

FOLIO

AssetFolio™

MAGICAL MÁLAGA

THE START OF THE FESTIVE
SEASON IN MÁLAGA

TASTY TRADITION!

TURRÓN - THE SPANISH
CHRISTMAS ESSENTIAL

ISTÁN

ONE OF THE COAST'S BEST
KEPT SECRETS

IN THEIR OWN WORDS

THOMAS HARPER AND
MARK STRASEK

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AssetFolio

Welcome to the fifteenth edition of Folio magazine, brought to you by Asset Folio, where we consolidate interesting articles, relevant news, and profile our exclusive properties and new developments.

FOLIO MAGAZINE EDITION 15

December 2023

Designed by Pixelperfect SL Articles by: Giles Brown

A wide-angle photograph of a modern office interior. The space features light-colored wood plank flooring and a ceiling with recessed circular lights. On the left, a long glass partition wall separates a lounge area with two green chairs and a white table from the rest of the office. In the background, there are black office chairs and white desks. On the right, a vertical wooden pillar has a large white letter 'A' on it.

MANAGING A PROPERTY PORTFOLIO OF OVER €500M



PROPERTY FOCUS

ASSET FOLIO



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

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

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

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

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

PROPERTY FOCUS

AssetFolio™ | DIRECT

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

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

AssetFolio | **excl.**

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

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

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







MAGICAL MALAGA

THE START OF THE FESTIVE SEASON IN MÁLAGA



The city's
most famous street
is covered with
tens of thousands
of lights.

Málaga is magical at any time of the year – recently topping the InterNations' poll as the World's best city to live in - and the Festive Season is no exception. With a great range of Christmas activities to choose from, Málaga makes a great destination for festive fun.



A compulsory stop on any visit to Málaga at this time of year are the Christmas Lights on Calle Larios.

The city's most famous street is covered with tens of thousands of lights and this year the theme is "Celestial Angels", with 16 heavenly figures suspended along the street. As well as this, Calle Larios also has a light show (at 6.30pm, 8pm and 10pm every evening apart from December 24 and 31) when the lights flash and 'dance' in time to the music, which includes festive favourites such as "Jingle Bells" and "We Wish You a Merry Christmas".
Away from Calle Larios,

the large trees that flank the Alameda Principal have been bedecked with 270,000 LED lights. Calle San Juan (parallel to Calle Nueva) is extra festive this year with golden lighting and an 'Enchanted Cave'. Christmas chandeliers are also hanging in Calle Molina Lario and the 11 side streets off Calle Larios, that adds up to a staggeringly season total of 2 million LED lights throughout the city.

At the northern fringes of Málaga, the Botanical Gardens have once entered into the Festive Spirit with a specially designed area. "Angelical: The Kingdom of Christmas Angels", divides the Gardens into eight sections with a light show

that wonderfully combines the gardens and its special features.

Returning to the City Centre, Málaga's Cathedral provides the backdrop for a state-of-the-art video mapping show. The technique projects 3D images onto a building's façade, and this Christmas the south tower is the venue for a seasonal fairytale, "Angel of Light". (The shows take place at 6.45pm, 8pm and 10pm).

Music is another important aspect of the festive celebrations in Málaga. The Cervantes Theatre will be the venue for an outstanding evening when The Kiev Ballet performs the Nutcracker – where dolls come to life on Christmas Eve and take a little girl through

magical adventures – on Friday December 29 at 4.30pm and 8pm.

The Cervantes Theatre is also the venue for Mendelssohn's "Lobgesang". The Malaga Philharmonic Orchestra, accompanied by the Carmina Nova choir, two sopranos and one tenor, perform this Christmas classic at the Cervantes Theatre on December 14 and 15.

If you fancy something a little different, The New Orleans Gospel Stars will be bringing "The Streets of New Orleans" to the Cervantes Theatre on December 22. On what is bound to be a spellbinding night, the singers will feature a selection of some of the best-known New Orleans classics. Get ready for some festive foot tapping!

For a more traditional service, St George's Church (in the grounds of the English Cemetery, diagonally opposite the bullring in La Malagueta) is holding Christmas service, complete with carols on Friday December 15 at 7pm.

The Carmen Thyssen Museum beautiful patio will be the setting for a series of free Christmas choir concerts Thursday 7, Wednesday 13, Friday 15, Tuesday 19, Wednesday 20 and Thursday 21 December. All concerts start at 7.30pm but as entrance is free; you would be advised to get there early!

Málaga's Municipal Band also has a free concert in December. On Sunday December 17 – it performs a traditional Christmas concert with festive music from around the world in the Iglesia de los Martires church (just behind the Carmen Thyssen Museum) at 7.30pm.

If you want to indulge in a spot of festive shopping there are Christmas markets in Málaga. Sabor a Malaga is a nine day market showcasing typical produce from Malaga province (cheese, olive oil, cold cuts, pastries, chocolate, liqueurs, honey...) on Paseo del Parque. The Eduardo Ocón Auditorium will host show cooking, food trucks and live music at the same time.

Hipsters and art lovers should head to Soho Market, for stalls selling arts and crafts on Calle Tomas Heredia in the Soho district on Wednesday 6 and Friday 8 December from 11am to 7pm. The Muelle Uno Christmas market also has many ideas for gifts – food, arts and crafts and accessories. You will find it on the square near the Pompidou Centre entrance, every day from 10am to 6pm until January 10.

Finally, don't miss the giant Christmas trees on Plaza de la Constitución, Plaza de la Marina, Plaza de Enrique García Herrera and Plaza del Obispo. It really is "The Most Wonderful Time of the Year" – especially in Málaga!

Click Here to read our other blogs.



Forget decorations and Christmas music in the aisles of your local supermarket. The real indication that the festive season is approaching in Spain is the arrival of Turrón close to the checkout tills!

Turrón has become as much a part of the Spanish Christmas tradition as the leg of jamon and bottles of cava chilling festively in the fridge at home. Many families keep a box of turrónes on hand for parties or last minute guests, as it goes down well with an afternoon coffee or even the aforementioned bottle of cava...





TASTY TRADITION!

TURRÓN - THE SPANISH CHRISTMAS ESSENTIAL

Turron might be integral to Christmas celebrations, but its origins go much further back than the birth of Christ. To the Olympics, in fact, when the Greeks made a paste consisting of nuts (mainly almond) and honeys to give to for athletes competing in the Games as an energy enhancer.



Turron arrived in Spain during the 700-year period of Arab rule known as al-Andalus. The Moors were famed for their sweet tooth and one version of origin of turron was that it came from a competition. The challenge was to create a nutritious food that could be easily made and that could be transported by the Arab troops as they travelled throughout the

country. Another claims that the sweet takes its name from the man who created it, a craftsman from Barcelona called Turró. His recipe used local produce that could be easily sourced and was stockpiled for times of scarcity and famine. Turron expert Fernando Galiana states that the word turron comes from torrat, which was a

mixture of honey and nuts that cooked directly on the fire to give a consistent and easy to prepare source of food.

As with most things in Spain, there is even a wildly romantic story about the origins of Turron. It tells of a King who married a Scandinavian princess. After moving to Spain, the princess pined for the beautiful landscapes of her country full of perpetual snow. Desperate to see





his new bride smile again, the King hit upon the idea of planting thousands of almond trees on the land around the castle. When the almond trees bloomed, the landscape turned white, as if it was under a blanket of snow, and the princess smiled again. The local people made use of the almonds to create the first turrón.

Smiling Scandinavian Princesses aside, recent historical data indicates that turrón already existed in the town of Sexona (now called Jijona) in the sixteenth century. The link to Christmas also goes back to around that period. Francisco Martínez Montañó, head chef for King Felipe II, mentions the custom of eating turrón

during the festive season in his Christmas customs book of 1584.

There are two distinct styles of turrón, which reflect the produce from the cities that they originated from.

Turrón de Alicante (also known as turrón duro), from the south eastern coastal Spanish city, uses whole Marcona almonds, which are bound together with whipped egg whites, honey, and sugar. This results in a crunchy nutty and sweet confection. Turrón de Jijona (also known as turrón blando) on the other hand, is made in a small town 30km inland from Alicante, with ground Marcona almonds, whose extra oil gives the turrón a rich, chewy texture.

Even the distribution is

the stuff of romantic legend. In late nineteenth and early twentieth centuries, many Jijonen families went to sell turrón in the large cities of Spain. They arrived with loaded carts and had to sell all of their stock before they could return home. With money so tight, many of them lived in tumbledown shacks on the entrance to the cities, selling the turrón to the population as they made their way through the city gates.

Traditions die hard in Spain, and although the turrón vendors are now considerably better off than their ancestors, some families still use these old buildings, as the public still prefer this centuries old method of buying turrón!

Click Here to read our other blogs.

ISTÁN

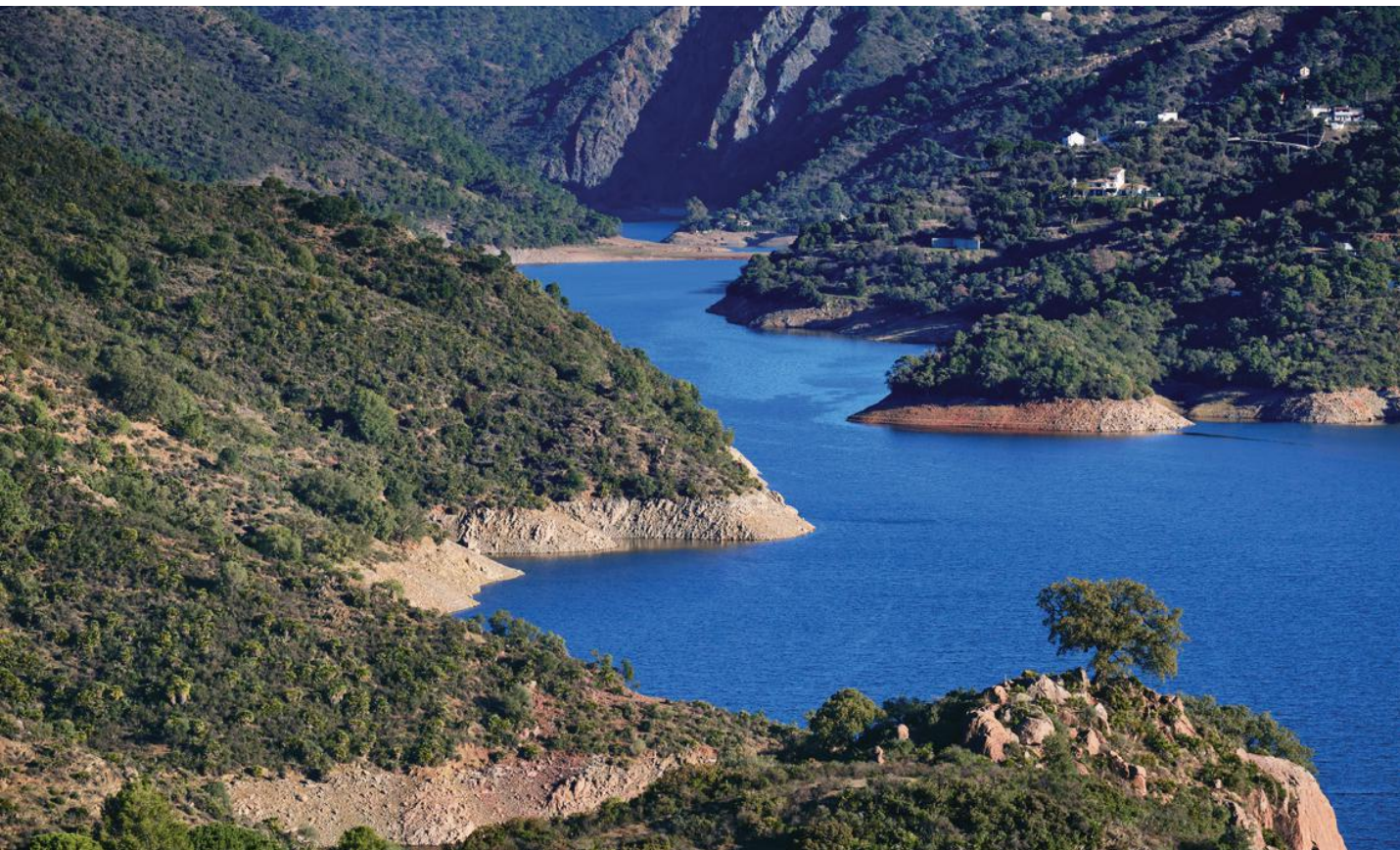
ONE OF THE COAST'S BEST KEPT SECRETS



This authentic and charming village has become more and more attractive to those wanting to live away from the hedonistic hustle of the coast, yet be within a twenty minutes drive from Marbella.

Do you want to know a secret? One of the coast's forgotten villages is now one of its most desirable locations. Ask most people in Marbella if they have heard of Istan and you will probably be met with a blank stare.

Just 15 minutes drive from the marina of Puerto Banus, this authentic pueblo blanco has been one of the coast's best kept secrets for decades. The past few years, however, have witnessed new developments and luxury villas being constructed as investors discover this hidden gem.



Let's start with the location and history, as both are interwoven. To get to Istan, head towards the Manola Santana Tennis Club – established by the late Spanish Grand Slam winning legend – and you will find yourself on the Istan road. A word of warning at this point. The way up to the village is twisty, narrow and very popular with cyclists, so driving slowly is advised.

Climbing up, with superb views of Marbella's famous La Concha mountain on the right, you soon find yourself deep in the gorgeous Andalusian countryside. You glimpse the impressive Finca La Concepcion on the left, a popular venue for weddings, events and

the brilliant Boho Project festival, that brought Ibiza style to Marbella this summer, and was also the setting for a Jamiroquai video.

Keep going and you will suddenly see the Embalse de la Concepcion. Often mistakenly called Istan lake, this large reservoir supplies water to the coast and is a popular kayaking and fishing destination. Before you hitch up the jet ski, however, be advised that there are strict rules on what is allowed on the water, and petrol motors are a definite no no.

After about 10 minutes, passing some impressive villas that enjoy spectacular views of the 'lake' and across to Gibraltar and the

Rif Mountains of Morocco, you find yourself in Istan. While other villages such as Benahavis and Mijas have all the trappings that you would expect of a tourist destination, Istan is an authentic pueblo. There are a few bars and restaurants, a 'mirador' with wonderful views of the reservoir and a small square with a modest church, but that is about it.





That is largely due to its history. So pay attention at the back. After the 'reconquest' of Spain, which finished in 1492, the Moorish population were largely banished from living within sight of the sea. This was to stop them signaling to any potential Moorish raiders from Morocco. They settled in three villages – Istan, Daidin, and Arboto, but during an uprising in the following years, the later two were repressed so brutally that they were literally erased from the maps.

Gradually the number of Moorish inhabitants dwindled, and new settlers from Murcia arrived. Many of these came from the village of El Cristo de Panocho, and this gives villagers their nickname 'panochos'.

The Moorish influence can still be felt, however, especially in water system that flows through the village. The Moors were highly skilled in irrigation and their ancient water channels are still used in the surrounding

fields at the village's old washing house – *lavedero* – which is now a beautifully preserved reminder of Istan's past.

The village is also the gateway to the Sierra de Los Nieves nature park, an area of outstanding natural beauty that is a paradise for mountain biking, hiking, 4x4 safaris and exploring the fascinating wildlife and flora.

This authentic charm and unhurried lifestyle has become more attractive to those wanting to live away from the hedonistic hustle of the coast, yet be within a twenty minutes drive from Marbella. Several new developments and individual properties have sold quickly as investors recognise the unique charms and potential of the area. If Marbella is the Costa del Sol's answer to Hollywood, then the Istan road is Marbella's very own Laurel Canyon!

Click Here to read our other blogs.

IN THEIR OWN WORDS

THOMAS HARPER AND MARK STRASEK



**In conversation with
Thomas Harper
and Mark Strasek,
Managing Directors
and Founding Partners
of Asset Folio**





Folio: Tell the readers why you decided to set up the company.

Thomas: "One of the main reasons that we started Asset Folio over a decade ago was a lack of market information. At the time it was not at all clear what a euro would get you in terms of sq.m.

We would always have the same question – 'Why is that property on the Golden Mile selling for that price?' - and no one could answer you.

Our philosophy at Asset Folio has always been that, you are going to pitch something, how can you fully understand the process of selling a project without really understanding what is selling and what the price is? If you cannot understand that, then how can you possibly justify the price to a potential client?"

Mark: "We started Asset Folio coming off the back of the great recession. We began to see a demand from investors who were coming into the market because prices had fallen.

The market was starting to look very attractive and that was when we started to offer our projects, packaging them together as an investment to buyers coming in. Where we really got going was with Los Naranjos in Manzana 1, built by Insur Group. We packaged the development

up into 24 units and sold 22 in the first three months to investment buyers, mainly from the Middle East.

As a result, the share price of Insur Group trebled, mainly to the fact that at the time property sales were stagnant, especially with new developments, because everyone was staying away from them.”

Thomas: “The main reason behind this was the data. It was the information that we provided to the clients that allowed them to make an informed decision.”

Mark: “We built on the back of that momentum of selling developments. We gained a reputation for taking on good products, initially from an investment angle.”

Folio: What are the principle reasons that investors come to Asset Folio?

Thomas: “When big clients come to us, the main thing that they are looking for is information. As a developer or private investor of family fund, you do not want to waste your time. There are probably four or five companies that you are going to sit down with properly and decide if you want to work with them. The amount of potential clients that we speak to has doubled or tripled. This is mainly because there are those that have been misled, and are now trying to get out of the mistakes that they have made and get a bit more clarity. That is where we come into our own by being transparent and honest.”

Mark: “Every piece of the puzzle of a project has to work, and it starts on what it will sell for. Everything else has to structure into that.”

Thomas: “In a recent meeting, a client asked why should they use Asset Folio, and I replied that the answer was very simple. Our reputation as a company is staked on it – if we take your project on and we fail, it is ‘game over’, so we cannot afford for it not to work. Investment groups want to know what you can provide for them. They want to know that you can provide the relevant information, and have the security that you can sell the project.”

Folio: What is the process when Asset Folio takes on a project?

Mark: “It takes a huge amount of work, in preparation, in getting all of the marketing ready, in getting the sales strategy ready, pinpointing the price points, creating a price strategy throughout the sales cycle. We work with the developers all the time to have the best outcome for the development, as a product and as a development. That process, even if everything goes smoothly, is three to three-and-a-half years.”

Thomas: “The cost and the investment that we put into a project is ten times what it used to be, so we have to be confident to commit as well. Our core business is developments that we advise through the entire process. We do all the contracts and the legal work and manage anything to do with the ‘back end’ of the project.”

Folio: What are your thoughts on Marbella as an investment?

Mark: “Marbella is a mature and safe investment and there are so many markets that feed into it. It is becoming increasingly attractive around the world, and we have seen a lot of Americans starting to come into the market in recent months. I would say that Marbella is now on a par with the south of France. Malaga keeps growing and attracting big businesses and that is going to only solidify Marbella’s reputation.”

Thomas: “I have been to several investment launches, including a recent one for a tech company that was looking to raise €50 million, and not one of them has been about real estate. We are now seeing global businesses that are relocating to Malaga and Marbella.”

Folio: Finally, what would you put Asset Folio’s success down to?

Thomas: “Our reputation, being able to back up what we say, and being ethical in our business.”



**EUROPEAN
PROPERTY
AWARDS**
DEVELOPMENT

L AUFEN



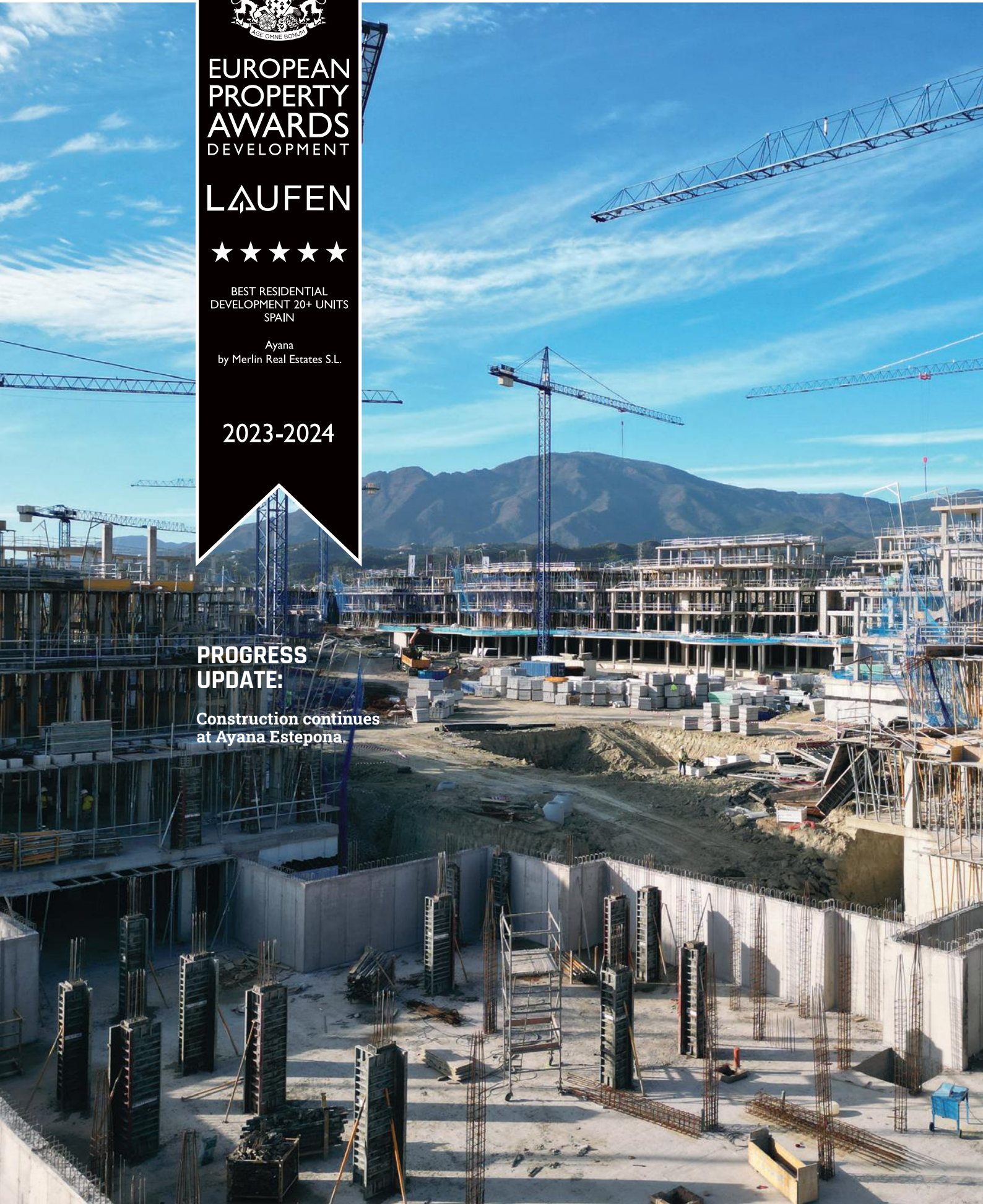
BEST RESIDENTIAL
DEVELOPMENT 20+ UNITS
SPAIN

Ayana
by Merlin Real Estates S.L.

2023-2024

**PROGRESS
UPDATE:**

Construction continues
at Ayana Estepona.





RESIDENCES FROM

€845,000

PENTHOUSES FROM

€1,395,000

AssetFolio

excl.



AYANA

ESTEPONA

REDEFINING CONTEMPORARY LIVING IN ESTEPONA.

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

SOPHISTICATED ARCHITECTURE

Ayana showcases an exceptional and truly effortless living experience. Featuring sophisticated architecture by Villarroel Torrico, inspiring interiors from Gunni & Trentino and showcasing Lutron's wireless smart-home automation system as standard, a first for apartment development on the Costa del Sol.

COMMUNITY

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

THE RESIDENCES

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

THE PENTHOUSES

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

Click Here to find out more about Ayana Estepona.

Alya Mijas

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

PERFECT LOCATION

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

THE DEVELOPMENT

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

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

Click Here to find out more about Alya Mijas.





PRICES FROM JUST
€403,000



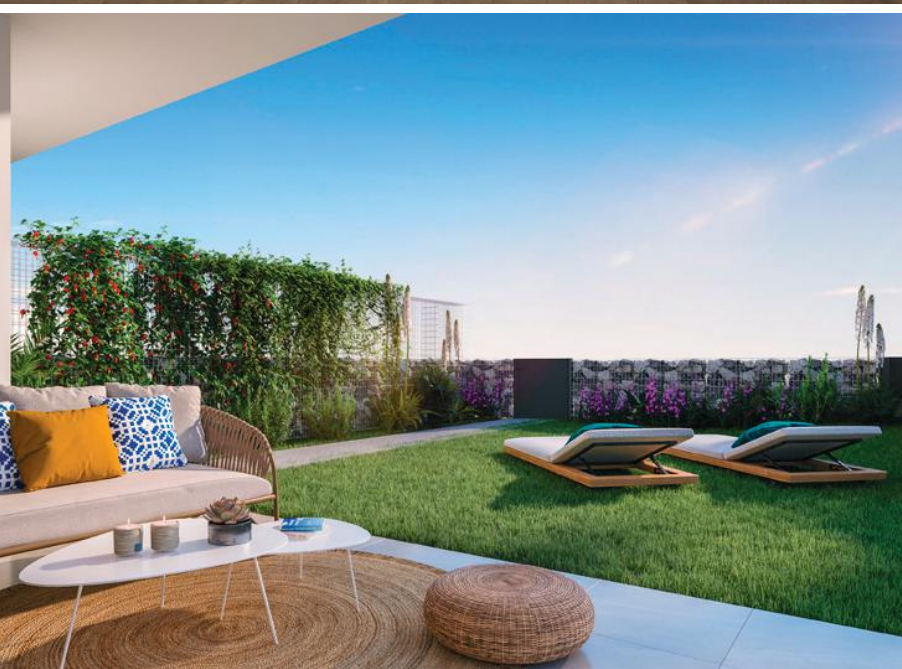
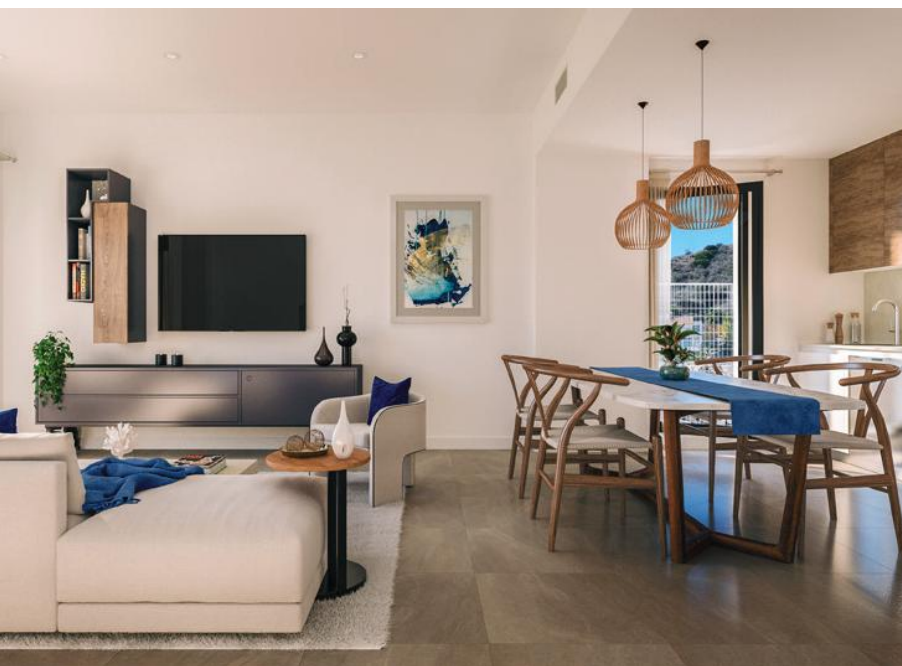


Alya Mijas

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

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

Click Here to find out more about Alya Mijas.





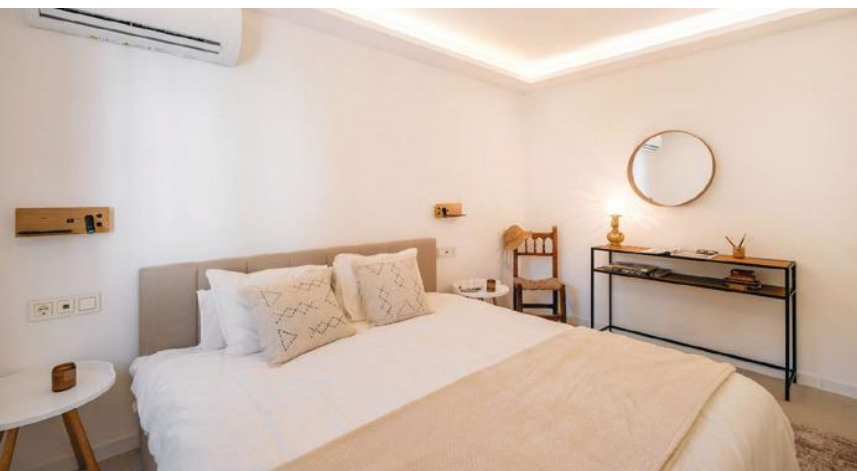




€649,000

SPECIFICATIONS

- 3 Bed
- 2 Bath
- 127 m2 Built
- 27 m2 Terraces
- 0 m2 Plot



RESALES

NEW GOLDEN MILE BEACHSIDE FULLY RENOVATED TOWNHOUSE

Embrace the charm of Andalusian architecture in this tastefully renovated townhouse, nestled in the highly sought-after beachside enclave of Benamara on the prestigious New Golden Mile. This inviting residence boasts three bedrooms, two bathrooms, and two meticulously designed floors for your utmost comfort.

This gem comes fully furnished and eagerly awaits your presence. Whether you seek a permanent residence, a vacation escape, or a savvy investment opportunity, this coastal retreat promises the epitome of comfortable living by the sea.

Click Here to find out more about this charming penthouse..







€1,895,000

SPECIFICATIONS

- 4 Bed
- 3 Bath
- 155 m2 Built
- 65 m2 Terraces
- 0 m2 Plot



RESALES

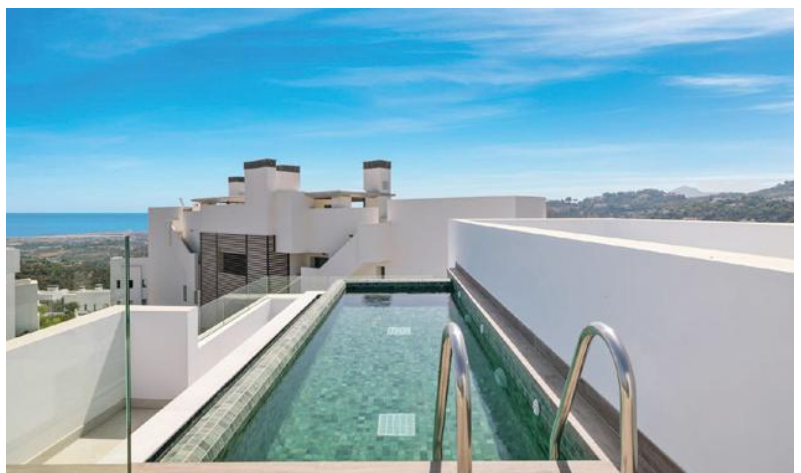
DUPLEX PENTHOUSE WITH DIRECT ACCESS TO THE BEACH

This private beachfront fully renovated top quality 4-bedroom duplex penthouse is located in Bahia del Velerín with direct access to the beach. It has a spacious living with a large terrace, communal nature and lush gardens and community pool. The dining area with fully fitted open plan kitchen and the accommodation includes a master bedroom with ensuite, three guest bedrooms and two bathrooms. It also boast a roof terrace with sauna and bbq, an underground parking and storage.

Great location, next to the famous chiringuito El Velerin and walking distance to Laguna Village.

Click Here to find out more about this charming penthouse..







€2,490,000

SPECIFICATIONS

- 4 Bed
- 4 Bath
- 187 m2 Built
- 162 m2 Terraces
- 0 m2 Plot



RESALES

BRAND NEW TOP QUALITY PENTHOUSE IN REAL DE LA QUINTA

Orientated east to west, all day sun and with amazing open panoramic views to the Mediterranean and the coast. The living and dining area feature an open plan fully fitted kitchen with Siemens appliances. Master bedroom en suite with dressing area, one guest bedroom en suite and two guest bedrooms sharing a bathroom and a separate guest toilet. Direct access to covered and open terraces of 164m2 with a private pool.

This complex is part of the master project Real de la Quinta Residential Country Club Resort, a residential resort, integrated in the foothills of the Sierra de las Nieves overlooking La Concha mountain.

Click Here to find out more about this charming penthouse..







€6,350,000

SPECIFICATIONS

- 5 Bed
- 5 Bath
- 616 m2 Built
- 369 m2 Terraces
- 1119 m2 Plot



RESALES

**HACIENDA-STYLE
VILLAS IN THE HEART
OF THE HILLS OF
LA QUINTA**

A collection of 3 hacienda-style villas in the heart of The Hills, an iconic gated community in La Quinta. The project offers magnificent mansions, with panoramic sea views in one of Benahavis's most privileged location. The properties boast a sensational architecture, infused with Mediterranean rustic touches to ensure a charming lifestyle in one of Europe's most desired locations. It consists of Villa 15, 16 and 16 of The Hills. Each villa has been carefully imagined and designed by Cogitari Homes, maximising space and light and offering a smart distribution for an optimal quality of life.

Click Here to find out more about this charming penthouse..







FROM
€980,000

SPECIFICATIONS

13 units
3, 4 & 5 Bed

STATUS

Pre-launch



NEW DEVELOPMENTS

LUXURY TOWNHOUSE IN RIVIERA DEL SOL WITH PANORAMIC SEA VIEWS

This exclusive project of 13 unique townhouses with an elegant Scandinavian design blend harmoniously with the surrounding nature. The architecture of the townhouses perfectly follows the undulating shapes of the waves.

These south-facing, energy-efficient houses, with stunning panoramic sea views and incredible sunsets, make living here pleasant and enjoyable in the sun. They can have 3 to 5 bedrooms. The roof terrace is the crown of each house. This residential complex is only a 10 minute drive from Marbella and Puerto Banus.

Click Here to find out more about this upscale development.







FROM
€1,650,000

SPECIFICATIONS

28 units
3 Bed

STATUS


Pre-launch

NEW DEVELOPMENTS

CUTTING-EDGE APARTMENTS AND PENTHOUSES IN MARBELLA

This residential complex represents contemporary luxury living in the sought-after locale of Marbella, with a dedicated focus on prime location, avant-garde architecture, uncompromised security, absolute privacy, optimal health, and committed sustainability.

This fabulous ground floor apartment with private garden and large terrace offers a total of 154 m² interior plus 231 m² of terraces and 80 m² of garden, it is distributed in 3 bedrooms and 3 bathrooms, spacious living room with open plan kitchen, ceiling heights up to 270 cm and a laundry room with Siemens washing and drying machine.

Click Here to find out more about this upscale development. 







VILLA ROSAS

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

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

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

€4,650,000

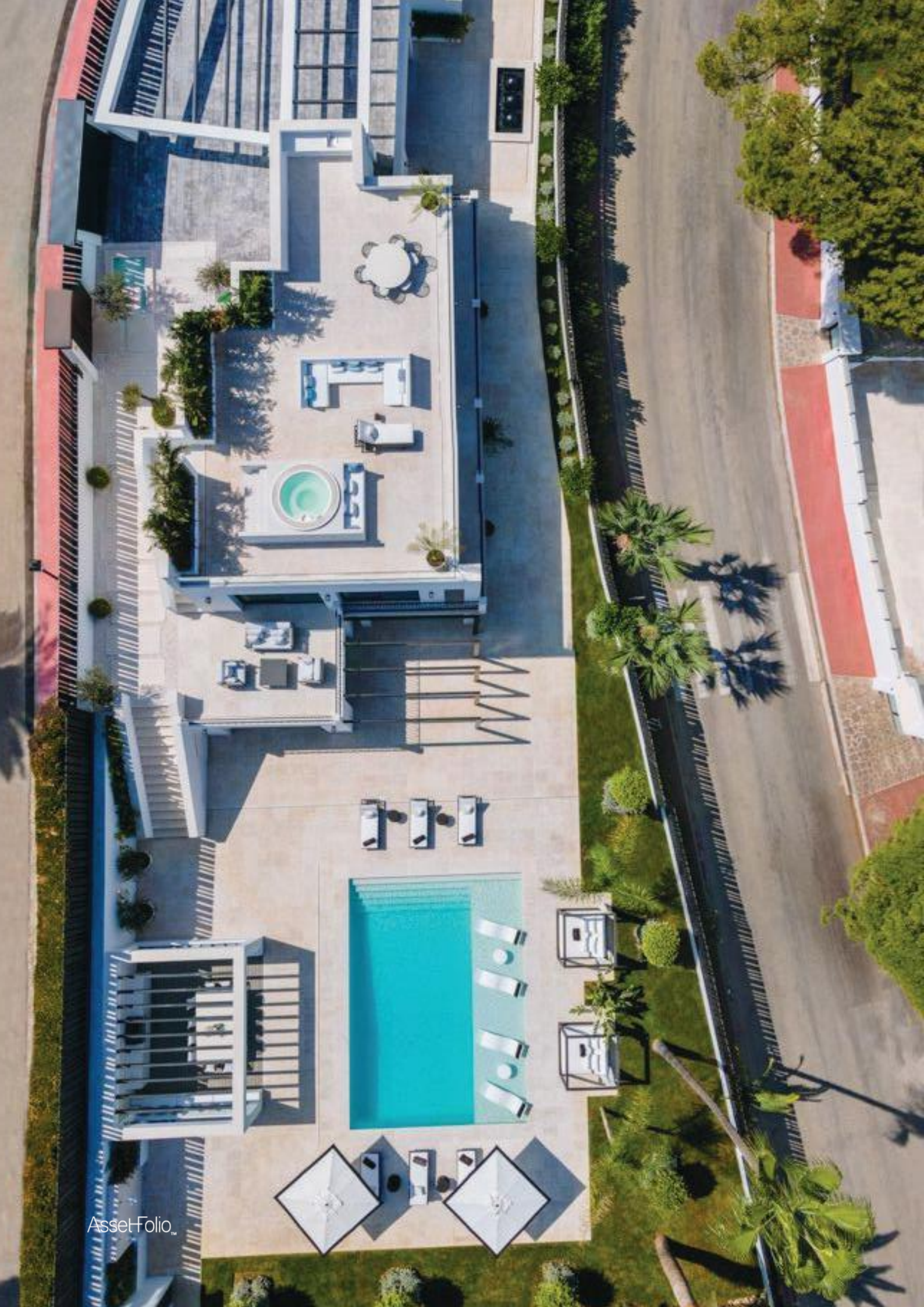
SPECIFICATIONS

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









VILLA ROSAS

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

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

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

Click Here to find out more about Villa Rosas.



JACARANDAS 12

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

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









JACARANDAS 12



JACARANDAS 12

Set over six low rise buildings, Jacarandas in Palo Alto has a private outdoor pool with gardens. Residents will also have full access to all the amenities of Palo Alto including a superior gym, hammam and jacuzzi in the Palo Alto Club available to owners and your guests also you will have access to the community engagement program, farmer's market, tennis court and pools.

Palo Alto offers you access to concierge services, a shared workspace for collaboration, and endless spaces to enjoy the natural beauty of the Sierra de las Nieves.

Click Here to find out more about Jacarandas 12.







Scenic 4-2-1

E S T E P O N A

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

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

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

€815,000

SPECIFICATIONS

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









Scenic 4-2-1

ESTEPONA

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

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

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

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

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





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PURCHASING PROCESS

2023



PROPERTY FOCUS

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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.

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.

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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.

Download our seller's guide.

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