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EXCLUSIVE BEACHFRONT RESIDENCES

LOCATED IN ONE OF THE MOST SOUGHT-AFTER
STRETCHES OF BEACHFRONT IN ESTEPONA

GIN MALAKA

IN WITH THE GIN CROWD

EXPAT DEMAND

FUELING SPAIN'S HOUSING
MARKET IN 2026

GIBRALTAR- ROCK STEADY!

A LITTLE BIT OF BRITAIN IN THE SUNSHINE

ALSO IN THIS ISSUE: VILLA TERESITA, NYRA RESIDENCES, THE LIST

A NEW YEAR CALLS FOR FRESH STARTS, BOLD PLANS AND A MOMENT TO PAUSE — AND THE JANUARY EDITION OF FOLIO MAGAZINE DELIVERS ALL THREE AS WE CELEBRATE OUR MILESTONE 40TH ISSUE.

THIS MONTH, WE HEAD TO GIBRALTAR FOR A TASTE OF BRITAIN WITH A SUNNY TWIST, DISCOVER THE BOTANICAL FLAVOURS BEHIND MÁLAGA'S OWN GIN MALAKA, AND TAKE A FORWARD-LOOKING VIEW AT EXPAT DEMAND FOR PROPERTY IN 2026. WE ALSO EASE INTO THE YEAR WITH A FEATURE ON HOW TO REST, RECHARGE AND REBOOT — BECAUSE JANUARY SHOULD FEEL INSPIRING, NOT EXHAUSTING.

AS ALWAYS, YOU'LL FIND A CAREFULLY CURATED SELECTION OF THE BEST NEW DEVELOPMENTS AND STANDOUT RESALE PROPERTIES ALONG THE COAST — PERFECT FOR TURNING NEW-YEAR INTENTIONS INTO REAL OPPORTUNITIES.

HERE'S TO NEW BEGINNINGS, SMART MOVES AND 40 EDITIONS OF LIVING WELL ON THE COSTA DEL SOL.

Enjoy!

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THE LIST NO.2 & NO.10

Stunning semi-detached houses ready to move in.

FOLIO MAGAZINE EDITION 40

January 2026

Designed by Pixelperfect SL Articles by: Giles Brown

PROPERTY / NEWS / TRAVEL / BUSINESS / LIVING / DINING

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EXCLUSIVE PROPERTY LISTING

VILLA *Terezita*

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

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

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



€3,950,000

SPECIFICATIONS

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









VILLA *Teresita*

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

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

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

Click Here to find out more about Villa Teresita.

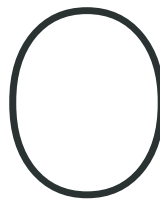




GIBRALTAR- ROCK STEADY!

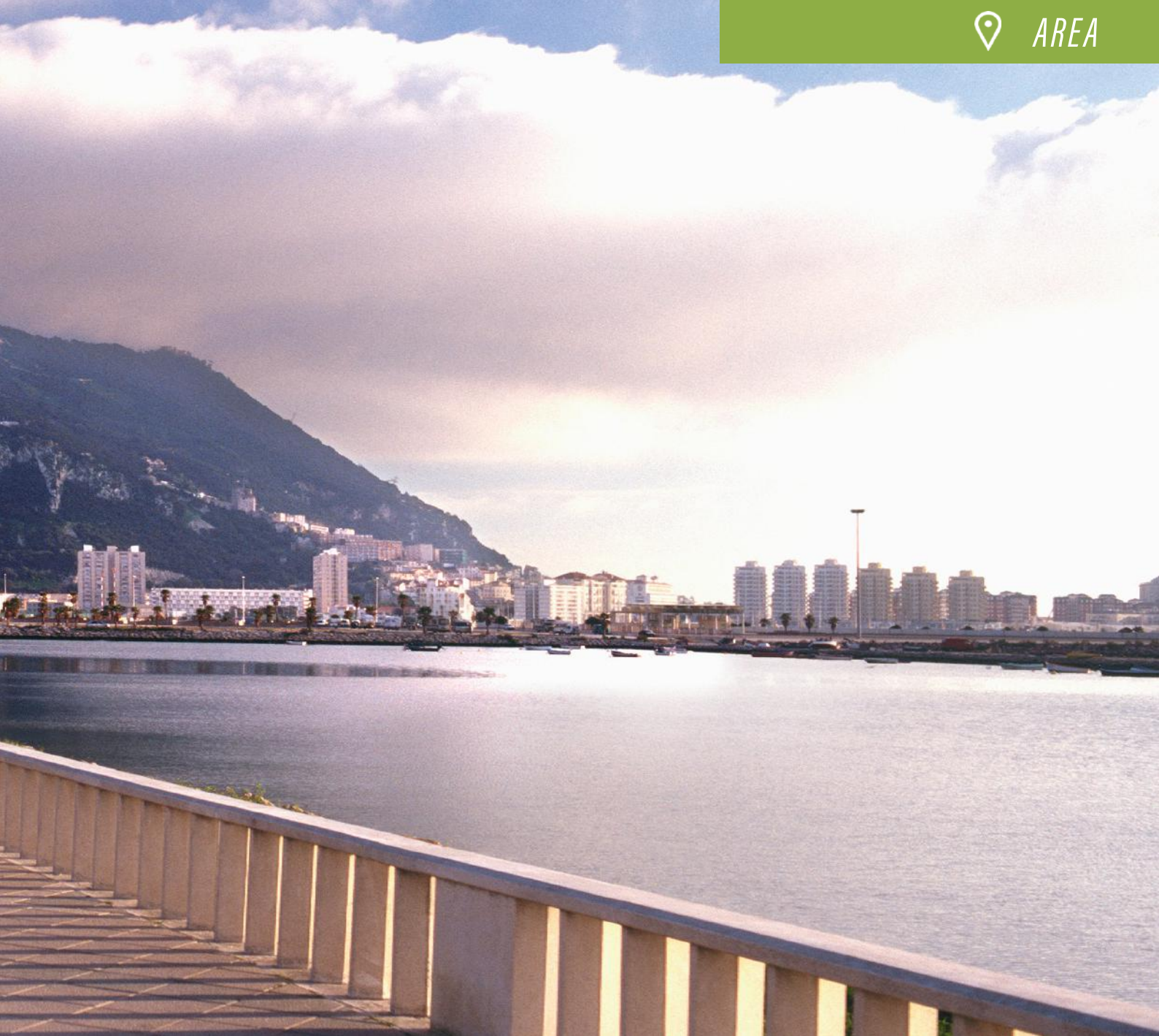


Often referred to as 'A little bit of Britain in the sunshine', Gibraltar is officially a British Overseas Territory.



Often referred to as 'A little bit of Britain in the sunshine', Gibraltar is officially a British Overseas Territory - part of an exclusive and downright eccentric little club of remnants from the time when the British had an empire.

All the familiar sights of the UK are in evidence— British police officers, red post boxes and a comforting number of British household names in the supermarkets. Which is fitting really, as Gibraltar is a Marmite of a place. Some see it as a quaint,



if anachronistic, slice of Britain, while others cannot wait to get back across the border back into Spain.

If history is your thing, however, Gibraltar is a jewel. From Neanderthals in the caves, to Moorish invaders, via the Napoleonic Wars and through to the Second World War, The Rock has history written through it like a stick of, well, Rock!

A massively important strategic location, standing silent sentry over the entrance to the Mediterranean, Gibraltar was a

military stronghold for centuries. Forts, gun emplacements and defensive walls are easy to spot, even though they now look out over gleaming glass office blocks and luxury apartments that house the thousands who work in Gibraltar's busy financial and online gaming sectors.

Gibraltar is a melting pot of cultures. As well as the long-established Moroccan population there is a sizable Sephardic Jewish community. Genoese merchants, Maltese and Portuguese all settled on The Rock in the 18th and 19th centuries, and thousands of Spaniards make the daily border crossing





from La Linea for work. Perhaps because of the fact that Gibraltar is cramped for space at the best of times, these disparate communities have learned to live together in admirable harmony, as a walk along the busy Main Street will confirm.

➤ With the Cable Car currently closed due to some much-needed modernisation – the ride up before was “memorable”, to put it mildly – a cab or minibus will take you to the top of the Rock. The views across to Africa and back to Spain are incredible, but beware of the Barbary Apes!

They may be Gibraltar’s most famous residents, but they are notorious for bounding out of nowhere and snatching anything edible from the unwary. Resembling a furious furry SWAT team, the mischievous Macaques can seemingly spot a sandwich from 800 yards and are ruthless. They may look cuddly, but they have a vicious streak a mile wide and feeding or trying to handle them can result in a fine

Gangs of roaming primates aside, the top of the Rock is spectacular. A Nature Reserve ticket allows you an instant adrenaline rush with the Skywalk – opened by Luke Skywalker himself, Mark Hamill, and there is also a pedestrian suspension bridge for the adventurous.

On the way back down are some of Gibraltar’s best-known attractions. These include the Great Siege Tunnels, a series of impressive caverns and huge corridors built to defend the Rock. Gibraltar is somewhere like a heavily fortified Swiss cheese and at several stages of its history has been bristling with heavy guns, canon and various other bits of artillery.

More impressive than any man-made structure, however, is St Michael’s Cave. Originally thought to be bottomless and first mentioned in the writings of Roman travel writer Pomponius Melia in 45CE, St Michael’s has seen millions of visitors since then. St Michael’s is also used as the spectacular setting for concerts and performances through the year.

And if you are looking for something that is as eccentric and eclectic as Gibraltar itself, then may I point you in the direction of The Dapper Riders’ Club. This is a motorbike club like no other as members ride out on their motorcycles and scooters in sharp suits and impeccably tailored outfits, normally to raise money for charity.

With a modern sports stadium at Europa Point hosting everything from football to rugby sevens and even music festivals, a burgeoning restaurant scene as well as a range of events centred around the marina, Gibraltar has so much to discover and enjoy! Just beware the Barbary Apes!

Click Here to read our other blogs.







€6,250,000

SPECIFICATIONS

5 Bed
5 Bath
925 m2 Built
220 m2 Terraces
1448 m2 Plot



ELEGANT & IMPRESSIVE MODERN VILLA IN LOS FLAMINGOS RESORT

This fully furnished 5-bedroom luxury villa in Los Flamingos Golf Resort is a hidden gem of modern elegance and comfort. Spread across three levels, it features a spacious open-plan living and dining area with a Siematic designer kitchen and Gaggenau appliances, opening to a floating terrace with panoramic views of the Mediterranean Sea and golf course. The main level also includes the primary suite with a private terrace, dressing room, and en suite bathroom. The lower level hosts four en suite bedrooms with garden and pool access, plus a gym, sauna, wine cellar, cinema, games area, and a Siematic hospitality kitchen. There's also a 4-car garage and laundry room. The rooftop terrace offers an outdoor kitchen, Jacuzzi, firepit, and lounge area—perfect for sunsets.

Click Here to find out more about this impressive modern villa.







EXCLUSIVE BEACHFRONT RESIDENCES & VILLAS IN ESTEPONA EAST

Located on one of the most serene and sought-after stretches of beachfront in Estepona, directly facing the Mediterranean Sea, this exclusive residential development is conceived for those who appreciate discretion, timeless design, and harmony with nature. Set on a 33,346 m² plot, the project features six seafront villas, followed by a central plaza that integrates communal amenities including outdoor pools, spa, gym, paddle court, and landscaped gardens. At the rear, five three-storey buildings house 42 apartments and penthouses, all oriented to maximize sea views and privacy. Vehicular circulation is entirely underground, ensuring serenity throughout the complex.

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



FROM
€2,950,000

SPECIFICATIONS

42 units
2, 3, 4 & 3 Bed

STATUS

Pre Launch



GIN MALAKA

IN WITH THE
GIN CROWD





Málaga's own premium gin brand is captivating the taste buds of both local connoisseurs and casual visitors.

Gin Malaka, inspired by the city's rich 19th-century heritage – and taking its title from the Phoenician name - offers two distinct varieties that reflect both classic and Mediterranean profiles.

The story of gin itself goes back to the 19th century and the the British Empire in India. The Europeans had to face of malaria, transmitted by mosquitos and needed an urgent remedy. IN 1871 Johann Jacob Schweppe developed a method to add quinine to water, a natural remedy against malaria, giving rise to tonic water. The British soldiers drank tonic water to avoid contracting the disease, but didn't like that blandness of the taste, so they began to add gin, and the how Gin Tonic was born.

➤ Málaga was once the home to one of the most famous Spanish gins, Larios, but the distilleries moved away several years ago. The boom in craft gins, however, has seen high quality gins and relatively limited editions being created and marketed, with products such as the mango of the Axarquía, the 'morá' carrot from Cuevas Bajas or aromatic the plants of the Sierra de las Nieves.

A group of friends, headed up by local businessman Carlos Villanueva, was

responsible for the Malaka brand, a gin made without pretention and with a flavour with memories of aromas of the city such as jasmine.

Gin Malaka Premium is made with tri-distilled cereal alcohols. Subsequently, a resillation is carried out with the maceration of a selection of eight botanical species. It is a classic Premium gin, with a soft Mediterranean touch, and the faint background notes of jasmine. Gin Malaka London Dry has two

distillations - the first with high quality cereals, the same ones used in the Premium Malaka Gin, then a resillation with six botanical species: nebrinas, cilantro, angelica, black tea, cardamom and grapefruit. The result is a quality dried gin for lovers of classic gins.

For those who prefer a drier gin, the Gin Malaka London Dry offers a more traditional experience. With six botanicals—juniper, coriander, angelica, black tea, cardamom, and grapefruit—this variety adheres to the classic London Dry method, appealing to purists





and enthusiasts alike.

Both variants carry the prestigious “Sabor a Málaga” seal, which certifies the quality of food and beverage products from the region. This recognition underscores the brand’s commitment to excellence and local flavour.

In the city itself there is only one place to truly

saviour this unique drink: Gin Tonic Bar Málaga. In the heart of the historic centre, on Sancha de Lara Street - next to the famous Larios Street – the bar is a shrine for gin connoisseurs

The bar offers 100 different brands of gins, 20 tonics and more than 30 botanicals, served in flavoured and cooled glasses according to the

indications of each producer. Grapefruit, strawberries, grapes, raspberries and many other botanicals accompany the enjoyment of a perfectly served Gin Tonic.

So head to Málaga, raise a glass and start the year as a member, not of the “In” crowd, but the “Gin” crowd!!!

Click Here to read our other blogs





€8,000,000

SPECIFICATIONS

5 Bed
6 Bath
651 m2 Built
133 m2 Terraces
3852 m2 Plot



VILLA LIORA - LUXURY CONTEMPORARY VILLA IN LA ZAGAleta

Villa Liora is a newly renovated contemporary villa located within the ultra-secure gated community of La Zagaleta, Benahavís. Positioned on a south-facing plot of 3,852 m², the property offers privacy, open mountain views, and direct access to one of Europe's most exclusive residential environments.

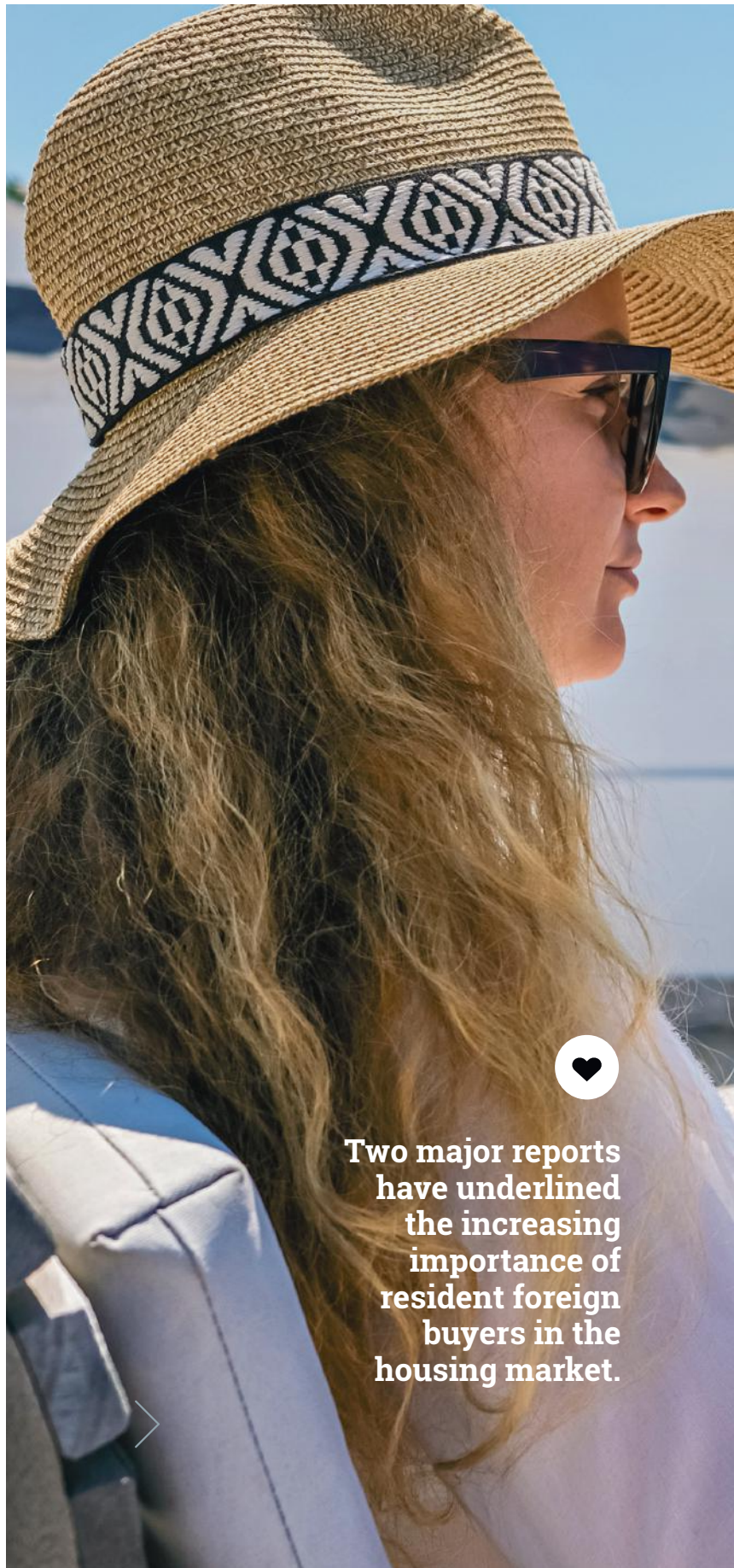
The villa is distributed over two levels and comprises 5 bedrooms and 6 bathrooms, including multiple en-suite suites. The main living level features expansive open-plan living and dining areas with floor-to-ceiling glazing, opening onto generous terraces designed for indoor-outdoor living. The kitchen is fully fitted with premium appliances and connects directly to outdoor dining and entertaining areas.

Click Here to find out more about this luxury contemporary villa.



Recent data from Spain's Housing Ministry reveals that 170,656 homes were sold in the third quarter of 2025, showing stability year-on-year and remaining significantly above the ten-year average. While this may initially suggest a steady market, a deeper dive into foreign demand uncovers a more nuanced narrative.

In Q3 2025, foreign buyers acquired 28,725 homes, reflecting a decline of 6.6% compared to the previous year. Their market share decreased to 16.8%, down from 18.5% in Q3 2024. Although foreign demand remains elevated relative to the ten-year average, the downward trend indicates a loss of momentum.



**Two major reports
have underlined
the increasing
importance of
resident foreign
buyers in the
housing market.**



EXPAT DEMAND FUELS SPAIN'S HOUSING MARKET IN 2026



The most significant drop was among non-resident foreign buyers, typically purchasing second homes. This group only bought 11,547 properties in Q3, marking a sharp year-on-year decline of 15.7%. In index terms, non-resident foreign buyer demand is now only slightly above its ten-year average, following several robust years.

In contrast, resident foreign buyers—expats living in Spain—showed remarkable resilience. They purchased 17,178 homes, virtually unchanged from the

previous year, with a slight increase of 0.7%. Their demand is over 30% above the ten-year average, indicating that individuals moving to Spain for full-time residency continue to engage actively in the market.

When examining the first three quarters of 2025, overall foreign demand is down just 1%. However, this modest figure masks an accelerating decline as the year progresses, particularly highlighted in Q3.

One explanation for this slowdown may lie in

political developments. The Spanish government has made several statements regarding potential discrimination against non-resident buyers from outside the EU. This sentiment could have deterred major buyers, particularly from the UK and the US, creating a cooling effect in what are often discretionary second-home purchases.

If the current trends continue, Spain's foreign housing market could become increasingly reliant on expat demand rather than lifestyle-driven second-home buyers. This shift would impact where demand is focused, the types of properties sought,

and pricing dynamics in traditional holiday hotspots.

Despite the shifts in demand, Bankinter's recent forecasts suggest that Spain's housing market still possesses considerable upward momentum. The bank has revised its residential price projections significantly:

2025:

Expected price increase of 12%, up from a previous estimate of 8%.

2026:

A further growth of 7%, three points higher than earlier projections.

2027:

A continued increase of 4%.

This indicates at least two more years of strong price growth, followed by a gradual cooling—contrary to some expectations for a sharp market correction.

Bankinter attributes these rising prices to several factors. The first is the historically strong appeal of Spain among investors, combined with the current robust job market, which offers stable employment.

market, which offers stable employment. Another major factor is the limited housing supply. Bankinter sees this as a significant constraint, with land release for new housing being – in the bank's own words “practically blocked” by public authorities.

Additionally, rising rents further fuel demand, compelling more households and investors to consider buying property. The most pronounced price increases are expected in large cities, along the Mediterranean coast, and on the islands—regions experiencing substantial population growth and high foreign demand.

Spain's housing market is not overheating in the short term, yet it faces structural constraints that could sustain rising prices, particularly in areas favoured by foreign buyers. To address the ongoing supply issues, political action is crucial; without it, the upward pressure on prices is likely to continue.

As we head into 2026, investors will need to keep a close eye on these dynamics to anticipate future trends effectively.

Click Here to read our other blogs







€10,700,000

SPECIFICATIONS

7 Bed
6 Bath
937 m2 Built
156 m2 Terraces
4974 m2 Plot



LUXURY MANSION WITH PANORAMIC VIEWS IN MARBELLA CLUB GOLF RESORT, BENAHAVIS

Located within the prestigious, 24-hour secure enclave of the Marbella Club Golf Resort, this elegant Andalusian-style contemporary mansion offers a perfect blend of timeless design and modern luxury. The resort features an 18-hole championship golf course and renowned equestrian facilities, all set within a tranquil natural environment.

The villa boasts a bright open-plan living area with a glass fireplace and direct views over the heated pool, landscaped gardens and the Mediterranean Sea. On the main level are a TV room, formal dining area, two en-suite bedrooms with garden access, and a sleek modern kitchen with high-end Gaggenau appliances. The upper floor is dedicated to the master suite with bespoke dressing room and a striking marble bathroom with sea and Gibraltar views, along with two further bedrooms.

Click Here to find out more about this luxury mansion.



A still life photograph on a rustic wooden background. In the center, a whole bright yellow lemon sits on a wooden cutting board. To its left is a lemon cut in half, showing its juicy segments. In front of the whole lemon is a large, vibrant green sprig of fresh mint. To the right, a clear glass pitcher is filled with lemonade, containing several lemon slices and a sprig of mint. The pitcher sits on a green and white checkered cloth. The scene is bathed in warm, golden light, creating a fresh and refreshing atmosphere.

**REST.
RECHARGE.
REBOOT.**



The seemingly never-ending party season in Marbella finally takes a break in January, and for the good of your body, mind, and what is left of your soul, perhaps you should too. If the mere mention of the word 'retreat' conjures up mental images of a miserable routine comprising mainly of muesli in a Spartan yurt, worry not. These retreats combine body, soul, and a little luxury as well!

SHANTI-SOM:

Just a few minutes' drive from Marbella, Shanti-Som brings the essence of Bali to the coast. Hidden just off the road to Coin, Shanti-Som has been inspired by Balinese architecture and the peaceful spirit of their people and aims to bring the ancient healing ways of the East to the West. Most importantly the setting allows guests the time and space to slow down, recharge and refresh mind and body.



Rather than building a large flashy complex, the owner wanted to create an intimate setting, to ensure that guests do not feel self-conscious or intimidated in any way during their stay. The 15-room retreat is based on wellness programmes that focus on a guest's personal goals from general health, fitness, weight loss, mental wellbeing, and relaxation. It offers the opportunity to explore health through the combination of balanced wholesome cuisine, rejuvenating spa treatments, yoga, Pilates, meditation and personalised coaching.

There is an expansive oriental garden with Buddha statues, as well as waterfall features and a Balinese Yoga pavilion in the place. This pavilion uses the same principles of Balinese spiritual architecture, which is to create a sacred place that is in line with harmonious and balanced energy. This is of importance in the philosophy 'Tri Hats Karana'- creating harmony and balance between Man, nature, and the gods.

<https://www.shantisom.com/en>

HOTEL CORTIJO DEL MARQUÉS:

If you want your retreat to have a little history, buckle your swash and head up to Hotel Cortijo del Marqués. Located in the countryside just outside Granada, the main building is at least 500 years old, though the Roman columns in one of the hotel rooms suggest an even older history.

After the conquest of Granada in 1492, the remaining Moors were forced to hand over two thirds of their property. A large estate measuring several thousand hectares at the base of the Pozuelo mountains was handed over to the Marquis (Marqués in Spanish) of Mondéjar and became known as the Cortijo del Marqués.

The full name of Marqués of Mondéjar is Luis Hurtado de Mendoza, he was the captain general of the kingdom of Granada and alcaide of the Alhambra. Having become a close friend of the king, he was assigned several high-profile jobs such as overseeing the construction of the renaissance Cathedral of Granada and the Palace of Charles V in the Alhambra.

Towards the end of the 20th century the Cortijo was abandoned and quickly deteriorated. Despite its glorious past nobody but the locals were aware of its existence, but it was carefully restored as a small country house hotel at the turn of the century. Many original features were maintained, and the property still has the air of a historical Andalusian manor house. The beautifully restored chapel has become a popular venue for weddings and celebrations, as well as music and dance performances, and there are acres of beautiful countryside to explore and unwind in, be it on foot, by mountain bike or even on horseback.

<https://www.cortijodelmarques.com/en/>

AL LIMÓN ECOLOGDE:

"The most unique Ecolodge in Southern Europe", according to GreenLife Magazine, Al Limón Ecolodge is focused on building environmental awareness and has put together a programme of tree planting and working with the local community to promote preservation of the unique river environment. Solar energy provides all the hot water, they have their own well stocked vegetable patch, free-range chickens, and orchards of fruit trees meaning guests can enjoy home-grown produce all year round.

In addition to rooms in the main building, there is Yurt (a kind of Mongolian tent), as well as a Circus Caravan (given by an old local circus family) where four people can sleep. The caravan has a shower and toilet installed in an old lemon tree, and a shower under the tree is an experience not to be missed!

Yoga forms an important part of Al Limón Ecolodge, and the facilities are designed to cater for international teachers hosting group yoga retreats. The Yoga Cane Platform, an open-air, natural cane-structure space is perfect for yoga practice and to foster a connection with nature. The Yoga Sala, inside the House, is a natural wood floored Yoga Sala and has aerial yoga facilities, plus all the equipment necessary to practice yoga on the floor.

There is also a games room with backgammon, chess, monopoly, scrabble, cards, and plenty of books if you need something to read. And if all this inspires you to put your thoughts to music, the retreat has a piano, guitar, and drums!

<https://www.allimonecolodge.com>

Click Here to read our other blogs.





THE LIST

SINGULAR HOMES

WELCOME TO THE LIST

4 AND 5 BEDROOM SEMI-DETACHED HOUSES

FROM € 1,790,000

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.







NR

NAYA RESIDENCES

A STYLISH DEVELOPMENT OF TWO AND THREE BEDROOM APARTMENTS & PENTHOUSES

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

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

Click Here to find out more about Naya Residences.



Where luxury
& lifestyle meet



NYRA
RESIDENCES

Nyra Residences

Design-led living at the heart of the Golden Triangle

By Michel Cruz

If you wonder what modern, (life)style-driven living within a central yet private and green setting would look like at the very heart of the Golden Triangle then chances are Nyra Residences is your best reference.

More and more people are looking not just for a modern property but want it to be the base from which to enjoy real quality of life. This is the reason why they are attracted to Marbella in the first place, and where features such as a peaceful, private yet also well-communicated and convenient location top the list, along with security, stylish living and a good range of lifestyle amenities. The properties themselves have to offer space, quality and attractive design as well, not to mention a blend of privacy and community. It's a quite a list, and bringing all these elements together is no mean feat, yet some projects get it right, and when they do the result is pretty impressive.

Lifestyle inspiration

Nyra Residences is a new release of 81 two and three-bedroom apartments and penthouses set within a garden oasis at what really is the heart of the Golden Triangle, where Marbella, Estepona and Benahavis come together. From this highly central position you can be in all of these locations quickly, as well as having easy access to beaches, restaurants, shops, international schools, and leisure facilities such as sports clubs. What's more, Nyra Residences is situated close to where two golf courses touch, with a good choice of others within a five-minute range. In fact, among its many USP features are outstanding views across the green valley that is the El Paraíso golf course.

This private gated community also borders a new green parkland that further ensures unhindered access to and views of gardens and fairways, to which are added the landscaped grounds of the complex itself. With parking set in a luminous underground garage with pre-installation for electric vehicle chargers, the gardens at Nyra Residences are car-free and reserved for pedestrians. "The architectural styling, layout, landscaping and technical standards of the project are stand-out features," says Mark Strasek, founding partner of Asset Folio, which is bringing the Nyra Residences to market.

"The intention was always that Nyra Residences would be the canvas for a special way of life, so prominent Madrid-based design studio Domingo Corpas Arquitectura e Ingenieria was presented with the challenge of creating a community of spacious modern residences that blend sophisticated architectural design, functionality and sustainability into one concept, and they have certainly delivered." Nyra Residences is the product of an exceptionally high standard of aesthetic creativity, technology, and build quality where the different elements are well-balanced and reflected in residences with harmonious proportions and timeless styling that flows into its surroundings.

The two and three-bedroom apartments are set within low-rise buildings surrounded by greenery and positioned in such a way that they enjoy unhindered golf and garden views. Ranging from 90m² to over 140m², with terraces of between 35m² and more than 200m², the residences are available in a choice of four different configurations, including spacious ground-floor

NYRA

R E S I D E N C E S



apartments with private gardens, some with their own swimming pools, mid-level properties with large terraces, and penthouses either with large wrap-around terraces or rooftop solariums with pools. "The standard of finish is particularly high, with quality brands such as Miele, Krion, Dekton, Porcelanosa, Villeroy & Boch, Zucchetti and Airzone used in the open-plan kitchens, bathrooms and also the technical installations. There is a range of options and finishes to choose from, as well as the possibility to engage the project's own interior designer," says Kathryn May, Sales Manager at Nyra.

A private resort

But as befits an exclusive modern offering, Nyra Residences' appeal extends beyond the properties themselves to also include a development rich

in lifestyle amenities such as a large saltwater swimming pool, a professional spa with Hammam and sauna, a gymnasium fitted with professional equipment and a gourmet club that forms the social hub of the community. "This is a contemporary living environment designed to tick all the boxes," says Kathryn, "a residential resort that offers style, comfort and leisure amenities without forgetting our sustainable goals such as minimal environmental impact, low energy usage and also easy maintenance." Indeed, solar panels, smart home systems and thoughtful landscaping are among the features that have earned Nyra Residences an A-Certificate in energy efficiency.

The complex stands at the heart of a new green zone that is emerging within one of the most upcoming residential areas on the Costa del Sol.



"El Paraíso is highly in demand with investors and buyers at the moment because it is a well-established leafy suburb dominated by villas set around sweeping fairways. It is centrally located and the last available plots are now being consolidated into luxurious modern developments such as Nyra Residences, with the renovation of many of the older surrounding villas amounting to the gentrification and revitalisation of an area that still offers great value for money and whose upwardly mobile status and property values also makes it a sensible investment."

"Above all," says Mark, "this blend of convenience and privacy, natural surroundings, timeless contemporary style, and luxury amenities sets the tone for the ideal way of life in Marbella."

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Click here to find out more about Nyra Residences.





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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.





PURCHASING PROCESS

2026



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

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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.

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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.

€ 1,790,000*

€1,950,000 with furniture package

SPECIFICATIONS

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





THE LIST

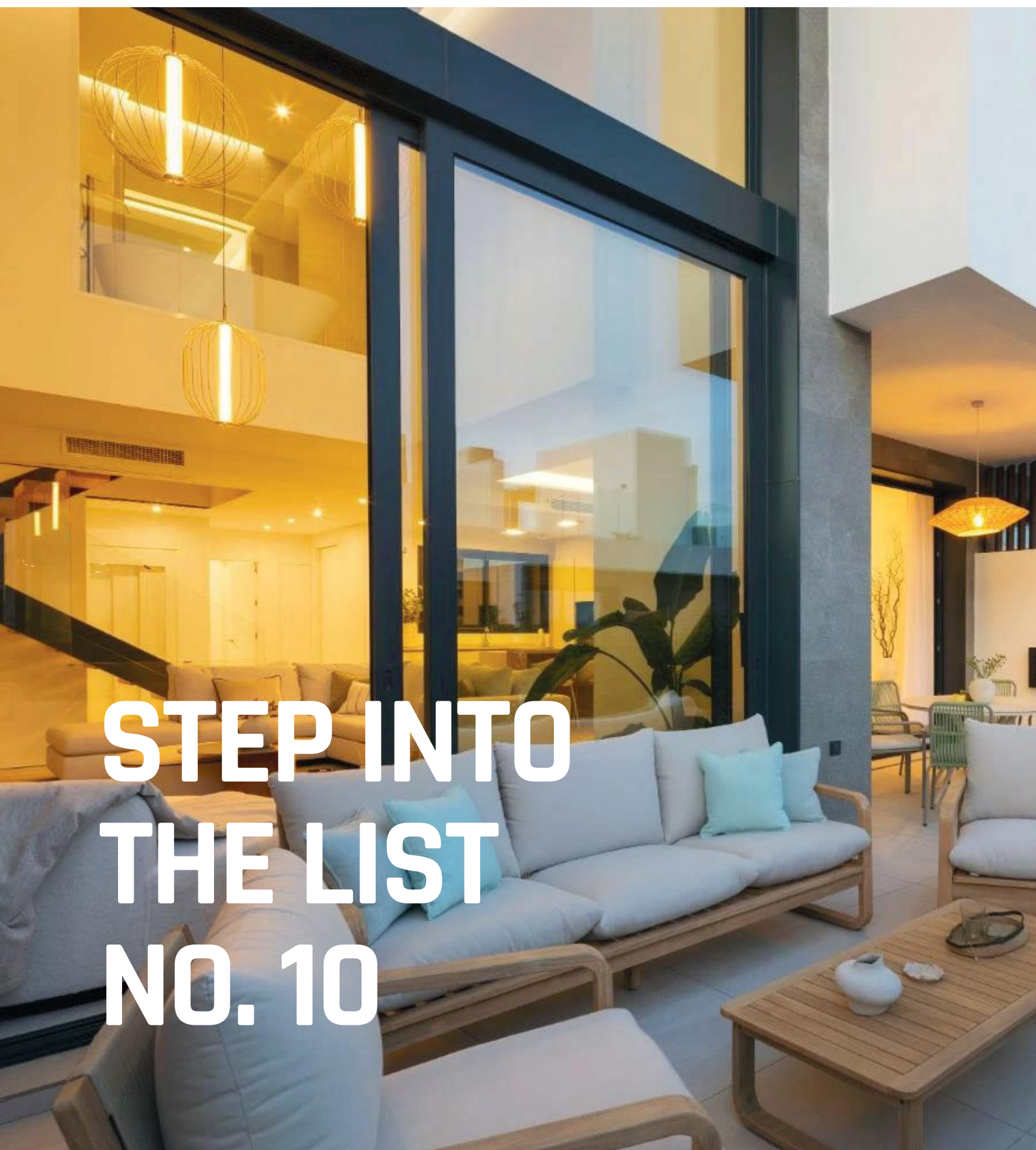
NUMBER 02

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

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

Click Here to find out more about this semidetached home.







THE LIST

NUMBER 10

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

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

€ 1,790,000*

€1,950,000 with furniture package

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

 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!


€1,417,500
SPECIFICATIONS

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









709

SIERRA BLANCA

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

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

Click Here to find out more about 709 Sierra Blanca.





EXCLUSIVE PROPERTY LISTING


LAS ALAMANDAS

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

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











LAS ALAMANDAS

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

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

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

Click Here to find out more about Las Alamandas.



A modern office interior featuring a long wooden table with white chairs, large pendant lights, and a glass partition. The scene is dimly lit, with the primary light source being the large, textured pendant lights hanging from the ceiling. The background shows a person working at a desk in a glass-walled office area.

FOLIO

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