move-in-ready living space with uninterrupted coastal vistas both indoors and outdoors.

Click Here to find out more about this exclusive townhouse.



TAKING BACK THE COUNTRYSIDE

MARCH 20 IS WORLD REWILDING DAY





>
March 20 is World Rewilding Day, with Spain at the forefront of this exciting environmental movement. Europe and its people face a wide range of challenges, including biodiversity decline, rising global temperatures, and declining opportunities for rural economies. Applied at scale, rewilding can help to address these challenges simultaneously.

Recovering nature to full health can mitigate both the scale and impact of global warming, enhance biodiversity, and create new sources of income for communities. Rewilding also helps nature to deliver a range of other benefits that are essential to our existence, such as clean air, fertile soil, good health, wellbeing and resilience to disease.

> Excluding fruit plantations and agroforestry systems, Spain is the 13th most forested country in Europe, and the largest in southern Europe, with 37.17 percent of its total land are in forest. To put that figure in context, Finland has 73.73 percent coverage while the UK has just under 14 percent. (If you were wondering who is at the bottom of the list, millionaires' playground Monaco comes last at zero percent). Spain's eco-wealth in both flora and fauna used to be a lot better than the current situation and, as a frontrunner in the rewilding movement, the country is anxious to improve.

If you are wondering what exactly Rewilding is, the basic concept centres around letting nature take care of itself - enabling natural processes to shape land and sea and restore degraded landscapes.

This innovative way of restoring wild nature is not just a case of letting the countryside "get on with it". Rewilding projects create the right conditions by removing

dykes and dams to free up rivers, allowing natural forest regeneration, and by reintroducing species that have disappeared as a result of Man's negative impact. Once the environmental foundations have been prepared, the volunteers step back and let nature manage itself.

The biggest rewilding project in Spain is the reintroduction of lynx, wild horses and black vultures into an area of 850,000 hectares (more than twice the size of Somerset), approximately 100 kms east of Madrid. Running from the southern border of Castilla y León to the city of Cuenca, in Castilla la Mancha, and occupying part of Aragón, populations of wild boar, ibex and deer have already begun to climb over recent decades in the area.

One of the main reasons for choosing this region is social: local human population figures have more than halved in the region over the past seventy years, out of a population that was already low. In fact, this is now among the least

populated areas of Europe.

This huge project also aims to protect existing old-growth forests and stimulate sustainable rural tourism, drawing people back to the region with the promise of jobs. It also aims to prevent the further spread of mining, commercial forestry and hunting, which is blamed for the loss of the Iberian wolf in the region. It is hoped the wolves will return naturally, given their improved habitat.

One of the most interesting of the many rewilding projects in Andalucía is the reintroduction of the European bison in the El Encinarejo region, north west of the city of Jaén. Its aim is not only to establish a population of bison in the area, small as it may be in the beginning, but to recuperate a habitat suitable for wild rabbits and red-legged partridges, which are important prey for the endangered Iberian lynx. The value of introducing bison is their grazing and trampling habits. (Somewhat like certain groups of tourists, but I digress). It is hoped that the expected success of the project will encourage other regions to follow suit.

Wild nature is an essential element of a prosperous and healthy society. Rewilding can generate new business opportunities, jobs and income, while connecting with wild nature makes us feel good and keeps us mentally and physically healthy.

With its beautiful countryside, vast unexplored areas and a greater desire for rural tourism combined with the slow travel movement, rewilding projects can breathe fresh air into some of Spain's most stunning, yet neglected, towns and villages.

Click Here to read our other blogs.









€695,000

SPECIFICATIONS

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



CORNER PENTHOUSE IN BENATALAYA BENAHAVIS

This expansive corner penthouse is nestled within the serene and prestigious Benatalaya complex in the Benahavis area, offering a peaceful lifestyle while being within easy reach of high-end amenities. Benatalaya is a highly regarded gated community with 24-hour security, directly overlooking Atalaya Golf – a perfect location for golf enthusiasts and anyone seeking a secure, tranquil setting.

The penthouse comprises three spacious double bedrooms, each with its own en-suite bathroom and direct access to large terraces, providing generous outdoor space and sweeping views of the golf course, mountains, and scenic surroundings.

Click Here to find out more about this corner penthouse.



JAMÓN IBÉRICO

HISTORY AND TRADITION NEVER TASTED SO GOOD!



If you have spent any time in Spain you will know one thing for certain. Not matter what region you are in, from La Coruña to Cadiz, the Spanish love a party. While there might be variations on the music, the dancing and the outfits, there is always plenty to drink as well as delicious food to keep the celebrations going. And you are bound to find the “Big Three” of off the cuff eating; tortilla, local cheeses and the mighty Jamón Ibérico.

With its wonderfully fresh produce, Spain is regarded as being at the forefront of modern cuisine. As any chef will tell you, it is all about the quality of the ingredients, and there is no better example of this quality than jamón ibérico: “Iberian ham”.

First things first. These are as far away from the processed hams that you find on your supermarket shelves. In footballing terms, jamón ibérico is Real Madrid, while your one euro sandwich ham is your local pub’s Sunday league team. After a heavy Saturday night.



just above the hoof, with a black tag signifying that it has come from a pig that is 100% genetically Iberian, has roamed the dehesa, eaten an acorn-based diet and been cured for a minimum of 36 months.

In addition to this, the E.U. recognises only four protected appellations of Spanish ham.

In the same way that Spanish wine and olive oil are designated, these four protected regions are the only places in Spain that are legally allowed to make acorn-fed Iberian ham.



The acorn fed Iberian pigs that produce the ham are entirely native to Spain, and a completely different breed to the Duroc pigs that provide jamón serrano. Iberian pigs have a dark grey and black colouring, with jet-black hooves. Which is where the term “pata negra” – black hoof comes from.

The history of the jamón ibérico begins when the Phoenicians first settled on the Iberian Peninsula (they founded Gades, now know as Cadiz) and brought their domesticated pigs with them. These pigs crossbred with local wild boars, giving birth to the Iberian pig. When the Romans conquered Iberia, they brought the curing process that they had aquired while dealing with the Germanic tribes. (Remember the opening scene of Gladiator? My theory was that Maximus meant to say “On my command, release the Jamón”. But then again I

may be eating too much processed ham).

The result was immediately popular, with Roman scholars praising the quality of the hams.

Needless to say, interest in ham eating ceased during the 700 years of Islamic Moorish Spain. After the “Reconquista” of 1492, however, with the Christian King and Queen Ferdinand and Isabella back in charge, ham eating became a de facto symbol of the new Spain. Not eating ham placed you under suspicion of being a practicing Muslim or Jew, both of which had potentially fatal consequences in newly Catholic Spain. I can only imagine what the Inquisition would have done with Vegans...

In order to ensure the quality of the jamón, the Spanish government controls the production and sale of ham. All Iberian hams have a tag

They are:

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

D.O.P. Extremadura: The newest denomination, this covers the dehesas around Badajoz and Cáceres.

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

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

With such a laborious process, jamón ibérico is not cheap. You can expect to pay anything upwards of €20 for a plate. But when you consider the lives that the Iberian pigs lead, contentedly grazing free on a diet of acorns, as well as the fascinating history behind every succulent bite, you can reflect that it really is money well spent!

Click Here to read our other blogs.







FROM
€654,000

SPECIFICATIONS

21 units
2 & 3 Bed

STATUS

Pre Launch



 realco

PRIME LOCATION SPECTACULAR APARTMENTS

This modern development comprises 21 apartments of 2 and 3-bedroom homes, which perfectly combine comfort and exclusivity in the midst of a privileged climate. The ground floor properties have beautiful gardens and all the properties have wonderful terraces.

An exquisitely designed development, located in Los Flamingos, overlooking a dreamlike natural landscape: a beautiful lake, manicured green areas to stroll through and just a stone's throw from the golf course. The proximity to the Mediterranean and Marbella, together with the privileged climate, make it an ideal place both for living and for promising investments.

Click Here to find out more about this modern project.





**FROM****€432,000****SPECIFICATIONS**

113 units
1, 2, 3 & 4 Bed

STATUS

Pre Launch



MODERN, HIGH-END DEVELOPMENT WALKING DISTANCE TO PUERTO BANUS

Welcome to this residential project located in Nueva Andalucía, Marbella. The development consists of 113 luxury multi-family homes with modern, high-quality designs and a focus on energy efficiency. It includes spacious communal areas like a fitness room, spa, and indoor pool. The location is highly sought after for its climate, beaches, and proximity to Puerto Banús, golf courses, and shopping areas. The project offers excellent road connections to key locations, including Málaga and Gibraltar airports, and easy access to high-speed rail and bus services.

Click Here to find out more about this modern development.





EXCLUSIVE PROPERTY LISTING

 7 0 9

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!


€1,495,000
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.





DIRECT PROPERTY LISTING
IFIELD HOUSE

Situated in the serene Forest Hills of Estepona, 'Ifield House' offers breathtaking panoramic views of the sea and mountains. Surrounded by evergreen cork oak and pine trees, this location provides a lush, green environment even during the height of summer. Forest Hills is a tranquil community home to a diverse mix of year-round residents, including families and retirees from various nationalities. The closest neighbours are English, and owned a renowned local golf course. Despite its peaceful setting, the area is well-equipped with amenities, including a tennis club, gym, riding school with stables, two local restaurants and a beach just four minutes down the hill where there is a supermarket, petrol station, Beso Beach club and restaurant, the newly opened Sublim beach club, bar and restaurant at Laguna Village and the facilities of the neighbouring 5* Kempinski Hotel.

€1,195,000
SPECIFICATIONS

3 Bed
4 Bath
200 m² Built
98 m² Terraces
880 m² Plot









IFIELD HOUSE

Located on the 'New Golden Mile,' Ifield House is a mere 5-minute drive from Estepona, 15 minutes from Puerto Banus, and 20 minutes from Marbella. Malaga and Gibraltar airports are just 40 minutes away, making them conveniently equidistant from either direction.

One of the unique attractions is a 50m² infinity swimming pool lined with bottle green mosaic tiles inspired by the pool from the movie 'Stealing Beauty,' with a natural stone surround, blending seamlessly with the natural landscape of the lush green valley. A large hardwood decking terrace with sun loungers to enjoy all-day sunshine has access to the lower lawn, bedroom suites, upper lawn, and terraces via traditional wooden railway sleeper steps. Additional stone steps lead up to the large private terrace and sunloungers of the master bedroom suite.

Click Here to find out more about Ifield House.



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.



WORK HAS STARTED

We're excited to share that work has officially begun at Naya Residences! Diggers are now on site, marking the first step in bringing this exceptional development to life.



AssetFolio™

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.

PRICES FROM
€595,000



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.





PRICES FROM
€645,000

AssetFolio

| **excl.****AYANA**

E S T E P O N A

**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.

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:

Construction continues
at Alya Mijas.

PRICES FROM
€468,000



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**

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SELLING YOUR HOME?





UNDER OFFER





EXCLUSIVE PROPERTY LISTING

Discover Villa Calabria, a stunning property nestled in the sought-after Bel-Air neighborhood of Estepona. This elegant villa combines modern comfort with timeless design, offering the perfect retreat or relocation home for those seeking luxury living on the Costa del Sol.

Key Features

- Built Area: 304 m²
- Plot Size: 1,001 m²
- Bedrooms: 4 spacious rooms for comfort and privacy
- Bathrooms: 4 stylish and fully equipped
- Orientation: West-facing, bathing the villa in natural light throughout the day

Amenities

- Parking: Private garage included in the price
- Climate Control: Central heating and air conditioning for year-round comfort
- Outdoor Spaces: Large terrace, charming balcony, and a landscaped private garden
- Leisure: A private swimming pool perfect for relaxation or entertaining
- Storage: Built-in wardrobes and an additional storage room for convenience



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