

START OVER

Your Local Winter Real Estate Update

LEGAL UPDATES

Restrictions, resilience
& water conservation

MAINTENANCE

Keep your home ready
for this season

WELLNESS

Winter Tips for
Healthy Living

A photograph of a luxury outdoor pool deck at dusk. The scene features a wooden deck with two lounge chairs, a swimming pool, and a backdrop of palm trees and a sunset sky. The text is overlaid in the center.

KELLERWILLIAMS
Luxury
ALFONSO LACRUZ
TEAM

A NOTE FROM **ALFONSO LACRUZ TEAM**



Alfonso Lacruz | Team Leader

Dear current and future clients,

Welcome to your winter Real Estate magazine of the Costa del Sol! Dive into the vibrant world of Real Estate and discover the hidden gems that this dazzling region has to offer. From stunning villas with panoramic views to beachside apartments, here you will find the most exclusive and tempting properties to make your dreams come true.

The Costa del Sol, with its year-round warm and sunny climate, golden sandy beaches and rich culture, is the perfect destination for those seeking a tranquil lifestyle with plenty of quality.

From Marbella to Estepona, Puerto Banus to Benahavis, you will discover a wide variety of first class properties. Whether you are looking for a modern villa with infinity pool and sea views, a stylish apartment with direct access to the beach or a traditional finca in the mountains, our magazine will help you find the perfect property to suit your desires and needs.

In addition to properties, our magazine will also provide you with information about the best things to do in the area, cultural highlights and outdoor activities you can enjoy on the Costa del Sol.

Our summer magazine is here to guide you every step of the way, providing you with detailed market insights and expert advice to help you make informed decisions.

Discover the true meaning of the Mediterranean lifestyle and find the property of your dreams in this sunny paradise!


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ALFONSO LACRUZ
Real Estate in Marbella & Benahavis

kw MARBELLA
KELLERWILLIAMS

A QUARTER IN REVIEW

Marbella Market Snapshot

	2Q 2023	2Q 2022	% Differ.
 Number of Homes Sold	1.287	1.743	-26,2 %
 Average Sales Price	** 3.461 €/m2	3.218 €/m2	4,5 %
 * Stock of Homes for Sale	5.790	6.035	-4,1 %

Benahavis Market Snapshot

	2Q 2023	2Q 2022	% Differ.
 Number of Homes Sold	224	317	-26,5 %
 Average Sales Price	** 3.352 €/m2	2.490 €/m2	34,6 %
 * Stock of Homes for Sale	1.752	1.701	3,0 %

More information on the real estate market of Marbella and Benahavis on this link:

<https://www.alfonsolacruz.com/real-estate-market-info-marbella-benahavis>



* The stock of properties for sale is not an official number but an estimation – Source: Registradores, Notariado, Idealista
 ** The value of the average sales prices is provisional and may suffer variations – Source: Registradores

WINTER 2023

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SUCCESS STORIES

Our customers recommend us, discover what they say about us

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MARKET STATUS

Alfonso Lacruz analyzes the current market situation

YOUR LOCAL | CULTURAL AGENDA

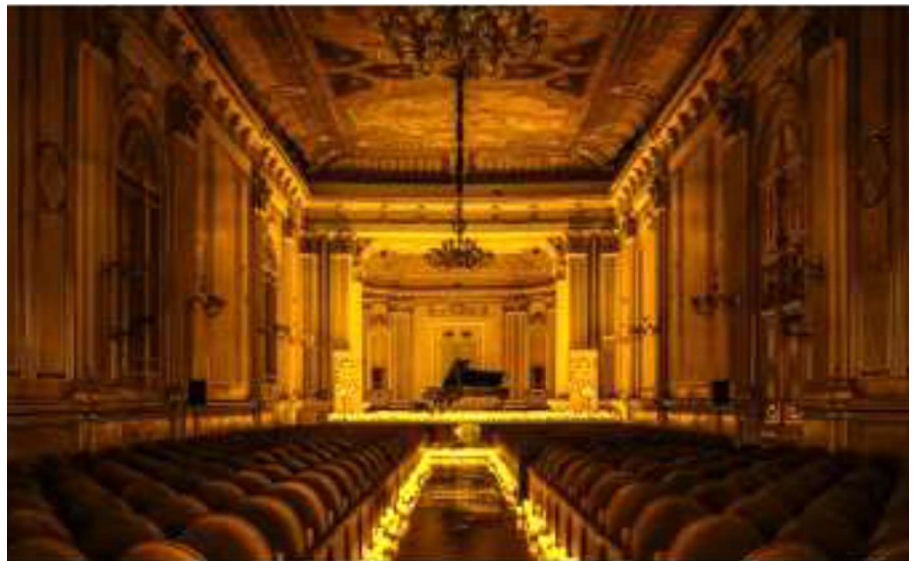
Know first hand all the plans that you can do this season on the Costa del Sol

FEATURED LISTINGS

Don't miss out on our new exclusive properties for this season

WINTER WELLNESS

Winter Tips for Healthy Living



Winter 2023

Navigating Drought in Andalusia: Restrictions, Resilience & Water Conservation

Andalusia, a region renowned for its stunning landscapes and vibrant culture, is currently facing the challenges posed by a prolonged drought. The scarcity of water resources has prompted the implementation of a decree imposing restrictions on water usage to mitigate the impact on both the environment and the community. In this article, we delve into the details of the drought situation in Andalusia, explore the recent decree of water restrictions, and provide practical tips for individuals and businesses to contribute to water conservation efforts.



The Drought Scenario in Andalusia

Andalusia, characterized by its diverse ecosystems ranging from coastal areas to mountainous terrains, is experiencing a significant water shortage. Insufficient rainfall and depleting reservoir levels have led authorities to take decisive action in the form of a comprehensive decree outlining water usage restrictions. These measures are crucial not only for preserving the delicate balance of the region's ecosystems but also for ensuring a sustainable water supply for agricultural, industrial, and domestic needs.



Decree of Water Restrictions

The recent decree addressing water restrictions in Andalusia reflects a collective effort to tackle the pressing issue of drought. The restrictions encompass various sectors, emphasizing the need for responsible water consumption. Agricultural practices, industrial processes, and domestic water use are all subject to specific guidelines aimed at optimizing water utilization and minimizing wastage. Authorities are also actively monitoring and penalizing any violations to ensure strict adherence to these regulations.

Marbella

Decree-Law 4/2023 of May 11, which implemented urgent measures related to agriculture and water in response to the drought, the Mayors of the Costa del Sol have had to enforce stringent restrictions due to the worsening situation. In particular, in Marbella last November, measures were proposed that include maximizing the use of reclaimed water for golf courses, restricting the use of potable water for irrigation and cleaning, requiring alternative resources, and promoting a judicious use of water in swimming pools.

Practical Tips for Water Conservation

Efficient Irrigation Practices: Farmers can adopt precision irrigation techniques, such as drip irrigation, to minimize water wastage in agriculture.

Smart Landscaping: Residential and commercial spaces can implement water-wise landscaping by choosing drought-resistant plants and optimizing irrigation schedules.

Water Recycling and Reuse: Industries should explore water recycling and reuse systems to minimize their environmental impact and reduce dependency on freshwater sources.

Educational Campaigns: Community-wide awareness programs can empower individuals to make informed choices about water usage, promoting a culture of conservation.

Upgrading Infrastructure: Investing in modern water infrastructure with efficient water distribution systems can significantly reduce losses and enhance overall water management.

Domestic Water-Saving Practices: Individuals can contribute by fixing leaks promptly, using water-saving appliances, and being mindful of their daily water consumption.

The drought situation in Andalusia demands a collective commitment to water conservation. The recent decree of water restrictions underscores the severity of the issue and the need for proactive measures. By implementing responsible water practices at both the institutional and individual levels, Andalusians can not only navigate the challenges posed by the current drought but also contribute to the long-term sustainability of the region's precious water resources. As we face these challenges together, the resilience of Andalusia will undoubtedly shine through, ensuring a future where water scarcity is a concern of the past.

REAL VALUE REAL EXPERIENCE



Alfonso Lacruz
**CEO and Founder of
Alfonso Lacruz Team**

CREDENTIALS

BA History
**Naval Architect and
Marine Engineer**

Master
**Massachusetts Institute
of Technology**

Results
**Top #1 Agent of Keller
Williams Spain in 2015, 2016,
2017 and 2018**

KW Millionaire Agent 2022

**Example and commitment
award as Operations
Director 2023**

ALFONSO LACRUZ
Real Estate in Marbella & Benahavis

kw **MARBELLA**
KELLERWILLIAMS

“When you choose to work with me, you’re partnering with a trained agent that has the backing of the world’s largest real estate company, consisting of 200,000+ associates around the globe. That puts your search in the hands of the largest, most resourceful real estate network.

And, by choosing to partner with me and the Keller Williams family, you gain access to a suite of technology that keeps you informed and engaged with what’s happening in the neighborhoods you’re eyeing.

Keller Williams was built on a simple-yet-revolutionary principle: people are what matter most. To help cement this understanding, we’ve formalized a belief system that guides how we treat each other and how we do business.”

20

YEARS IN
BUSINESS

89%

PERCENTAGE OF
LISTINGS SOLD

2%

NEGOTIATION
RATE

76%

REPEATED AND
REFERRED CLIENTS

WIN-WIN
INTEGRITY
CUSTOMERS
COMMITMENT
COMMUNICATION

or no deal
do the right thing
always come first
in all things
seek first to understand

CREATIVITY
TEAMWORK
TRUST
EQUITY
SUCCESS

ideas before results
together everyone achieves more
starts with honesty
opportunities for all
results through people

A QUARTER IN REVIEW

CLOSED TRANSACTIONS - MARBELLA

The first semester of 2023 remains fairly active although slower than 2022

The Ministry of Housing has recently released data for the second quarter of 2023, revealing that in Marbella, there has been a 26% decrease in closed transactions compared to the same period in 2022. It's worth noting that this comparison is against the exceptional year of 2022, which saw the highest number of closed home sales in Marbella ever recorded. Despite this decline, 2023 ranks as the third-best year for home sales in Marbella.

In reality, our on-the-ground experience suggests that the market is not as frenzied as it was last year. During that time, we were closing sales shortly after properties were introduced to the market. Nevertheless, we are still witnessing significant interest from prospective buyers in Marbella, resulting in closed sales. Looking back, our impression at the end of the first quarter remains consistent: the market remains active, albeit with a more normalized state.

In summary, while 2023 may be progressing at a slightly slower pace than the previous year, it remains a fairly active year for real estate in Marbella.

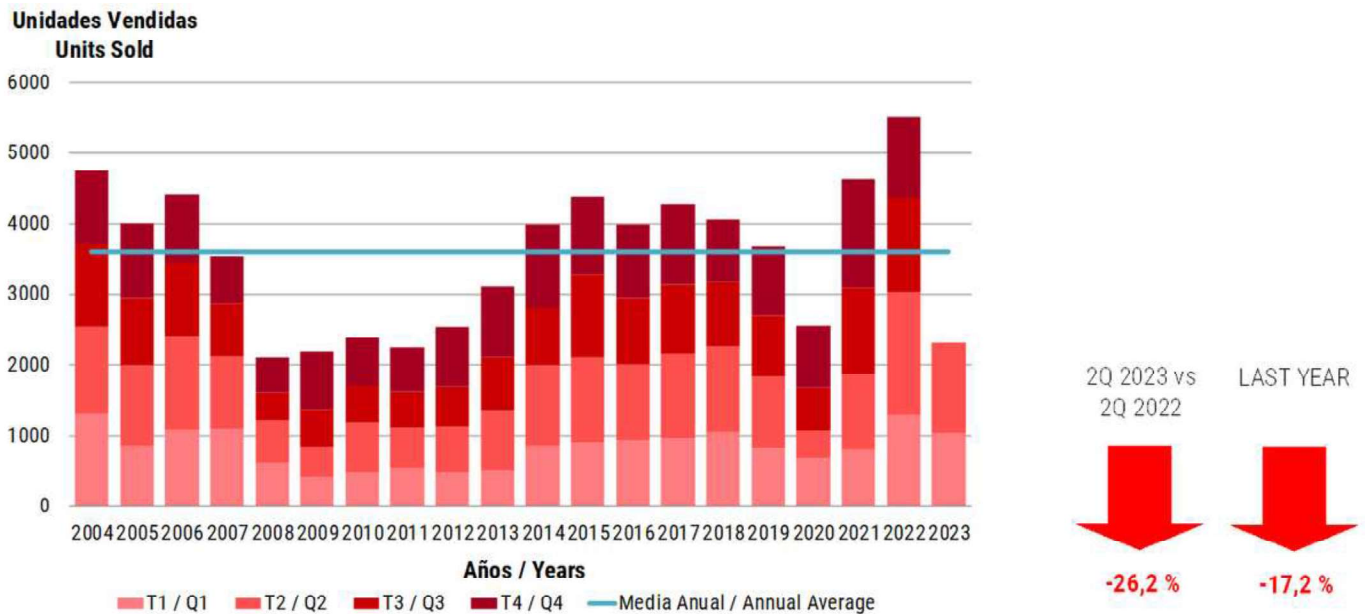


CHART 1 - HOMES SOLD PER QUARTER AND YEAR - MARBELLA

A QUARTER IN REVIEW

CLOSED TRANSACTIONS - BENAHAIVIS

As for Benahavis, the figures closely mirror those of Marbella, with a decline of 26.5% in home sales. This decrease primarily impacts the resale market, while there is a notable uptick in the sales of newly constructed units compared to the same quarter in 2022. However, this increase in new property sales has a limited impact on the overall number, accounting for only 12% of the total home sales in Benahavis.

In general, echoing the earlier discussion about Marbella, there is a significant reduction in closed transactions when compared to the previous year. Nonetheless, it's worth highlighting that the first half of the year remains one of the most robust periods in Benahavis' real estate market despite all negative news that are impacting it.

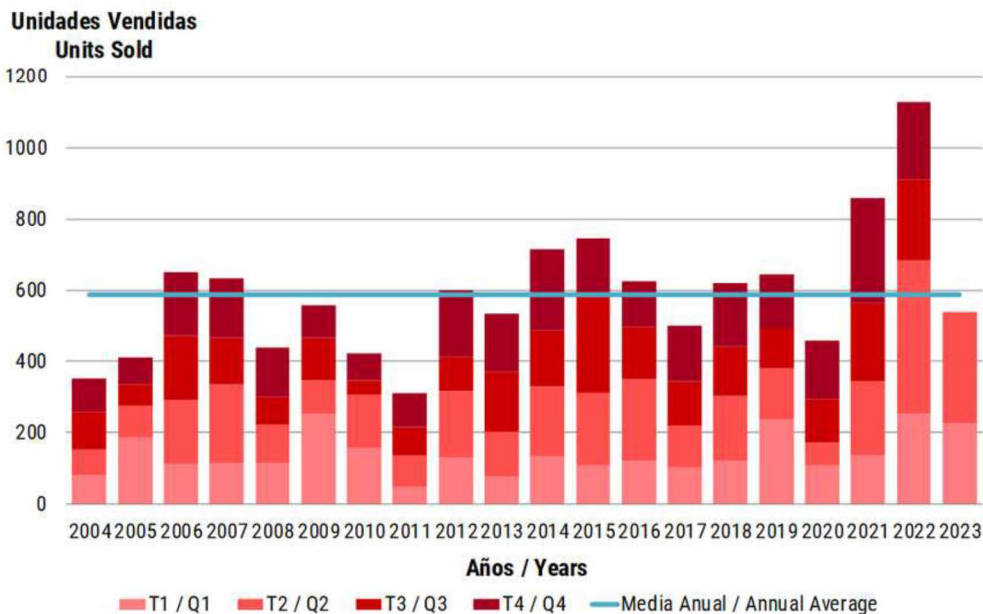


CHART 2 - HOMES SOLD PER QUARTER AND YEAR - BENAHAIVIS

A QUARTER IN REVIEW

HOME SALES PRICES - MARBELLA

And home prices keep on going up, even in the face of a slowdown

The analysis of home prices reveals a consistent upward trend, not only in Marbella but also in Benahavis. This applies to various metrics, including asking prices, closed transaction prices, the prices at which homes are ultimately sold, and valuations, which are the estimates provided by professional appraisers.

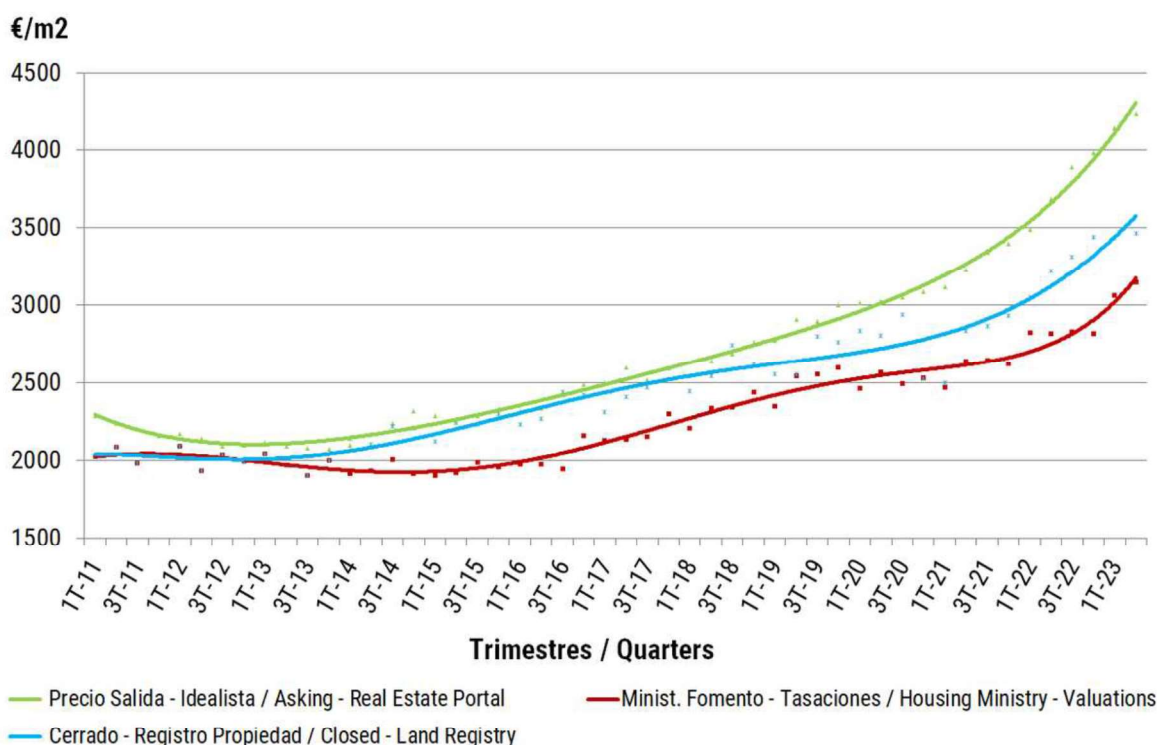


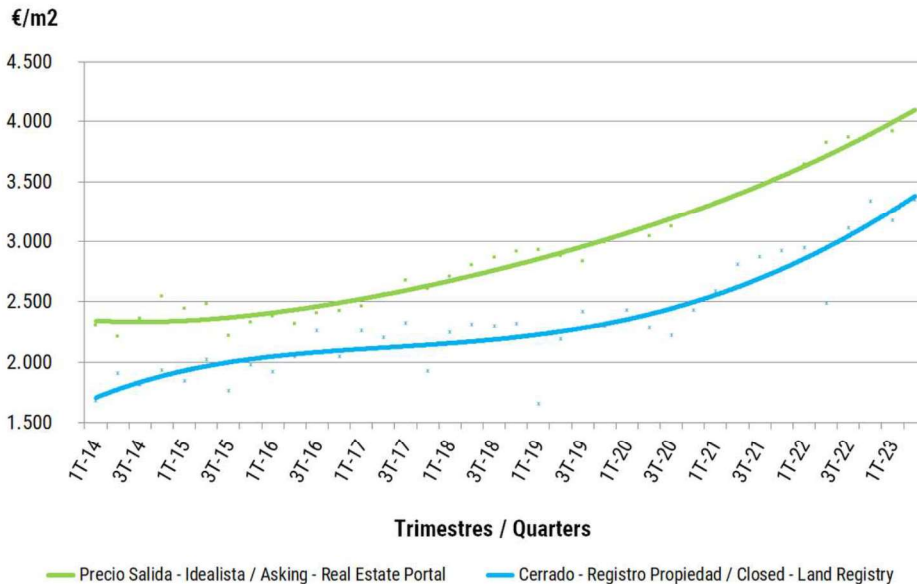
CHART 1 - ASKING, CLOSING AND VALUATION HOME PRICES - MARBELLA

It's also accurate to note that the rates of growth vary significantly depending on the specific metric we examine. For instance, asking prices are increasing at an annualized rate of 15%, whereas closing prices are rising at a more modest 4.5%. This widening disparity between asking and closing prices has now reached a historic high of 22%. In essence, many property owners may not yet have come to the realization that maintaining these levels of growth in asking prices is unsustainable. Consequently, a significant number of them may be compelled to make substantial price reductions of 20% or more in order to facilitate sales.

A QUARTER IN REVIEW

HOME SALES PRICES - BENAHAVIS

The situation in Benahavís mirrors a similar pattern, with prices steadily increasing since 2014.



The trajectories of asking and closing prices run in parallel, demonstrating a substantial difference of 733 € per square meter, equating to a notable 22% gap. This 22% represents the average discount that property owners must concede to facilitate a sale.

CHART 2 - ASKING AND CLOSING HOME PRICES - BENAHAVIS

What holds true is that the rate of increase has shifted from 9.5% last year, a pace we previously noted as unhealthy and unsustainable in the long term, to a more moderate 4.5% when we consider the current increases on an annualized basis.

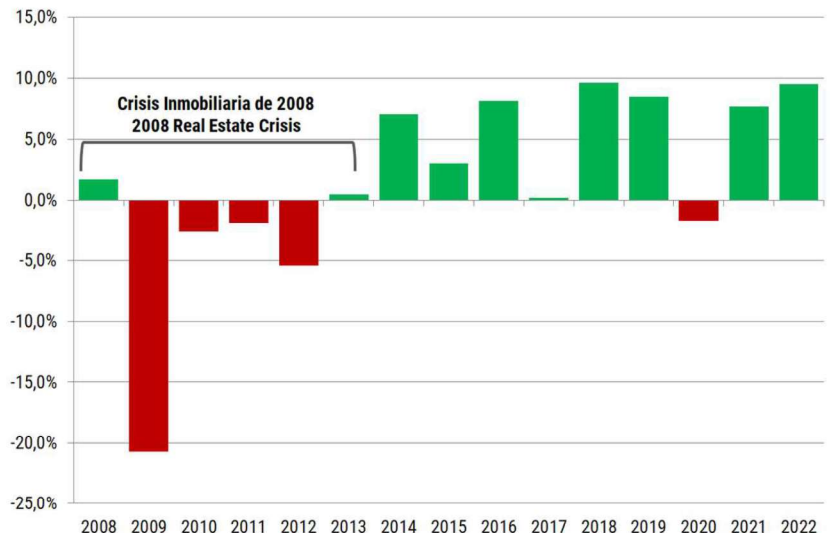


CHART 3 - CLOSING PRICE - EVOLUTION OF PRICES - MARBELLA

SUCCESS STORIES



WHAT THEY SAID



“ Selling your home is a momentous task and you really need an excellent team around you to do this successfully. You also need to let go emotionally of the place you have lived in especially if it has been your home for a long time.

Having just been through this process I would like to share with you an exceptional team who have advised me, listened to me, guided me, and most importantly sold the property for me. Trojan work was done by each member of the team.

The mastermind behind the marketing is Alfonso La cruz who steered the pathway from A - Z bringing quality clients for the viewings. I entrusted Alfonso to deal with this property sale and I was not disappointed. So, if you are considering to sell or buy do chat with Alfonso from Keller Williams, in Benahavis.



WHAT THEY SAID



His knowledge of the market and what is happening currently is amazing. I have a perfect match with the buyers for the property so everyone is happy. Thank you once again Alfonso and team for your professional work.

Marlene B.
12 | 2023

“ Alfonso and his entire team are very efficient, they are the only ones to offer such a service throughout the region. Always listening and understanding, quality of goods and effective analyses, Powerful and rapid results. Also his legal entourage is perfectly fine-tuned. A very pleasant team.

Julien P.
11 | 2023

SOLD

SOLD PROPERTIES



TOWNHOUSE | ALBAYALDE

3 Bed | 3 Bath | 198 sqm

List Price 320.000 €

Sold for 320.000 €

Sold for **100%** of the listing price



PLOT | MONTEMAYOR

4.684 sqm

List Price 399.000 €

Sold for 410.000 €

Sold for **102,76%** of the listing price



APARTMENT | LAS TERRAZAS

2 Bed | 2 Bath | 136 sqm

List Price 259.000 €

Sold for 252.000 €

Sold for **98%** of the listing price



VILLA PAJARITOS | BENAHAUIS

6 Bed | 4 Bath | 286 sqm

List Price 749.500 €

Sold for 735.000 €

Sold for **98,14%** of the listing price



APARTMENT | SAN PEDRO

3 Bed | 2 Bath | 125 sqm

List Price 349.000 €

Sold for 349.000 €

Sold for **100%** of the listing price



TOWNHOUSE | MONTEMAYOR

3 Bed | 3 Bath | 231 sqm

List Price 495.000 €

Sales contract signed for 460.000 €

Sales contract signed for **92,93%** of the listing price

THE PROOF IS IN OUR NUMBERS

These numbers depict not only the trajectory of my business, but the expertise, dedication and commitment that you will receive.

TEAM'S RESULTS IN 2022:

2022 has been not only a record year in Benahavis and Marbella in the number of transactions closed but also for our local team that achieved our historical, and outstanding, record in sold volume and client's recognition:

100 %

FIVE STARS'S
REVIEWS

98 %

LIST - TO - SALE
RATIO

99 %

PRICE OBTAINED
FROM ASKING PRICE

60 M €

SOLD
VOLUME

FEATURED LISTING



Brand New Villa, Puerto del Almendro Benahavis

1.295.000 €

384 sqm built | 900 sqm plot

3 bed | 3.5 bath

This contemporary design villa with stunning panoramic views and flooded with light due to its open plan layout and an entire wall of sliding doors, offering views of the garden, private pool and surrounding nature.

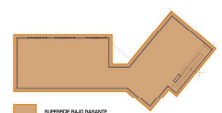
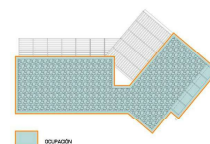
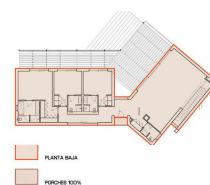
Built on one level plus a basement, the property boasts 3 bedrooms, 3 bathrooms, and the open plan area, which includes the living room, dining area and kitchen, plus a guest toilet.

Its beautiful modern design, fully equipped kitchen, gorgeous exterior and great location make this the perfect villa for anyone looking to enjoy holidays or living on the Costa del Sol.

It will be completed in the second quarter of 2024.

SCHEDULE A TOUR

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SUPERFICIES JUSTIFICACIÓN

PLANTA SALA	
SUP. CERRADA COMPUTABLE	132.25 m ²
PORCHESE (TERRAZA)	1.75 m ²
TERRAZA PERIFERICA	22.50 m ²
ACCESO	36.00 m ²
PISCINA	24.50 m ²
TOTAL SUP. COMPUTABLE P. SALA	197.00 m ²
PLANTA SOTANO	
SUP. CERRADA NO COMPUTABLE	199.51 m ²
TOTAL SUP. COMPUTABLE P. SOTANO	30.00 m ²
TOTAL SUP. COMPUTABLE	197.00 m ²
TOTAL SUP. OCUPACION	197.00 m ²
SUPERFICIE PARCELA	1.042.50 m ²
EDIFICABLE (C.O. MÍNIMA/INTJ)	677.70 m ²
OCUPACION (MÁXIMA C.O.)	384.75 m ²

FEATURED LISTING



Brand New Villa in Montemayor Benahavis

2.495.000 €

624,53 sqm built | Infinity pool | Gym | Cinema
5 bed | 6 bath

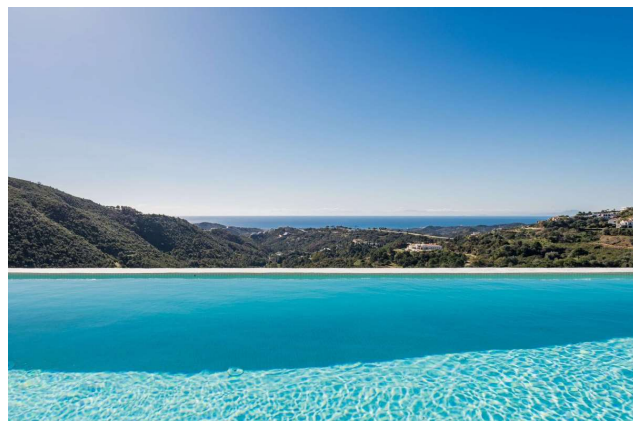
The views of the sea and mountains are verses that narrate stories of golden sunrises and tranquil sunsets. The Infinity Pool, where water and the horizon intertwine in an eternal dance, invites you to occupy time contemplating the grandeur of the world.

On the first floor, a cinema, gym, game room, and terrace compose a symphony of fun and joy, inviting you to participate in the dance of life. On the second floor, an open space unfolds like a blank poem, with a living room, dining area, and kitchen flowing together. Covered terraces become stanzas that caress the soul.

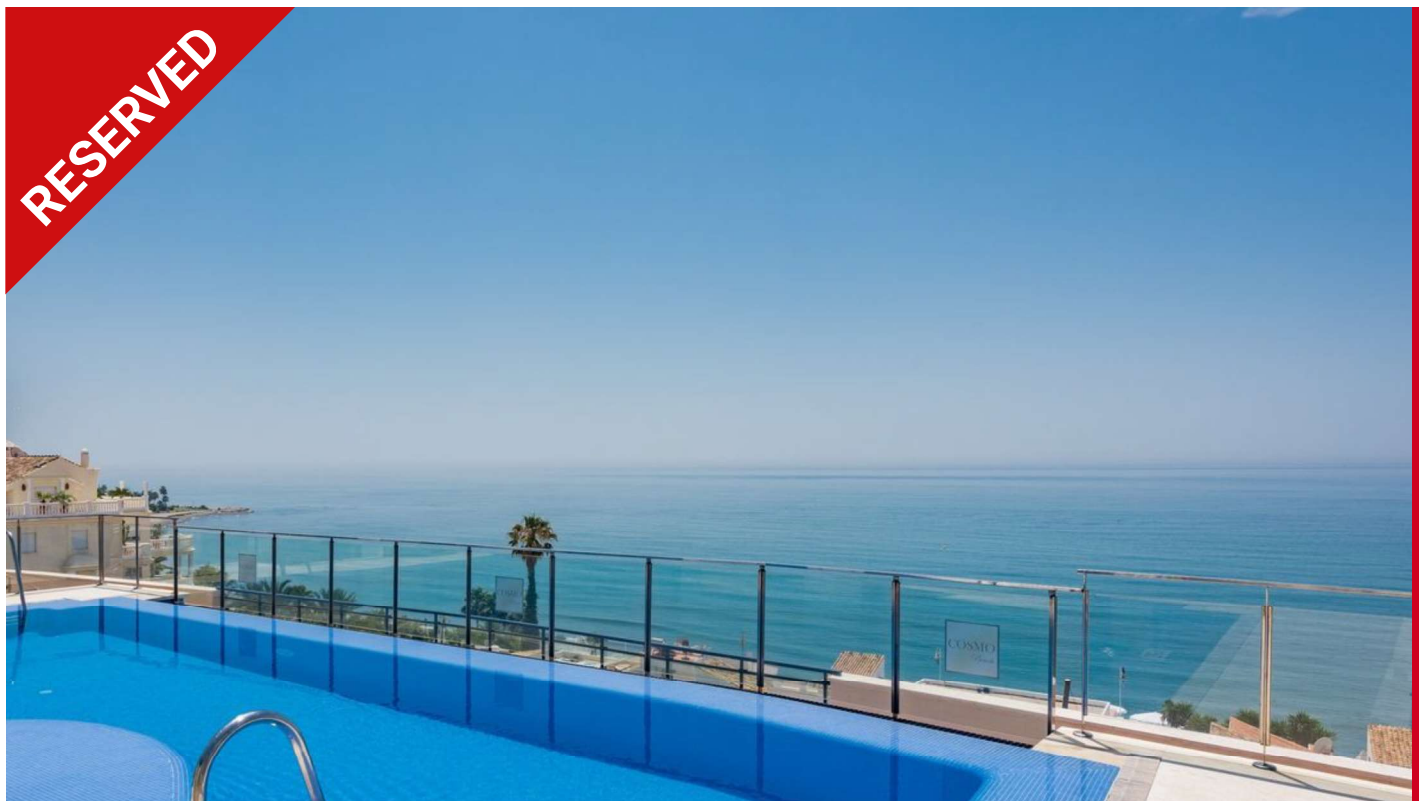
In addition, the master suite is a chapter of intimacy, with the bedroom, dressing room, and bathroom creating a narrative of luxury.

SCHEDULE A TOUR

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FEATURED LISTING

RESERVED

Apartment in Cosmo Beach Estepona

310.000 €

103,10 sqm built | Garage | Storage Room

2 bed | 2 bath

Your home in the New Golden Mile! Recently renovated 2-bedroom apartment, located on the dazzling coast, perfect for those craving a relaxed life by the sea.

Enjoy each evening with the glow of the Mediterranean from the bright living room and terrace, an intimate space to appreciate breathtaking panoramic views. With impeccable design and south-facing orientation, the bedrooms, each with an en-suite bathroom. Marble floors add a touch of elegance, while the modern, fully-equipped kitchen is ready to awaken your culinary skills.

This property is the perfect haven, whether for settling permanently or enjoying a relaxing vacation! Don't miss the opportunity to live in this coastal paradise.

SCHEDULE A TOUR

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FEATURED LISTING



Luxury Apartment in Mirador del Paraiso Benahavis

1.449.000 €

270 sqm built | 2 Garages | 2 Storage rooms

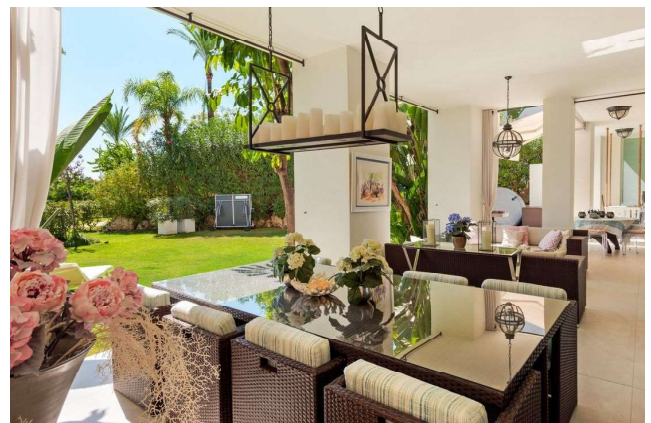
5 bed | 5,5 bath

This special luxury apartment combines exquisite decoration with cutting-edge designs. It offers a spacious and bright living space immersed in a natural environment that exudes tranquility. This is a unique property, the result of meticulous renovation that merged two apartments with 2 and 3 bedrooms.

The heart of this home is a spacious living-dining area that connects to a cozy lounge. From here, you access a generous terrace & a very beautiful community garden of 269 sqm for private use that opens to a pool with panoramic views of the sea and the mountains. The kitchen is fully equipped and conveniently adjoins a laundry room. It is also super warm, surrounded by vegetation.

SCHEDULE A TOUR

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FEATURED LISTING



Villa in Montemayor Benahavis

1.395.000 €

346 sqm built | 2.438 sqm plot

4 bed | 4 bath

This Villa of traditional Andalusian style, this residence spans three levels, characterized by abundant natural light, and top-notch finishes. The upper floor has a grand double-height entrance hall, an impressive staircase area, a guest toilet, an inner courtyard, a designer kitchen with three distinct spaces, a dining area, a living room with a TV section, and a front terrace extending under a majestic pergola. Additionally, there's a porch adjacent to the living room and a terrace for parking two vehicles. The ground floor shines with a master bedroom, including a sitting area, a walk-in closet, and a full bathroom. On this level, you'll also find a living room, a second full bathroom, two double bedrooms and a covered porch on the facade. The property's attractions is the infinity pool with views of the mountains and the Mediterranean, a fully equipped gym, and an 8-square-meter utility room, a fantastic home cinema room and a studio.

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FEATURED LISTING



Plot in Montemayor A15 Benahavis

239.000 €

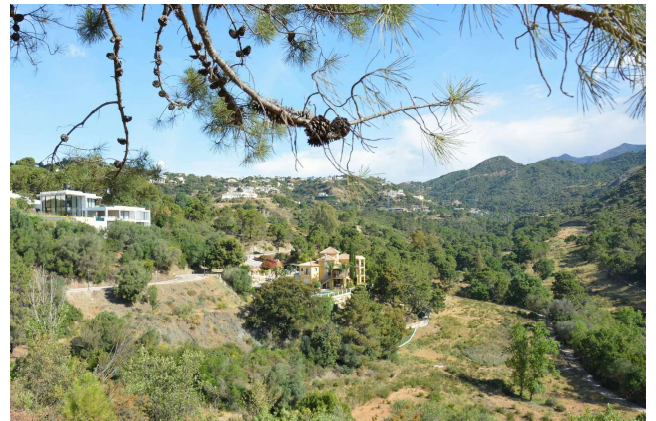
2.400 sqm / 292,80 sqm buildable

Located atop the hills of Benahavis, within the natural enclave of the Monte Mayor Valley, plot A15, spanning 2,400 square meters with a maximum building capacity of 292.80 square meters, gazes upon one of the splendid vistas offered by the southern Mediterranean landscape, ideal for constructing a residence that seamlessly integrates with, respects, and blends into the natural landscape of Monte Mayor Valley.

Benahavis is renowned for being one of the most beautiful villages on the Costa del Sol. Its cobblestone streets, white houses, and charming squares are perfect for strolling and enjoying the typical Andalusian architecture. Gastronomy, guest accommodation, outdoor activities, art galleries, local shops, spa and wellness services all make this area a wonderful place to live.

SCHEDULE A TOUR

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FEATURED LISTING



Plot in Montemayor A16 Benahavis

390.000 €

2.870 sqm / 366 sqm buildable

Located atop the hills of Benahavis, within the natural enclave of the Montemayor Valley, plot A16, is a private sanctuary, a blank canvas to create the home of your dreams. A natural paradise bathed in the warm southern sun, where a lush forest, majestic mountains, a serene lake, and the vast sea intertwine in an unparalleled spectacle. This 2,870 square meter plot, located in the prestigious Montemayor development, invites you to explore endless possibilities.

.With a maximum building capacity of 366 square meters, this space offers the freedom to build a customized oasis, tailored to your needs. Adjacent to it, you will find top-notch tennis courts and golf courses, along with the most exclusive clubs, making this place a landmark in southern Spain for those seeking to indulge in life to the fullest.

SCHEDULE A TOUR

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MARKET STATUS

Understanding price trends & embracing optimism

In December 2023, the official data for the third quarter of 2023, sourced from the Associations of Land Registries and Notaries, release, revealing a continued upward trajectory in property prices. We have worked out this information with the variation in asking prices from the real estate portal Idealista to draw some compelling conclusions:

1 Sustained Price Growth:

Notably, property prices persist in their upward journey, maintaining a consistent pace with double-digit growth, approaching a 13% annual variation. This growth, can be observed in the three different prices being recorded: asking, closing and valuations pricing.

Property prices have been on a consistent upward trajectory since 2014, experiencing a more pronounced acceleration from 2022 onwards in Marbella and a sustained, continuous ascent in Benahavis.

2 Continued Trend:

Although official year-end data for 2023 is yet to be released (scheduled for March 2024), the asking prices published by the Idealista portal indicate an ongoing growth rate, remaining consistent with previous months. Despite an unmanifested slowdown in the data, the market experienced a palpable deceleration in the last quarter of 2023.

3 Persistent Gap in Asking and Closed Prices:

The disparity between asking and closed prices remains significant. In Marbella, this gap reached historical highs in 2022, approaching 20%, and persists, indicating that the current average overpricing of properties in the market remains at that level. In Benahavis, a similar pattern is observed, with the gap closely mirroring Marbella's, reaching a peak near 24% in 2022 and currently standing at a more moderate but still notable 17%.

4 Preference for New Builds:

The contrast between the closing prices of new units and second-hand homes underscores a distinct preference for newly constructed properties. Both new build and second-hand unit prices have experienced an upward trajectory in Marbella and Benahavis. However, the trends diverge between the two locations. In Marbella, a significant surge in new build prices has been observed since mid-2022, while closing prices for second-hand homes present a more stabilized situation with a tendency toward stability. At the start of 2022, the difference stood at a mere 500 €/m², approximately 15%. Currently, this gap has expanded to 2,500 €/m², marking a notable 40% increase.

Conversely, in Benahavis, purchasers of new builds are paying a remarkable 50% more per sqm than those acquiring second-hand properties. This imbalance can be attributed to the general preference among customers for new products, despite the premium associated with being new. Additionally, the limited availability of new developments in Benahavis further contributes to this market asymmetry.






Considering the sustained increases in prices, a pertinent question arises: Can this trend be sustained? Personally, I believe the market cannot support continuous double-digit growth over time.

Examining the American real estate market, which typically precedes ours by about a year, it experienced a profound crisis in 2023, with some locations witnessing 17% price drops and an average of 11%, along with a 40% decline in closed sales of second-hand homes. This collapse was primarily attributed to affordability rates, with high mortgage rates and escalating prices pushing many buyers out of the market, resulting in reduced closings and a subsequent drop in prices.

Could we witness a similar situation in the markets of Marbella and Benahavis? In this instance, I am inclined to believe otherwise. Luxury markets, such as the one we have here, are less susceptible to increases in mortgage interest rates, and the inventory remains low. Examining the luxury real estate market in the US reveals a more normalized market with a similar number of homes sold and a 3% increase in prices. Therefore, our focus should be on maintaining a more normalized market in terms of homes sold and price increases, as failure to do so may continue to deter potential buyers.

In summary, while acknowledging the current normalized market, I am of the opinion that the ongoing increase in prices may not be sustainable for much longer, as it runs the risk of destabilizing the market.

Our optimism for the Marbella & Benahavis real estate market in 2024 is grounded in these positive indicators. Despite geopolitical uncertainties, including conflicts in Ukraine and Gaza and U.S. elections, we believe that the market, supported by the factors mentioned above, will exhibit resilience. Notably, our January activities will show moderate engagement, defying the typical quietness associated with this time of year.



do you know the
VALUE
of your home?

YOUR LOCAL CULTURAL AGENDA

MALAGA



Concert | Candlelight | Gran Hotel Miramar | Jan 14th

A tribute to Michael Jackson, a musical show considered the best dedicated to the King of Pop. A show where we can enjoy the best stuntman in the world along with an excellent musical formation, & a great team of dancers, backup singers and guest artists. A show for all audiences that offers us his best-known repertoire.



<https://feverup.com/m/126361>



Theatre | Nuestra Tierra | La Nave | Jan 21th

Are we children of our past or parents of our future?

OUR EARTH narrates the conflict between the Father and the Son, a reflection of the history of our society where, as if we lived in a constant Saturn devouring its son, the cyclical curse of the heirs.



<https://ticketrona.com/evento/nuestra-tierra-en-malaga>



Mindful | Sentido Benalmadena Beach | Feb 2th

Mindful meditation

-Dance therapy, Kundaluni, Energy healing, Breathwork
Connect with your spiritual side, become more mindful,

learn to love yourself more. Join us!
From 08.30am to 09.00am in 51 Avenida Antonio Machado

29630 Benalmadena.

https://www.eventbrite.es/e/mindful-meditation-dance-therapy-kundaluni-energy-healing-breathwork-tickets-618260372417?aff=ebdssbdestsearch&keep_tld=1



Malaga Crazy Fest | Hotel Alay Benalmadena | Feb 23th

Hotel Alay, the exclusive 4-star gem in Benalmádena, is your haven. Tailored for adults 16+ and even your furry friends, they offer a unique blend of luxury and warmth.



Elevate your festival experience with the Hotel Alay, where every moment becomes a memory.

<https://kizomba-world.com/event/malaga-crazy-festival-2024/>

YOUR LOCAL CULTURAL AGENDA

MARBELLA

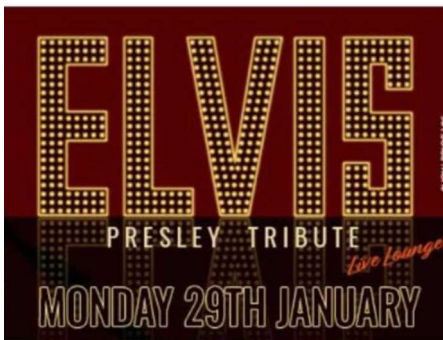


Abba Tribute | Palacio de Congresos | Jan 20th

It all started at the Eurovision Song Contest in 1974, after the overwhelming victory of a Swedish quartet that, in a few years, was going to become a global phenomenon. This is how ABBA, one of the most emblematic groups in pop culture, was born.



<https://www.elcorteingles.es/entradas/conciertos/entradas-abba-tribute-marbella-malaga-34018340182626/>



Elvis Tribute | La Sala | Banus | Jan 29th

Join us alongside Johnny G for an evening full of Elvis Presley's greatest HITS! This one is not to be missed!

Reservations:
WhatsApp Booking: +34 620 152 963
+34 952 814 145
reservations@lasalabanus.com



<https://allevents.in/marbella/elvis-tribute/200025841928615>



Marbella Epic Trail Ultra | Plaza del Mar | Feb 17th

The departure will take place in Marbella at 5:00 a.m. from Paseo Marítimo de Marbella, they will run through the municipalities of Marbella, Ojén, Istán and Monda, province of Málaga, and will end with a finish line at the entrance to Parque de Nagüeles, Marbella. The test is authorized by the FAM & will take place on 1 route.



<https://marbella-epictrail.com/>



Interior evolution retreat | Marbella | Mar 7th to Mar 10th

Book your retreat with the Support of Ancestral Tools, in a decontextualized & consciou. Accommodation and meals. A session for each night of retreat (if you want to do more than one during the day of retreat, it is considered an additional session) with the accompaniment of our team of facilitators Support before, during and after retirement



<https://reservas.innermastery.es/eventos/retiro-de-evolucion-interior-marbella-agosto-215-739/>



Winter Wellness Tips for Healthy Living

Winter demands heightened care due to weakened immunity, increased risk of respiratory infections, and the potential impact on mental health. Cold-related health issues, dry skin, and reduced physical activity further emphasize the importance of proactive self-care during this season. Addressing these concerns ensures overall well-being and resilience in the face of winter challenges.

● Sustain Physical Activity:

Maintain a consistent indoor exercise regimen or participate in winter sports to uphold physical fitness and enhance overall well-being.

● Optimize Vitamin D Levels:

Compensate for diminished sunlight exposure by integrating vitamin D-rich dietary sources or supplements into your nutrition plan, supporting immune function and bone health.

● Nutritional Balance:

Prioritize a diverse array of fruits, vegetables, and whole grains to fortify your immune system and ensure optimal nutrition during the winter months.

● **Hydration Protocol:**

Despite the cooler climate, uphold adequate hydration levels through the consumption of hot teas, soups, and water, bolstering essential bodily functions.

● **Prioritize Quality Sleep:**

Emphasize the significance of restful sleep to bolster immune resilience and foster overall physical and mental health.

● **Hand Hygiene Standard:**

Adhere rigorously to handwashing practices to mitigate the transmission of winter-related illnesses. Carry hand sanitizer for expedient protection when required.

● **Strategic Attire Selection:**

Mitigate temperature related challenges by adopting a layered clothing strategy, ensuring adaptability to fluctuating conditions.

● **Cultivate Mental Well-being:**

Safeguard against seasonal affective challenges by nurturing mental health through recreational pursuits, sustained social connections, and, if necessary, light therapy interventions.

● **Influenza Immunization:**

Prioritize preventative healthcare by obtaining an influenza vaccination, fortifying personal and communal health.

Seek guidance from professionals for tailored recommendations.

● **Dermatological Care:**

Counteract the effects of cold and dry conditions on the skin by employing moisturizers & humidifiers, preserving dermatological health throughout winter.



FEATURED LISTING



Charming House in Elviria Marbella

699.000 €

142 sqm built | 747,85 sqm plot | Garden | Studio
4 bed | 4 bath

The house serves as a canvas ready for personalization, allowing you to tailor it to your unique preferences and lifestyle. Well-lit rooms create an ambiance of openness and comfort, facilitating the vision of a life of tranquility and satisfaction within these walls.

In addition to the 3 bedroom, 3 bathroom villa, the property features a fantastic independent studio of 18 sqm next to the house, fully equipped with a kitchen and full bathroom. Ideal space for converting into an office or renting out.

In conclusion, this house with its garden, nice views, and inherent potential is not just a property; it's an opportunity to create a personalized haven where every detail reflects your taste and style.

SCHEDULE A TOUR

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Revitalize Your Home for the New Year: A Fusion of Feng Shui and Stylish Decor

As the calendar turns a new leaf, it's only natural to seek ways to refresh our surroundings and set a positive tone for the year ahead. What better way to welcome the New Year than by giving your home a makeover that blends the ancient wisdom of Feng Shui with contemporary style? Here are some expert tips to guide you in transforming your living space into a harmonious haven that resonates with positive energy.

Clear the Clutter and Invite Positivity. The first step in any home renewal journey is decluttering. Embrace the principles of Feng Shui by removing unnecessary items and creating a flow that allows positive energy, or Chi, to circulate freely. Cleanse your space both physically and energetically, paving the way for a fresh start.

Choose a Serene Color Palette. Colors wield immense influence over our emotions, and Feng Shui encourages the use of hues that evoke tranquility and balance. Consider soft blues, greens, and neutral tones to infuse your home with a sense of calm. These colors not only serve as a visual treat but also contribute to a serene and welcoming atmosphere.

Embrace Nature's Touch. Connect with nature by introducing organic elements into your decor. Feng Shui emphasizes the importance of incorporating plants and natural materials to enhance the flow of positive energy. Consider adorning your living space with houseplants known for their air-purifying qualities, breathing life into your home.

Create a Sanctuary for Reflection. Set aside a dedicated space for relaxation and mindfulness. Whether it's a cozy corner with plush cushions or an entire room designed for meditation, infuse it with soothing colors, soft textures, and elements that promote tranquility. Make this space your personal sanctuary for self-reflection and rejuvenation.

Harmonize with the Five Elements. Balancing the five elements—wood, fire, earth, metal, and water—is key to achieving harmony in Feng Shui. Strategically incorporate these elements into your decor, perhaps through wooden furniture, metallic accents, or a small water feature. Achieving this balance contributes to a positive and vibrant energy flow throughout your home.

Infuse Style Thoughtfully. While adhering to Feng Shui principles, don't forget to express your unique style. Merge timeless Feng Shui concepts with your personal taste by selecting decor items that resonate with you. Experiment with textures, patterns, and materials to create a space that not only adheres to positive energy principles but also reflects your individual aesthetic.

Mirror Magic for Positive Vibes. Harness the power of mirrors to amplify positivity. Strategically place mirrors to reflect natural light, create the illusion of spaciousness, and redirect energy flow. Use them as stylish additions to your decor, but be mindful of their placement to avoid dispersing positive energy.

In conclusion, as you embark on your home decor journey for the New Year, consider it an opportunity to not only enhance aesthetics but also to cultivate an environment that nurtures your well-being. The fusion of Feng Shui principles and personal style can turn your home into a haven of positive energy and stylish comfort, setting the perfect tone for the adventures that lie ahead in the coming year.



MARÍA MARTOS GROSS
GROSS HOME STAGING & DECO



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“How is the market and is it a good time to more?”

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