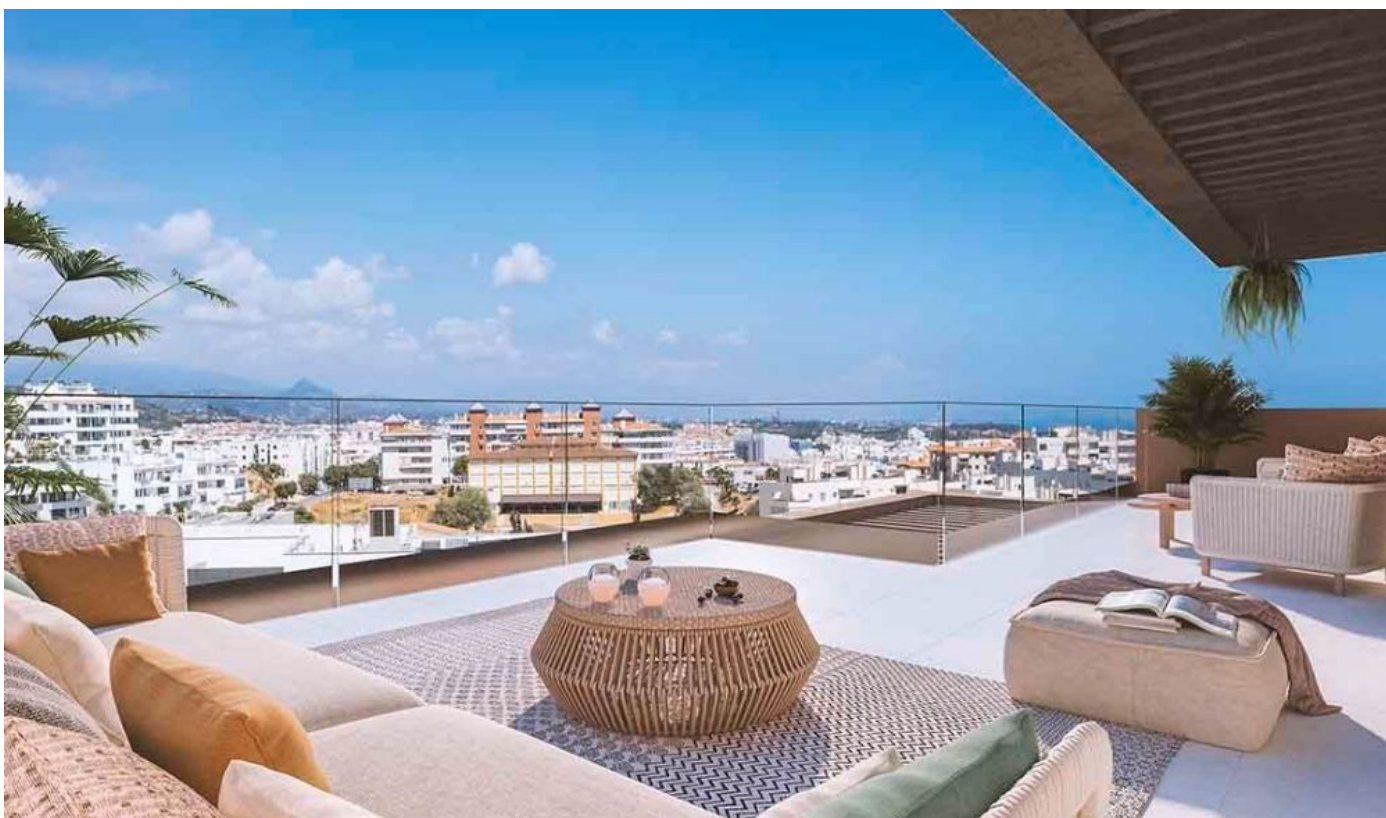


Ayana Estepona: Your Luxurious Oasis on the New Golden Mile

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Imagine waking up to the gentle sounds of the Mediterranean Sea, surrounded by lush tropical gardens, with the promise of a day filled with luxury and leisure. This is the reality that awaits at Ayana Estepona, a haven of tranquility and sophistication nestled on the New Golden Mile. With its exquisite residences, world-class amenities, and prime location, Ayana Estepona redefines coastal living, offering a unique blend of exclusivity and relaxation.

At Asset Folio, we specialize in connecting discerning buyers like you with exceptional properties in Costa del Sol. We're excited to introduce you to Ayana Estepona and guide you through the process of owning a piece of this coastal paradise. Let's delve into what makes this development so special!

INTRODUCING AYANA ESTEPONA: A VISION OF PARADISE

- **Overview of Ayana Estepona:** This exclusive development comprises 140 meticulously designed apartments and penthouses, housed in two elegant low-rise buildings. The architectural style is distinctly modern, with clean lines, expansive windows, and a focus on integrating indoor and outdoor living spaces. Ayana Estepona offers a range of two and three-bedroom residences, each meticulously crafted to provide the utmost comfort and

sophistication. The development boasts a commitment to sustainability, incorporating features like solar panels and energy-efficient appliances.

- **Developer's Vision:** The renowned developer behind Ayana Estepona envisioned a community that seamlessly blends luxury living with the natural beauty of the Costa del Sol. Inspired by the tranquility of the Mediterranean Sea and the vibrant energy of Estepona, the development creates a harmonious balance between relaxation and sophistication.
- **Unique Selling Propositions:** Ayana Estepona stands out with its unique combination of prime location, exceptional amenities, exquisite design, and commitment to sustainability. Its strategic position on the New Golden Mile, close to both Marbella and Estepona, offers the best of both worlds: access to vibrant city life and the tranquility of a residential setting. The development's focus on sustainability ensures a responsible and eco-conscious lifestyle, appealing to environmentally conscious buyers.

PRIME LOCATION: EMBRACE THE NEW GOLDEN MILE LIFESTYLE

- **Strategic Location:** Ayana Estepona is ideally situated on the New Golden Mile, a prestigious stretch of coastline between Marbella and Estepona. This strategic location offers residents the best of both worlds: easy access to the vibrant city life of Marbella and the charm of the traditional Spanish town of Estepona. The development is also conveniently located near the renowned Kempinski Hotel Bahia, offering a world of luxury and leisure at your doorstep. Explore the different neighborhoods and offerings of Marbella. Read our blog here: [Marbella Neighborhood Guide for New Homebuyers](#).
- **Proximity to Key Amenities:** Residents of Ayana Estepona enjoy a wealth of amenities within easy reach. Beautiful beaches are just a short stroll away, inviting you to soak up the sun, enjoy water sports, or relax at a beach club. World-class golf courses are within a few minutes' drive, catering to all levels of golfers. Estepona's charming town center offers a variety of restaurants, shops, and cultural attractions, providing a taste of authentic Spanish life. International schools and healthcare facilities are also conveniently located nearby, making Ayana Estepona an ideal choice for families and those seeking a well-rounded lifestyle.
- **Benefits of Living on the New Golden Mile:** The New Golden Mile offers a unique blend of tranquility, exclusivity, and convenience. While offering easy access to the vibrant attractions of Marbella and Estepona, it maintains a more relaxed and residential atmosphere. The area is known for its beautiful beaches, luxurious properties, and world-class amenities, making it a highly desirable location for those seeking a sophisticated and fulfilling lifestyle.

WORLD-CLASS AMENITIES: INDULGE IN LUXURY AND LEISURE

- **Resort-Style Amenities:** Ayana Estepona offers a wealth of resort-style amenities designed to enhance your lifestyle and provide a haven of relaxation and leisure. Take a refreshing dip in the expansive outdoor swimming pool, surrounded by lush landscaped gardens. Unwind in the state-of-the-art spa, featuring a heated indoor pool, sauna, steam room, and a variety of treatments. Stay active in the fully equipped gymnasium, offering state-of-the-art fitness equipment and personalized training programs. The beautifully landscaped gardens provide a tranquil setting for leisurely strolls or enjoying al fresco dining with friends and family. For a broader discussion of the lifestyle benefits in Costa del Sol, you might want to check our latest post on [Lifestyle Perks of Living in Costa del Sol](#).
- **Unique Features:** Ayana Estepona goes above and beyond with unique features that cater to the needs of

modern residents. A stylish clubhouse provides a social hub for residents, offering a place to relax, socialize, and enjoy a variety of activities. A dedicated co-working space provides a productive environment for remote workers and entrepreneurs. A concierge service is available to assist with various needs, from booking tee times at the golf course to arranging transportation and making restaurant reservations.

- **Focus on Wellness and Community:** Ayana Estepona prioritizes the well-being of its residents, creating a harmonious environment that promotes relaxation, social interaction, and a healthy lifestyle. The development's focus on sustainability extends to its amenities, with features like energy-efficient lighting and water-saving systems. The beautifully landscaped gardens provide a tranquil escape from the hustle and bustle of everyday life, inviting residents to connect with nature and enjoy the serenity of their surroundings.

EXQUISITE RESIDENCES: WHERE STYLE MEETS COMFORT

- **Architectural Design and Interior Features:** Ayana Estepona's architecture is characterized by clean lines, open spaces, and a seamless integration of indoor and outdoor living. The residences feature spacious layouts, with large windows that flood the interiors with natural light and offer stunning views of the surrounding landscape. High ceilings create a sense of grandeur and spaciousness, while private terraces and gardens provide opportunities for al fresco dining and relaxation.
- **High-Quality Materials and Finishes:** The developers of Ayana Estepona have spared no expense in selecting high-quality materials and finishes that exude luxury and sophistication. From premium flooring and countertops to designer fixtures and appliances, every detail has been carefully considered to create a refined and elegant living environment. The use of natural materials, such as wood and stone, adds warmth and character to the interiors, while contemporary finishes create a sleek and modern aesthetic.
- **Spacious Layouts and Open-Plan Living:** The residences at Ayana Estepona are designed to maximize space and functionality, with open-plan living areas that create a seamless flow between the kitchen, dining, and living spaces. This design promotes social interaction and creates a sense of spaciousness, ideal for entertaining guests or enjoying family time. Large bedrooms offer ample space for relaxation, while en-suite bathrooms provide a private sanctuary for pampering and rejuvenation.

SUSTAINABILITY: LIVING IN HARMONY WITH THE ENVIRONMENT

- **Commitment to Sustainable Practices:** Ayana Estepona is committed to sustainable practices that minimize its environmental impact and promote a responsible lifestyle. The development incorporates a range of eco-friendly features, from energy-efficient appliances and lighting to renewable energy sources and water conservation systems. These measures not only benefit the environment but also reduce energy costs for residents, contributing to a more sustainable and cost-effective lifestyle.
- **Eco-Friendly Features:** Ayana Estepona boasts an A+ energy rating, thanks to its incorporation of various eco-friendly features. Solar panels are discreetly integrated into the design, providing a renewable energy source for common areas and reducing reliance on traditional energy sources. Energy-efficient appliances and lighting systems minimize energy consumption, while water-saving fixtures and landscaping practices further contribute to the development's commitment to sustainability.
- **Benefits of Sustainable Living:** Living in a sustainable environment offers numerous benefits for residents and the planet. Reduced energy consumption translates to lower utility bills, while eco-friendly practices contribute to a healthier and more environmentally conscious lifestyle. By choosing Ayana Estepona, you're not only investing

in a luxurious property but also contributing to a more sustainable future.

INVESTMENT POTENTIAL: A SECURE AND LUCRATIVE OPPORTUNITY

- **Capital Appreciation and Rental Yield:** [Investing in Ayana Estepona offers the potential for both capital appreciation and attractive rental yields.](#) The development's prime location, exceptional amenities, and exquisite design make it a highly desirable property, ensuring strong demand from both domestic and international buyers. The potential for capital appreciation is significant, as property values on the New Golden Mile are on an upward trajectory, driven by factors such as tourism growth, infrastructure development, and a stable economic environment. The demand for rental properties in this area is also high, particularly for luxury properties with modern amenities and a prime location, making Ayana Estepona an attractive option for investors seeking to generate rental income.
- **Appeal to Domestic and International Buyers:** Ayana Estepona appeals to a wide range of buyers, including those seeking a primary residence, a holiday home, or a lucrative investment opportunity. Its prime location, exceptional amenities, and exquisite design attract discerning buyers from both Spain and abroad, including those from the US and Canada who are seeking a luxurious lifestyle in a beautiful Mediterranean setting.
- **Secure and Lucrative Investment Opportunity:** Investing in Ayana Estepona offers a secure and lucrative opportunity to diversify your portfolio and build long-term wealth. The development's commitment to sustainability, combined with its prime location and exceptional amenities, ensures its long-term appeal and value appreciation. Whether you're seeking a primary residence, a holiday home, or a rental investment, Ayana Estepona offers a compelling opportunity to secure your financial future and enjoy the benefits of owning a piece of paradise on the New Golden Mile.

WHY CHOOSE ASSET FOLIO? YOUR TRUSTED PARTNER IN COSTA DEL SOL REAL ESTATE

- **Local Expertise:** At Asset Folio, we possess an in-depth understanding of the Costa del Sol property market, including local regulations, market trends, and investment opportunities. We can guide you through the complexities of the buying process, from property search and due diligence to financing and legal procedures, ensuring a smooth and successful transaction.
- **Personalized Service:** We understand that every buyer is unique, with individual needs, preferences, and investment goals. We take the time to understand your specific requirements and tailor our services accordingly, providing personalized guidance and support throughout your property search and purchase journey.
- **Access to Exclusive Listings:** Through our extensive network and established relationships, we have access to a wide range of properties, including exclusive listings not available on the open market. We can connect you with hidden gems and off-market opportunities, giving you a competitive edge and access to unique properties like Ayana Estepona.
- **Comprehensive Support:** From initial consultation to final closing and beyond, we provide comprehensive support throughout the entire buying process and property ownership journey. We can assist with legal advice, financing options, property management, and after-sales care, ensuring a seamless and stress-free experience.

ADDRESSING YOUR CONCERNS: FAQs ABOUT BUYING PROPERTY IN AYANA ESTEPONA

- **Q: What are the payment plans and completion dates for Ayana Estepona?**
 - **A:** Typically, a reservation deposit is required to secure your chosen unit, followed by staged payments throughout the construction process. The completion date for Ayana Estepona is scheduled for 2025, Asset Folio can provide detailed information on payment plans and completion dates, ensuring a transparent and hassle-free purchase process.
- **Q: Can I obtain residency in Spain through purchasing a property in Ayana Estepona?**
 - **A:** Yes, Spain offers a [Golden Visa program](#) that grants residency to non-EU citizens who invest a minimum amount in real estate. Purchasing a property in Ayana Estepona may qualify you for this program, allowing you to obtain residency in Spain and enjoy the benefits of living in this beautiful country. Asset Folio can provide information on the Golden Visa program and assist you with the application process. (*this is subject to possible changes in 2025*)
- **Q: What are the property management options available for Ayana Estepona?**
 - **A:** Ayana Estepona offers various property management options to suit your needs, whether you plan to use the property as a holiday home, a rental investment, or a primary residence. Asset Folio can connect you with Vida Property Management that can handle various aspects of property ownership, from tenant screening and rent collection to maintenance and legal compliance, ensuring your investment is well-maintained and generates optimal returns. Please email info@vidapropertymanagement.com for more information or arrange a personal call back.