

INTERNATIONAL VIEW

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Welcome

Welcome to the 2016 edition of Knight Frank's *International View*. I am delighted to share with you a selection of our finest residential properties currently available across the globe. From sophisticated urban townhouses to relaxed seafront retreats, within these pages, I hope there will be something that excites all of your senses.

Allow our editorial features to stir your imagination as we explore the new golden age of Monaco, revealing its ultra-modern face; take a turn at the wheel on some unmissable road trips; hear internationally renowned tenor Toby Spence sing the praises of his favourite opera houses; indulge in a cocktail at five of the world's most desirable beach bars; and explore some of the greatest commutes on earth. Continue your journey on our multilingual website to view our exceptional properties.

The Knight Frank global network continues to grow, providing our clients with an array of experience and expertise from 418 offices in 58 countries. Our strategic alliance with Douglas Elliman in the US, in particular, continues to thrive, thanks to a flow of wealth from North America into the wider international property market. We likewise continue to expand our network in exciting developing markets, ensuring we provide an unrivalled service to our clients.

There has been increased focus of late on the Middle East, especially the UAE, generating both incoming and outgoing enquiries and proving the region's importance as an international crossroads.

Working in an ever more informed world, we have seen a move toward quality product, rather than location, and this is beginning to change the market. Pricing has to be carefully considered – buyers will still pay a premium for a top product, but they won't for an average product.

As you will be well aware, we live in an increasingly dynamic and volatile global economy. Knight Frank prides itself on the in-depth research and informed advice we are able to provide to help guide our clients through these changing times. For a detailed insight into international wealth trends and to read our predictions for the future, request a copy of *The Wealth Report 2016* – or download one at KnightFrank.com/WealthReport.

I very much hope you enjoy reading our latest edition of *International View* and it provides an insight into our understanding of the markets that matter to you and the best properties available in these locations. If you require any form of property advice, do not hesitate to contact one of my Partners or me, using the details on page 126.

LORD ANDREW HAY
Global Head of Residential



The five best BEACH BARS

When it comes to sybaritic sums, SUN + SEA + COCKTAILS = BLISS. From WATERING HOLES accessible only by boat to private islands serving *Al apéritifs*, here are the best places to sip a SUNDOWNER

WORDS by RMISHKA SINGH



FOUR SEASONS MAUI WAILEA, HAWAII

The adults-only Serenity Pool at the Four Seasons Maui has panoramic views of the island of Lanai and the West Maui mountain range beyond. Dive in and resurface to enjoy a margarita at one of its swim-up bars – or book it for your exclusive use after hours and indulge in a candlelit dip, followed by a bespoke multi-course dinner in a luxury cabaña. fourseasons.com/maui



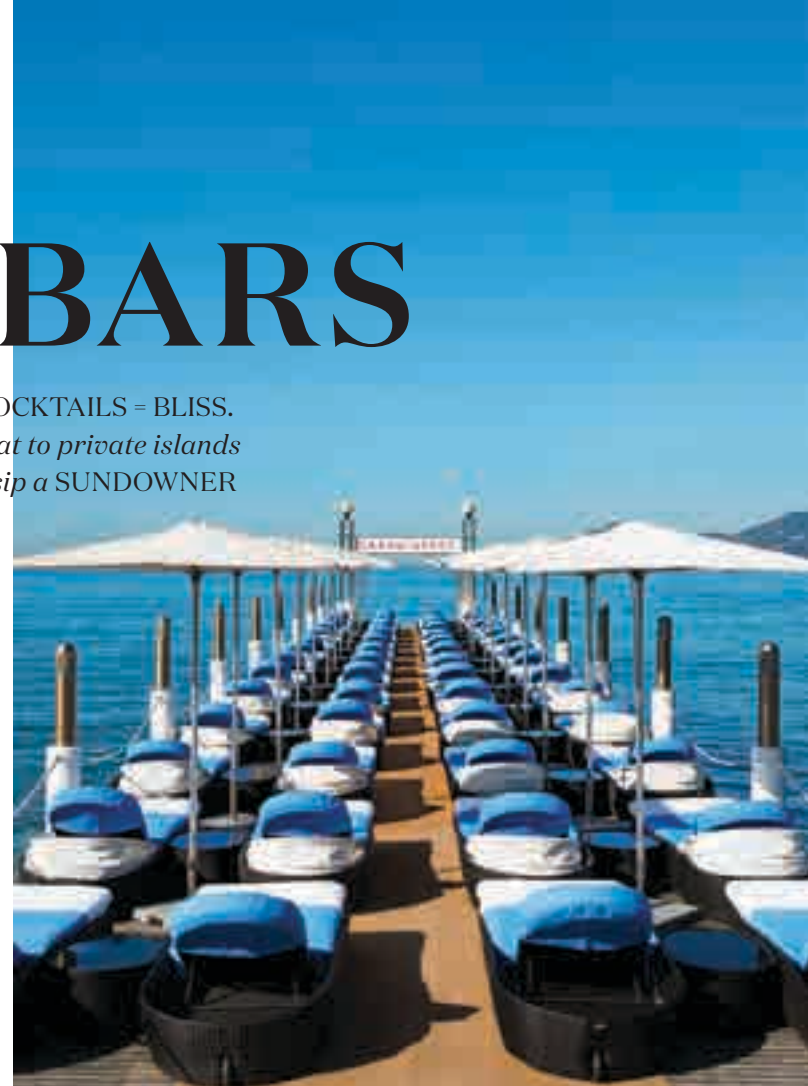
BASIL'S BAR MUSTIQUE

Set on stilts over the sea, Basil's has long been the place to sit back with a rum punch made by the fun-loving Basil himself (pictured above, in 1972) as the surf gently rolls beneath you. Everyone meets here: models, musicians, sailors, vacationers. Most nights, there's a band or DJ, and, on Sundays, Uncle Louis plays jazz piano. basilsbar.com



BABA NEST PHUKET, THAILAND

Surrounded by an infinity pool, Baba Nest is the centrepiece of Phuket's Sri Panwa resort. Thanks to jaw-dropping 360° views, its rooftop bar is as popular for sun salutations at dawn as it is for a limb-loosening Lycheetini at dusk. Gaze out across the Andaman Sea as night falls and enjoy stellar views. babaphuket.com



ZPLAGE CANNES, FRANCE

The most stylish 2km in the South of France, the Boulevard de la Croisette is home to the Grand Hyatt's restaurant Zplage – a magnet for the great, the good and the glamorous. The prime spot for a refreshing coupe de champagne is beneath a parasol on the pontoon, perched over the azure waters of the Med. cannesmartinez.grand.hyatt.com



THE ROCK ZANZIBAR, TANZANIA

The Rock is a tiny, thatched-roof restaurant balanced on an islet in the middle of the Indian Ocean. Wade out at low tide, or use the dedicated boat service. There's an inviting range of New and Old World wines to sip on the terrace; if the smell of freshly grilled lobster becomes just too irresistible, head in and sample the day's catch. therockrestaurantzanzibar.com

LICFIELD/GETTY IMAGES



SETTING SAIL

BREMONT's America's Cup Collection: four timepieces that will find favour with SEAFARERS and LANDLUBBERS alike

WORDS by ELEANOR PRYOR

On 7th and 8th May, the America's Cup returns to New York for a preliminary race for the first time since 1920. The ultimate test in sailing mettle demands a timing partner with the resilience to match, so British horologist Bremont has created a set of four rugged yet refined watches that will be put through their paces by the Cup's defenders, Oracle Team USA.

The designs range from technical timepieces to elegant dress watches. One of the latter, the rose-gold AC II, incorporates an automatic chronometer movement that is testament to the house's fine-watchmaking credentials. In recognition of the history of the America's Cup, a motif of the Auld Mug trophy is embossed on its two sub-dials, while its opaline dial recalls the bygone elegance of the J-Class yachts. The stainless-steel AC I continues the stripped-back look: it has a simple dial with date function and a blue rubber strap.

The Oracle I and Oracle II, meanwhile, were purpose-built for ocean-racing and similarly strenuous aquatic adventures. Both have a case resistant to 500m, an anti-shock movement mount and an anti-magnetic Faraday cage around the chronometer-tested movement, while the Oracle II also features an extra time-zone indicator.



THE NEW WAVE

GIORGIO ARMANI's SS16 men's collection features eye-catching sweaters inspired by the designer's STREET-MARKET finds

WORDS by PETER HOWARTH

Four pieces of knitwear really stand out in Giorgio Armani's spring/summer 2016 collection for men. Unusually patterned, the sweaters were inspired by a series of rugs with different geographical origins that the designer bought from market stalls on the French Riviera.

"A hint of decisive exoticism has always been a common thread in my work," says Armani. "Other cultures fascinate me, especially the idea of mixing references without giving in to the temptation to be too obvious. I found the rugs at street markets in Saint-Tropez – they came from various places, and their charm lies in the fact that they were discovered by accident, then paired together. I wanted to retain that sense of energy and spontaneity in the sweaters."

Working on a theme familiar to him – that of the multicultural melting pot – the designer created a distinctive summer look using a palette of soft, Provençal-inspired shades. The jacquard and knit patterns have a strong, three-dimensional appearance, which is the result of attentive craftsmanship, the irregularities of the design lending the pieces an exotic, artisanal look.

"I'm fascinated by the idea of creating clothing that features textures and densities more typical of furniture, yet without sacrificing comfort," explains Armani. "These sweaters have a pleasantly tactile grain that accentuates their three-dimensional nature. The result, in a slim silhouette that emphasises the body, creates a visual effect that I find absolutely modern."



In the *FRAME*

For SUNSEEKERS looking to cut a DASH, we've sought out the most STYLISH designs of the season – so HOT they put all others in the SHADE

PHOTOGRAPHY by EMMA TODD

STYLING by DAVID HAWKINS

CLOCKWISE FROM BOTTOM LEFT
D&G 004 sunglasses, £415. MYKITA x MAISON MARGIELA
at Ylang 23 (ylang23.com). Celine sunglasses, £250. PERSOL
at David Clulow (davidclulow.com). Regent sunglasses,
£176. BURBERRY at David Clulow. Clubround sunglasses, £135.
RAY-BAN at David Clulow. Bradfield sunglasses, £326. MYKITA
x DAMIR DOMA at Otticanet (otticanet.com). Frames of Life
sunglasses, £222. GIORGIO ARMANI at David Clulow. Pink Havana
sunglasses, £360. CUTLER AND GROSS (cutlerandgross.com)

PEAK SEASON

LUXURIOUS CHALETs are reaching new heights when it comes to both DESIGN and POPULARITY

WORDS by CHRIS MADIGAN

The process of acquiring a ski chalet might aptly be described as a slippery slope, says Benjamin Berger, Head of Marketing & Sales at Cimalpes, Knight Frank's international partner in Courchevel and Méribel: 'There's a pattern to the way people fall in love with a resort: first they stay in a hotel, then they rent chalets for a few years and, once the place has seduced them, they look to invest in a property.'

That is not usually the end of an owner's relationship with the rental market. A French government initiative aimed at increasing employment allows a VAT refund on the sale of properties used for serviced rental, and the demand for upscale chalets means rental revenues are high. And owners enjoy the benefits of property management themselves. 'The little details, like lighting the fire and putting a tartiflette in the oven, make it feel like coming home,' says Berger.

French resorts are well known for their luxury chalets, such as Cimalpes Méribel's Chalet d'Hadrien and Courchevel's Hameau de la Volière. This new, luxurious piste-side development comprises three chalets with full hotel services, state-of-the-art technology, contemporary artworks, spa and pool.

In fact, there are increasingly impressive properties all over the French Alps. In Chamonix, says Mountain Base's Director, Matt Edelsten, 'We're seeing better and better properties because Chamonix has year-round attractions. Chalets here have large gardens for the summer, and views of Mont Blanc.' This is certainly true of Mountain Base's 19th-century Chalet l'Orignal, which, along with said garden and view, has a handsome modern interior and an outdoor hot tub.

Styles of chalet design, having swung wildly between traditional and contemporary over the past decade, seem to have settled down. Joshua Saslove, whose Douglas Elliman Group agency Joshua & Co works with Knight Frank in Colorado, agrees: 'Much of the new construction is contemporary, but we've been seeing more in the "mountain-contemporary" style – rustic with a modern touch.'

While many French chalets have impressive features, the US is probably leading the way in making jaws drop. In Aspen, for example, the Joshua & Co property at 1011 Ute Avenue features an indoor pool, a bowling alley and a five-car turntable, as well as an oxygen-regulating chamber for altitude adjustment. And if you're heading to the snow but want more than skiing, how about Four Peaks in nearby Snowmass, which, alongside a cinema room, heated teepee and indoor/outdoor pool, boasts 15 miles of horse riding or quad-bike trails?



CLOCKWISE FROM THIS IMAGE
A stellar chalet on the edge of both the slopes and the Mont d'Arbois golf course, Megève; high-octane fun: chilling out. Aspen-style: a picture-postcard view of Val d'Isère



ASPEN, COLORADO

Many regard this jewel in the Rocky Mountains as the best all-round ski-resort city in the States, but Aspen is about so much more than its slopes.

Historically a silver-mining town, Aspen has beautiful 19th-century buildings such as the Wheeler Opera House and Hotel Jerome. Yet there is an enthusiasm for contemporary culture here, which means that great modern architecture abounds, too – not least in the Shigeru Ban-designed Aspen Art Museum and in the homes of many everyday residents.

One downside to Aspen is that it's somewhat isolated. Unlike rival Colorado resorts such as Vail, the city isn't conveniently placed on Interstate 70 (which bisects the state). But it does have its own airfield, which makes it handy not only for private jets but also for commercial connections from the east, west and south.

Aspen is undoubtedly a luxurious resort. Beautiful houses with windows several storeys high provide breathtaking views, and are on sale in the mid-seven figures. Meanwhile, boutiques such as Ralph Lauren, Dior and Burberry flank the heated pavements. A constellation of restaurants providing American and world cuisines twinkle their Michelin stars (many consider Matsuhisa to be the best of the Nobu Matsuhisa-owned restaurants). And cocktail bars such as 39 Degrees at the Sky Hotel and Element 47 at The Little Nell are up there with the best hotel bars in the country.

Yet there is a counterculture spirit to give the former home of 'gonzo' godfather Hunter S. Thompson a reality check. There are great taverns for an après-ski beer and burger, and shrines to the likes of Grateful Dead frontman Jerry Garcia among the trees on Aspen Mountain, where people go to pay their respects to those departed.

Aspen Mountain is one of four separate ski areas that offer enormous variety. Highlands is the destination for what Europeans would call off-piste skiing – backcountry powder-bowls, avalanche chutes and gladed tree runs all present different challenges. Buttermilk is the gentle opposite to Highlands (although annually it plays host to the crazy stunts of the X Games). And Snowmass is an entire resort, sharing the lift ticket and doubling the acreage of Aspen's offering.

VAL D'ISÈRE, FRANCE

Val d'Isère is known for some of the most attractive chalets in the Alps, as well as an increasing number of luxury hotels and top-flight restaurants. It is also, somewhat controversially, synonymous with partying – notably at the wild on-piste Folie Douce, and later in the evenings at institutions such as Dick's Tea Bar.

But the main appeal is further up the mountain. The ski area that links Val d'Isère and Tignes – named L'Esplanade Killy, after Olympic champion Jean-Claude Killy, who grew up here – is arguably the best in the Alps for experienced skiers. While the 300km of pistes amounts to half that of the Trois Vallées, the blue and red runs are long and challenging, with a dramatic backdrop of mountains stretching for miles. Some of the black runs have been left permanently

ungroomed but avalanche-protected and patrolled. Americans call this the 'black diamond' model, but 'Naturide' sounds so much more poetic. Then there is what the respected *Where To Ski And Snowboard* guide calls 'the best lift-served off-piste in the world' – an impressive choice of routes, from fun tree runs in Le Fornet to epic descents from the Pissailas glacier.

There are plenty of private coaches available. The Development Centre has inventive, engaging methods for all; Alpine Experience specialises in off-piste; Bernie Chesneau of Ski Mastery introduces a spiritual element, while British Olympian Alain Baxter hosts race camps at Chalet Le Chardon.

This is one of the Alps' most snowsure areas, complete with a pretty village to spend fun evenings in.



TETRA IMAGES/ALAMY; HEMISALAMY/ASSAF PINCHUK; CULTURA RM/EXCLUSIVELIVE/ALAN GRAFF/GETTY IMAGES

Travel SMARTER

If your JOURNEY TO WORK and all its associated stresses is getting you down, why not consider some of the world's COOLER COMMUTES...

WORDS by ROBERT RYAN

ILLUSTRATION by NATHALIE LEES

A recent study by the University of Montréal concluded that a commute to work of longer than 20 minutes increases risk of burnout, and that, longer than 35 minutes, employees are more likely to become cynical about their jobs. Meanwhile, another study found that driving to work could cause stress levels similar to those experienced by fighter pilots and riot police.

However, there are a lucky few who actually look forward to the trip to the office. I know, because I used to be one of them. Commuting to the City of London, I caught the Thames Clippers riverboat – which runs from Fulham and Chelsea in the west to Greenwich in the east – to Tower Bridge, while others struggled with overcrowded Tubes and trains and traffic jams. Sure, it was the more expensive option, but can you really put a price on those views of St Paul's, Westminster, the South Bank and Tower Bridge?

London isn't the only city that offers alternatives to mass-transit systems. New York's Roosevelt Island in the East River is currently booming, with luxury rentals and condominiums on the rise. One of its draws is the Tramway, a cable car that runs from the island to the Upper East Side, giving fantastic views of the Manhattan skyline. And La Paz in Bolivia has the world's most developed cable-car network, with an impressive three commuter lines. How about travelling by seaplane? Tailwind arranges flights in amphibious aircraft from New York's terminal at East 23rd Street to Bridgeport, Connecticut, with Greenwich, Stamford and Hartford all nearby.

Plenty of harbour cities offer scenic ferry journeys. Seattle has picturesque crossings (I've seen dolphins) from Bremerton and Bainbridge Island to Downtown; and Sydney has the fabulous Manly to Circular Quay route, with the Opera House and Harbour Bridge as waymarkers. But I would rate the Star Ferry in Hong Kong as the most thrilling crossing – the short ride to Victoria Harbour from Central or Wan Chai to Tsim Sha Tsui on the Kowloon side is steeped in history (it dates from 1888), and also offers a skyline vista that's unbeatable at dusk, when the lights start twinkling. Hong Kong also has the Central-Mid-Levels escalator, the world's longest outdoor covered example, funnelling commuters from their apartments into the business district.

Some are setting their sights even higher in the search for an alternative route to work. GrabTaxi is set to launch a helicopter-taxi service in Manila, and Uber has launched UberChopper, which has been trialled in bustling Shanghai and Dubai. There are precedents for everyday helicopter commuting: catching a chopper into the clogged core of São Paulo has long been routine for some, and the city's heliports now number in the hundreds. Back in the US, app-based Blade has successfully launched whirlybird air taxis, notably between the Hamptons and New York City – a route that booms in summer.

And speaking of seasons, there is one style of commuting that is entirely weather-dependent. Ottawa's Rideau Canal Skateway, an 8km stretch of waterway that freezes solid in winter, allows workers to skate right into the city. Shame the idea won't travel too well, but that's one cool commute.



TASTE MAKER

MARTELL celebrates its 300TH ANNIVERSARY with a global celebration of the ART DE VIVRE

Few companies make it to their tricentenary with a spring in their step, their arms outstretched to embrace innovation and a Hollywood star as the face of their brand. But cognac-maker Martell has never been like the rest.

The maison marked its birthday with not only a 'tricentenaire ambassador' in the shape of Diane Kruger to toast its success, but the release of an extremely rare new expression: Cordon Bleu – a recreation of the iconic cognac of the same name released in 1912. So far, so salubrious. But it felt the experience gained during those three centuries gave it a unique perspective on another cornerstone of French life: the art de vivre. To share this wisdom, in the same way Louis XIV gathered at the court of Versailles the greatest talents of his era, so Martell, in collaboration with France's oldest lifestyle magazine, L'Officiel, paid homage to what it called the France 300 – those innovators and influencers whose work demonstrates the global influence of Gallic culture in the 21st century.

Among the 300-strong group are luminaries in the fields of gastronomy, mixology, art, entertainment and fashion. Some already enjoy international fame, among them chef Daniel Boulud, king of the NYC culinary scene, who now has game-changing French restaurants in London, Beijing, Toronto, Montréal and Singapore, too; cultural agitator Jérôme Sans, co-founder of the acclaimed Palais de Tokyo in Paris; and art director Fabien Baron, who directs groundbreaking commercials and edits Andy Warhol's magazine, Interview, from New York. Others have made an equally impressive impact, but in a quieter way: Eve Lemesle, for example, who runs Mumbai agency What About Art?, which promotes the work of Indian creatives; Ariane Zagury, who launched Hong Kong concept store Rue Madame; and Guillaume Le Dorner of 69 Colebrooke Row in London, the cocktail bar that changed the way the English drink.

An eclectic bunch, it shows not only how far the art de vivre has been disseminated across the world, but how much it has been enriched by the multicultural milieu.

Thoroughly *Modern* MONACO

*Mention MONTE-CARLO and a world of GLAMOUR springs to mind:
LUXURIOUS superyachts, EXCLUSIVE penthouses and A-LIST hotels.
But, while the city-state is as JET-SET as ever, it has REINVENTED itself*

WORDS *by* RICHARD MELLOR



Lewis Hamilton of Great Britain and Mercedes GP during the final practice for the Monaco F1 Grand Prix 2015



CLOCKWISE FROM LEFT
Pierre Casiraghi, the younger son of Caroline, Princess of Hanover, with his then fiancée, now wife, Beatrice Borromeo, at the opening of the Monaco Yacht Club; an elegant villa in Menton, on the Côte d'Azur; superyachts jostle for space in the harbour; the Hôtel Métropole Monte-Carlo's Odyssey Spa

quietly become one of Europe's trendiest food destinations. It has reinvented itself as a contemporary design hub and world-leading eco-crusader. It's vibrant and fresh and even boasts a beautiful new princess. And it tempts one to ask: are we entering a new golden age for Monaco?

Sailors in the Yacht Club de Monaco's new, Norman Foster-designed clubhouse might reckon so. A beautiful harbour presence, it has curving white floors that lead to an exhibition hall, ballroom, swimming pool, guest 'cabins' and a monumental spiral staircase. Outside, a series of terraces face the beckoning sea.

While this grand old Monégasque icon has been rebooted, another is receiving a facelift. More than 150 years old, the Hôtel de Paris is undergoing the largest renovation in its history. Change brings opportunity, though, and here that means the Monte-Carlo Pavilions: five futuristic, icing-sugar-white buildings shaped like *galets*, the Riviera's uniquely smooth seaside pebbles. Launched in 2014 and due to stick around for four years, the pop-up pavilions host prestigious fashion houses – Balenciaga, Alexander McQueen, Yves Saint Laurent and Miu Miu among them – that have been temporarily uprooted from their Avenue des Beaux-Arts addresses. Backing attractively on to the exotic Boulingrins Gardens, they epitomise modern Monaco: heady luxury, innovative design, eye-catching style.

Not that Monaco's recent design innovations are confined to new structures. Over at the Hôtel Métropole Monte-Carlo, fashion designer Karl Lagerfeld has created new spa space Odyssey. The headline attractions are a heated, seawater pool, the floor of which features a constellation of lights, and Lagerfeld's Homer-inspired installation: a black-and-white photographic tableau of toga-clad models etched on to 15 glass panels.

Monte-Carlo's most iconic spa, the Thermes Marins, also underwent a huge renovation in 2014 and is now the only publicly accessible European facility to offer cryotherapy. A recovery swear-by for athletes with sore muscles, this chilly procedure submerges the body in very low temperatures to help tackle jet-lag, sleep disorders, stress, poor circulation and the effects of ageing. Underwater scrubs and gold-caviar-and-collagen exfoliations also feature among the treatments. Other updates include a plumped-out team of 30 specialists – from sports doctors to hygiene specialists – and L'Hirondelle restaurant, which serves determinedly nutritional gourmet cuisine.

Meanwhile, at Blue Bay – the principality's newest Michelin member, having earned one star in 2015 – supremo Marcel Ravin is playing boldly on his Martinican roots, infusing Mediterranean ingredients with zingy Caribbean flavours. The result? Wonders such as lightly burned, sugar-cane-flavoured mackerel or cod with Jerusalem artichokes.

Equally captivating is Song Qi, a funky new Chinese option by acclaimed London restaurateur Alan Yau, of Wagamama and Hakkasan fame.



PREVIOUS PAGES: PAUL GILHAM/GETTY IMAGES; THESE PAGES: MARY GAUDIN/GETTY IMAGES; VALÉRY HACHE/AP/GETTY IMAGES; PASCAL LE SEGRETAIR/FRENCH SELECT/GETTY IMAGES

The golden age of Monaco peaked in April 1956. 'I do,' said actress Grace Kelly, opposite her sovereign groom, Prince Rainier III. 'Hurrah!' cheered 30 million television viewers around the world. 'The wedding of the century,' opined chroniclers amid this, the first-ever global explosion of celebrity mania. The tiny French Riviera city-state was suddenly the subject of unprecedented exposure.

The newly anointed Princess Grace ensured the spotlight remained on Monaco. She dazzled as a style icon – most famously when clutching an Hermès handbag (subsequently renamed the 'Kelly bag') to disguise her pregnancy – and garnered acclaim for her philanthropic work supporting children, emerging artists, orphans and the rights of breastfeeding women. She made Monaco progressive, pioneering and oh-so-glamorous.

Fast-forward to the 21st century and those same adjectives apply. In recent years, it has

Inspired by 1930s Shanghai, it pairs a chinoiserie-effect interior with feisty fare, such as oven-baked black cod and whole Peking duck.

Change is also afoot at Alain Ducasse à L'Hôtel de Paris, Monaco's most storied restaurant and the unrelenting owner of three Michelin stars since 1990. A recent overhaul has seen its Palace of Versailles-style décor updated: its floral bouquets and marble clocks have been swapped for sleek woods, pale leathers and a 700-piece glass chandelier. The Riviera-focused menu has been modernised, too, to include thrilling offerings such as blue lobster with myrtle berries, ginger and roasted peaches.

The hotel has had to adhere to strict environmental regulations – all part of a carbon-reducing plan that has seen the principality become one of Europe's greenest nations. In fact, its laws rank among the planet's most sweeping: Monaco has committed to halving greenhouse gases by 2030 and vowed to be carbon neutral by 2050.

Currently, every last drop of waste-water is recycled. Felling trees is a crime. Sustainable architectural practices are now compulsory – the Grimaldi Forum conference centre, which is one of the planet's greenest buildings, runs entirely on hydropower. Monte-Carlo is dotted with self-serve electric-bike stations, and public transport cannot be petrol or diesel driven.

The eco-warrior behind all this? None other than Prince Albert II. The 'plugged-in prince' is a flag-waver for electric cars: not only does he drive a Tesla, his palace also owns a pack of Priuses, and Monte Carlo has more electric charging stations per capita than anywhere else in the world. In 2014, Monaco hosted a race in the first Formula E season, the usual petrol-generated roar replaced by a gentle buzzing sound.

Buzz also surrounds Beatrice Borromeo, who is fast becoming a spiritual successor to Princess Grace. Hailing from an aristocratic Italian family, the heiress enjoyed her own headline nuptials last year when she married Pierre Casiraghi – the grandson of Grace Kelly and Prince Rainier – in a lavish ceremony that *Vogue* called the 'chicest wedding of the summer'.

Photographs show that she shares her grandmother-in-law's fashion sense, ditching the traditional white for a pink Valentino dress. Beatrice is also a print and broadcast journalist in Italy and a Special Envoy for Human Rights for the United Nations' Fashion 4 Development agency.

Back in Monte Carlo, an updated Princess Grace Rose Garden has recently reopened in the Fontvieille area, raising memories of those halcyon days when all the world's eyes were fixed on Monaco. Six decades later, they're turning towards the principality once again.



ISTANBUL
A merging of Eastern and Western influences



LOS ANGELES
Home to some of the industry's most inventive talents

SHANGHAI
A flourishing independent design culture

“
THESE ARE
THE NEW
PILGRIMAGE
POINTS FOR THE
STYLE-CONSCIOUS
”

CAPITAL IDEA

New STYLE HUBS are popping up in unfamiliar places, proving there's much more to the FASHION world than the BIG FOUR

WORDS by BRONWYN COSGRAVE

London, New York, Paris and Milan – these four cities were once regarded as the undisputed capitals of fashion. But as our world becomes better connected via affordable air travel and digital communication, regions once considered off the style map are quickly becoming new pilgrimage points for the style-conscious.

ISTANBUL
Amid Istanbul's domed mosques and gilded Byzantine opulence thrives a fashion and art scene that is totally unique, owing to its position between Europe and Asia, and the consequent merging of Eastern and Western influences. The taste for luxury harboured by the fashion-conscious in Turkey's most populous city seemingly knows no bounds – Christian Louboutin, Armani, Gucci, Hermès, Tory Burch and Chanel have all set up boutiques in upscale Nişantaşı over the past few years; meanwhile, the recently opened Istanbul outpost of Soho House



– a members' club that is housed in a restored 19th-century palace and an adjacent modern six-storey cube known as the Glass Building – is attracting creative movers and shakers.

The finest talent at Fashion Week Istanbul interprets traditional Turkish craftsmanship with super-polished, fashion-forward flair. One such designer is Izmir-born, London College of Fashion-educated Meltem Özbek, who focuses predominantly on feminine leather pieces, paying tribute to Turkey's long tradition of highly skilled hide-work. Her signature handbags are finely tooled and beautifully detailed – one recent model is splashed with an eye-catching patch of Bosphorus blue, for example.

Istanbul Modern, a sprawling warehouse exhibition space, is one of Europe's leading cultural centres and also the headquarters of the Istanbul Biennial – the thought-provoking exhibition that showcases the finest Turkish and international contemporary artists and attracts increasing numbers of critics and collectors from all over the world.

TIMUREVSKY, LEVINT, KULU AND ANDREAS, RENTZ, ALL GETTY IMAGES FOR IMG, ONUR COBAN/ANADOLU AGENCY/GETTY IMAGES, EFA EUROPEAN PRESS, PHOTO AGENCY, EYAL/AMBY, MICHAEL BLOCKNER, DIMITRIOS KAMBOURIS/GETTY IMAGES FOR TOM FORD, DONATO SARBELLA/GETTY IMAGES FOR C/D/V, VOGUE, STEFANIE REINVA/GETTY IMAGES FOR SAINT LAURENT, CHINA/PHOTOPRESS, IMAGINECHINA/REX/SHUTTERSTOCK, ZHOU SHILEI/IMAGINECHINA

LOS ANGELES

Back in February 2015, when American *Vogue* editor-in-chief Anna Wintour eschewed London Fashion Week completely and turned up instead at Tom Ford's runway show in Los Angeles – then, two nights later, attended the Oscars – the message was crystal clear: LA, long looked down on by New York's fashion community, is no longer a backwater. In fact, many would go so far as to say that the city has usurped the Big Apple as the United States' leading style capital.

It may not rival Seventh Avenue's might as a manufacturing powerhouse, but the city is indisputably home to some of the industry's most inventive talents, including James Perse, Juan Carlos Obando, Barbara Tfank and Rodarte's Laura and Kate Mulleavy. Hedi Slimane's decision to relocate the Saint Laurent Paris studio to LA – and to stage shows at the Hollywood Palladium this February – also signifies that America's film capital has become a certified fashion hotspot.

What's more, the entertainment industry's awards season is staged predominantly in Los Angeles. This two-month stretch of winter has become an integral aspect of the fashion season, as celebrities seen on the red carpet at prestigious events such as the Golden Globes, the Grammys and the Oscars often set the trends that determine the direction of the European catwalks.



SHANGHAI

The furiously fast pace of Shanghai, the largest city in China, makes the likes of Manhattan or London feel sluggish, if not positively sleepy. As a result, Shanghai Fashion Week, staged twice a year, is booming. This is a result of China's flourishing independent design culture, says *Women's Wear Daily*, and driven by an enterprising new generation of Western-trained creatives with a commitment to fostering a vibrant local fashion scene.

Among China's standout stars are Central Saint Martins graduates Moti Bai, the designer behind romantic womenswear label Black Spoon, and CJ Yao, a purveyor of athleisure-wear who has been championed by British *Vogue*.

The slick Xintiandi Style shopping mall has also helped usher in a new era in Shanghai. This landmark culture, lifestyle, dining and fashion complex, in the affluent, pedestrianised neighbourhood of the same name, offers a platform for emerging designers to operate boutiques alongside the outposts of the more established style brands.





AWAKENING/GETTY IMAGES; ANDRE VAN HUIZEN/ALAMY; SNOHETTA AND TEGMARK

ALL *the* WORLD'S A STAGE

Tenor TOBY SPENCE has performed across the globe and worked with luminaries such as SIMON RATTLE and NIKOLAUS HARNONCOURT. Who better to name his top-10 opera houses?

There are two ways of looking at a theatre: from backstage and from the front of house. The **Royal Opera House**, in London's Covent Garden, is right up there with the best for both: its auditorium is vast and beautiful with excellent sound, and there's a lot on offer for the audience, in the shape of the Floral Hall and the other bars. It's one of the few theatres in the world where people still go to see and be seen, as much as for the opera or the ballet.

The **Sydney Opera House** is a beautiful, iconic building, and probably the most famous opera house in the world – almost everyone everywhere knows what it looks like. The interior was never finished, because its architect, Jørn Utzon, washed his hands of it after the authorities criticised him when costs began to spiral. His team had to do a rush job to finish it, so the acoustics are not as impressive as had been hoped.

On completing the project, the architect of the **Vienna State Opera** couldn't bear the less-than-positive response to his work and killed himself. But it's a wonderful old theatre, with great public spaces and fantastic facilities for the performers. It's really good to sing there, because it has the sensitivity of a Stradivarius violin – even a whisper will carry to the gallery. And the house band, the Vienna Philharmonic, is probably the best opera orchestra in the world. There's also a superb performers' canteen, which is a big plus.

The **Munich Opera House** is one of the world's best financed and best attended theatres, and has the most consistent artistic record – it's staged many premieres, including Mozart's *Idomeneo* and *Die Meistersinger von Nürnberg* by Wagner. Architecturally, it has a very Germanic, columned façade, and when it was extended a beautiful modern rear was added. The

interior is a very classy grey-blue and, every year, they spend a lot of money redoing the gilding of the auditorium. It's always spotless, just like the Münchners who go there.

La Scala in Milan is stunning and steeped in tradition, though its sound isn't perfect. It's built in the horseshoe style, and the boxes facing each other are quite close to one another. On stage, you feel as if you're in a bullring, and the audience can behave like they're watching a bullfight too – they're not at all deferential and will even shout at each other. La Scala still employs a 'claque', a man who comes to your dressing room and asks, 'Is everything all right, sir?' Send him away without a tip at your peril, because it's he who is paid to sway the audience's response. He flips a little metallic device to create a loud clicking noise that encourages them to clap louder – if you refuse to pay, he'll fill the spare seats with his cronies, who'll boo you!

The **Venice Opera House**, or the Teatro La Fenice, has burned down twice in the past 20 years, but it's been restored to its former glory. It's extremely pretty. Built in the horseshoe style, like La Scala, it has a candy-coloured interior with gilding everywhere. Benjamin Britten premiered several operas there, including *The Turn of the Screw*. Venice has palatial front-of-house public areas and bars. The Venetians want to be seen at the opera and, to make a real entrance, arrive by boat.

The **Metropolitan Opera** in New York, known as The Met, is one of the biggest in the world, with almost 4,000 seats. The interior is wood, velvet and gold, with a glowing ceiling clad in gold leaf. It has exceptional acoustics, despite its size, and moreover, an exceptional warmth of sound, which might well be down to the gold. There's a wonderful orchestra and chorus, too. The place is glamour personified.

The **Teatro Colón** in Buenos Aires is extraordinary. It's built in the Italian style but is absolutely vast, with nearly 2,500 seats and standing room for a further 1,000. The Argentinians are very cultured – though, interestingly, Italians make up much of the audience and keep it going with generous donations. It's so big that, when you're on stage, you can't really see the crowd; they just register as pin pricks. The place has a great sense of occasion, although the building itself is a little faded.

The **New National Theatre** in Tokyo is a contemporary state-of-the-art opera house that is very efficiently run and has benefited from lots of investment. It opened in 1997 and it's had a pretty serious season ever since. The Japanese go mad for opera, and though I haven't sung there yet myself, I'm told by those who have that, when your performance is over, you have to put another hour to hour-and-a-half aside just to get through the assembled throng of eager autograph-hunters.

My list wouldn't be complete without **Glyndebourne** in Sussex. Founded in 1934 by John Christie and his opera-singer wife, Audrey Mildmay, it's so bonkers and so British, and its creative standards are so high. The original theatre seated 300, but, today, there is an opera house with space for 1,200. I love performing there.



SING *the* CHANGES

*Think OPERA has had its day?
With MODERN architectural practices
vying to design new venues in the UAE,
CHINA and TAIWAN, think again...*

Blame Sydney. The monumental and structurally elaborate Australian opera house opened in 1973, about 16 years after its Danish architect won the competition to design it. It set a new bar in architectural expression, transforming the city into a destination for design-lovers. As an art form, opera is frequently bold and bombastic, demanding expertise on behalf of performers and audience alike. In the West, opera's high status ensures venues typically occupy prestigious, city-centre sites. The new generation of opera houses might not be able to match these locations, but, taking the Sydney approach, they dazzle with structural gymnastics and dynamic forms.

Zaha Hadid's new opera house in Guangzhou – an arrangement of faceted forms combining concrete, granite and steel – opened at the turn of the century and typifies this modern breed. One of the country's largest concert venues, it perfectly illustrates the shift from West to East. The Middle East and Asia have become prime locations for new cultural buildings, thanks to their fast-expanding middle classes and expansive programmes that often mix Eastern and Western opera.

Dubai is due to take delivery of a new opera house this year, shaped by global mega-firm WS Atkins. In the heart of the new Opera District, in the shadow of the Burj Khalifa, it will be the country's first venue for the art form and be surrounded by galleries and other cultural developments.

Other recent major projects include Chinese studio MAD's curvaceous Harbin Opera House, which opened last year, and Toyo Ito's forthcoming Taichung Metropolitan Opera House in Taiwan. The latter is a hugely complex arrangement of flowing concrete waves that form a series of internal voids and performance spaces, topped off with a public roof garden.

In South Korea, Norwegian superstudio Snohetta is working on a new opera house for Busan (*above*) – a flowing, organic counterpoint to the practice's Norwegian Opera and Ballet in Oslo, which opened in 2008. The latter was widely acclaimed for the way it transformed a concert hall into a public space, democratising modern opera by integrating it into the urban landscape.



OPPOSITE AND BELOW
The Sydney Opera House took 16 years to complete, its architect having abandoned the project; the Venice Opera House, restored to splendour after two fires in 20 years



THE GLOBE'S GREATEST ROAD TRIPS

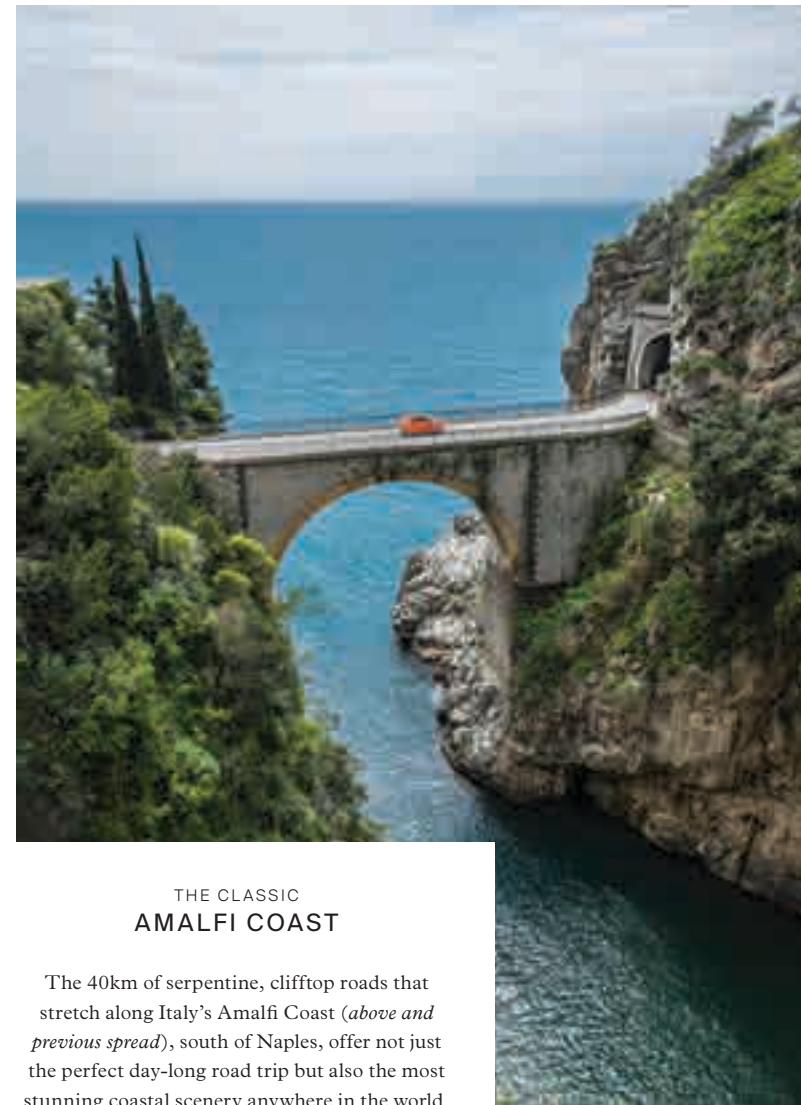
While certain short BOAT CROSSINGS and long RAILWAY JOURNEYS undoubtedly have their charm, there is nothing quite like the freedom and adventure of TRAVELLING BY CAR. Here are EIGHT GREAT DRIVES from around the world that capture that GRAN TURISMO spirit. ENJOY THE RIDE...

WORDS by PHILIP WATSON



THE SPECTACULAR
GREAT OCEAN ROAD

The Great Ocean Road, which skirts Australia's south-east coastline, is the continent's most majestic and celebrated road trip – in just 151 action-packed miles, it offers more highlights than a journey 10 times as long. There are so many diverse and unmissable stop-offs – from the limestone stacks of the Twelve Apostles (*left*) to wildlife reserves and ancient rainforests, gourmet trails and world-class wineries. What's more, typical Aussie pastimes such as surfing, scuba diving and sea kayaking abound here, meaning this is one of the few stellar drives during which, perversely, getting out of the car has some distinct advantages.



THE CLASSIC
AMALFI COAST

The 40km of serpentine, clifftop roads that stretch along Italy's Amalfi Coast (*above and previous spread*), south of Naples, offer not just the perfect day-long road trip but also the most stunning coastal scenery anywhere in the world. On roads that sometimes appear to be suspended in mid-air above the sea, you'll reach exquisite Positano, fashionable Praiano, historic Amalfi, vertiginous Ravello and charming Minori, all clinging heroically to rocky, sun-drenched slopes. This is the ultimate driver's drive.



THE GLAMOROUS
GRANDE CORNICHE

Forget the helicopter hop: the only way to get from Nice (*above*) to Monte-Carlo is along the Grande Corniche. This wonderfully scenic road, high above the romantic Côte d'Azur, was built by Napoleon on the route of the Romans' Via Julia Augusta. Its many challenging hairpin bends are ideal for thrill-seekers.



THE INTREPID
RAJASTHAN

The temptation when travelling around India's greatest tourist destination and most beautiful region is to simply hire a car and driver. Adventurous travellers eschew the latter, brave the busy roads and daredevil drivers, and self-drive a 4x4 from Delhi to the colourful and magnificent royal cities, palaces and forts of Jaipur (*above*), Jodhpur and Jaisalmer.



THE HARMONIOUS
CHICAGO TO
NEW ORLEANS

It's hard to beat the Pacific Coast Highway between LA and San Francisco. But a more original route takes in the blues clubs of Chicago, country hub Nashville (*above*), soulful Memphis and blues capital Clarksdale, ending in New Orleans, the birthplace of jazz.



THE VERTIGINOUS
HIGH ATLAS
MOUNTAINS

South of Marrakech is the High Atlas range, with its extraordinary mountain roads and passes (*above*). There are two tortuously twisting routes: the beautiful, remote Tizi n'Test road to the Berber market town of Taroudant, and the higher Tizi Tichka pass to Ouarzazate, gateway to the Sahara.



THE DRAMATIC
WILD ATLANTIC WAY

This spectacular 2,400km route along Ireland's entire wet and windswept west coast, launched in 2014, is 'the world's longest defined coastal touring route'. Stretching from magnificent Malin Head in the north to the historic harbour town of Kinsale in the south, the WAW boasts such must-see attractions as the soaring sea cliffs at Slieve League, the barren and beautiful Connemara moorlands (*above*), and the stunning, sweeping Ring of Kerry.

“
ON ROADS THAT APPEAR TO BE
SUSPENDED IN MID-AIR, TOWNS
CLING HEROICALLY TO ROCKS
”

PREVIOUS PAGES: SHUTTERSTOCK; THESE PAGES: AGE FOTOSTOCK/ALAMY; TRISTAN BROWN/GETTY IMAGES; BUENA VISTA IMAGES/GETTY IMAGES; BARTOSZ HADYNYIAK/GETTY IMAGES; JOHN KELLERMAN/ALAMY; CHARLY LATASTE/ALAMY; MORELSON/GETTY IMAGES; ROBERTO A. SANCHEZ/GETTY IMAGES



THE EPIC
JOHANNESBURG LOOP

Most visitors to South Africa venture little further than Cape Town, the nearby wine region (*right*) and perhaps the Garden Route, along the striking southern coast to Port Elizabeth. This rather more ambitious 3,200km drive, starting and ending in Johannesburg, takes motoring explorers to these attractions, plus, along the great N1 Highway, into the big skies and wide open spaces of the country's stark yet fascinating interior.

LEADERS of the PACK

Be it a weekend in the COUNTRY
or a summer on SAFARI, have the
right KIT at the ready for every
INVITATION that comes your way

PHOTOGRAPHY by EMMA TODD
STYLING by DAVID HAWKINS

CLOCKWISE FROM BOTTOM LEFT
Stepan small holdall, £505, SERAPIAN at Case
(caseluggage.com). Burlington small backpack, £795,
SMYTHSON (smythson.com). Katharine bag, £420,
SERAPIAN at Case. 33in trunk, from £1,265,
GLOBE-TROTTER (globe-trotter.com). Saint-Honoré
bag, £885, JMI WESTON (020 7629 9494). Military
weekender bag, £2,210, BRUNELLO CUCINELLI
(brunellocucinelli.com). Stirling Moss No 7
tented wash bag, £180, CARACALLA 1947
(caracalla1947.com). Lily bag, £745,
MULBERRY (mulberry.com)



PRIME *International* Residential PROPERTY

Last year was a mixed one for the world's most important prime residential markets. At one end of the scale, we saw prices in Vancouver rise by almost 25%, with nine other cities – among them Monaco, Shanghai, Sydney, San Francisco and Istanbul – also posting double-digit growth. At the other end of the league table is Lagos, which saw a drop of 20%.

This performance disparity across the 100 locations covered by our Prime International Residential Index (PIRI) highlights the many factors playing out around the world that affect prime property markets. Some, such as second-home locations in Italy and France, are gradually recovering from the impact of the global financial

crisis, while others, such as London, have already reached new heights. However, on a more positive note, fewer locations saw values fall than in 2014.

Governments are still vying with the increased mobility of global wealth in a bid to increase tax take and transparency, and our detailed analysis looks at how these issues will develop in the longer term.

Given the growing complexity and nuances of the current marketplace, deciding where to invest for the future is not an easy decision. Our Global Hotspots article on page 36 may help: it lists for each of five categories three locations we believe have the potential to outperform the average – at least in the short term.

KNOWLEDGE is *POWER*

The PRIME INTERNATIONAL RESIDENTIAL INDEX is a really invaluable reference for those investing in property abroad, says ANDREW SHIRLEY, Editor of the Knight Frank Wealth Report



THIS PAGE The Royal Atlantis Resort & Residences, Dubai – a collection of luxury apartments, penthouses and townhouses
OPPOSITE Andrew Shirley

The pages of *International View* play host to some of the world's most desirable properties. But behind the stunning images there is another side to Knight Frank that is perhaps less well known.

As well as having a global network of real-estate agents, our firm boasts a formidable research team, made up of approaching 100 residential and commercial property experts based in London, North America, the Middle East, Africa and Asia Pacific. This means we know not only the fine details of the individual properties we are selling, but also how the local market has been performing, which factors are influencing it, the future outlook and – perhaps most importantly, given our clients are becoming

increasingly internationally mobile – how all that sits in both a regional and global context.

The Wealth Report is our flagship annual publication, bringing together this research in one place. In the recently published 10th edition, we include, for example, new analysis on private-jet trends, examine in detail the potential for wealth creation around the world over the next decade, and assess which cities have the most influence on wealthy individuals. At the heart of every edition, are the latest PIRI (Prime International Residential Index) results.

PIRI now tracks the performance of the 100 luxury property markets of most interest to our clients. The locations covered range from chic European cities to Asia's most exciting urban melting pots, and from scintillating Alpine ski resorts to sizzling Caribbean beach hotspots, with many more in between.

In some of the more established markets we feature, such as London, Knight Frank can draw on its tried-and-tested property indices to benchmark performance. However, in locations that have more recently piqued the interest of the international house-hunter, the process is more complex. It involves trawling through government statistics – if they exist – or constructing new indices from scratch. Sometimes, like producing wine, it can take time before we feel the numbers for a location are robust enough to release. The index is a labour of love for the international team that pulls it together each year, led by my colleague Kate Everett-Allen. Over the next few pages, you can read Kate's analysis of the results.

Whenever I'm editing *The Wealth Report*, there are some findings that jump off the page. The locations at the top and bottom of the PIRI are, of course, always eye-catching. Vancouver is often touted as one of the world's best places to live, but the aforementioned rise in house prices there is exceptional. At the other end of the scale, the sharp fall in values in Lagos highlights how the declining oil price is already having an impact on property markets. Yet some of the most interesting figures are actually less obvious. In the middle of the table, we find that some of Europe's traditional second-home locations – such as Provence and the Italian Riviera – are seeing some welcome stability after taking a bit of a knock.

During 2016, it will be interesting to see how the US Federal Reserve's tentative first interest-rate rise resonates, and of course, whether the Chinese economy is heading for a hard landing or a more gradual rebalancing. One thing that PIRI clearly shows year in, year out is that prime international property markets do not exist in isolation. What happens in one part of the world can have significant ramifications elsewhere.

DBOX: JOHN WRIGHT





Prime NUMBERS

Our annual ROUND-UP of
PRIME MARKET PERFORMANCE

KATE EVERETT-ALLEN
Head of International Residential Research



FROM TOP
A super-prime turn-key residence with views over Balmorall Beach, Sydney; one of two new luxury chalets, located near the Côte 2000 ski lift in Megève, France

The value of the world's leading prime residential property markets rose on average by 1.8% in 2015, according to the latest results of our unique index. This was similar to the 2% growth seen a year earlier. However, in 2015, over 66% of the PIRI 100 locations recorded flat or positive price growth, compared with 62% in 2014.

The gap between strongest- and weakest-performing luxury residential markets in the PIRI 100 has shrunk considerably, from 97 percentage points during the tumultuous times of 2009 to 45 in 2015.

Despite this convergence, the index still saw some significant outperformance last year. Vancouver leads the rankings by some margin – a lack of supply, coupled with foreign demand spurred on by a weaker Canadian dollar, explains its stellar performance.

Antipodean markets also performed well. Sydney, Melbourne and Auckland all recorded double-digit annual price growth – up 15%, 12% and 10% respectively.

Of the 34 locations where prime prices slipped in 2015, 22 were located in Europe. Yet there is renewed optimism that prices in the region's most popular second-home destinations, particularly Spain, Italy, the Algarve and parts of the Côte d'Azur, are close to bottoming out.

Munich, Amsterdam, Monaco and Berlin are Europe's standout performers, recording price growth of 12%, 10%, 10% and 9% respectively in 2015. Even the global financial crisis hardly affected the upward trajectory of key German cities. Conversely, Amsterdam is now bouncing back from a fall of 18% in peak-to-trough terms. The prime central London market, meanwhile, remained in positive territory (+1%), despite a raft of new property taxes being introduced, many aimed at foreign buyers.

The relaxation of cooling measures in some Chinese cities has had an immediate impact on performance, with luxury prices in Shanghai ending 2015 14% higher. Given price falls in Singapore and Hong Kong, it will be interesting to see if policymakers in these markets follow suit and loosen their grip on cooling measures.

Despite areas of growth, the world's emerging markets are not the shining beacons they were two or three years ago. The US Federal Reserve's recent rate rise, the resulting strong dollar and the collapse in commodity prices all help to explain why Buenos Aires (-8%) and Lagos (-20%) are at the bottom of the PIRI 100.

The PIRI 100

RANK	LOCATION	REGION	ANNUAL % INCREASE	RANK	LOCATION	REGION	ANNUAL % INCREASE
1	Vancouver	North America	24.5%	51	Mumbai	Asia	1.3%
2	Sydney	Australasia	14.8%	52	Oslo	Europe	1.2%
3	Shanghai	Asia	14.1%	53	Aspen	North America	1.1%
4	Istanbul	Middle East	13.0%	54 =	Mustique	Caribbean	1.0%
5	Munich	Europe	12.0%	54 =	Jumby Bay	Caribbean	1.0%
6	Melbourne	Australasia	11.9%	54 =	London	Europe	1.0%
7	San Francisco	North America	10.9%	54 =	Western Algarve	Europe	1.0%
8	Auckland	Australasia	10.2%	54 =	Gstaad	Europe	1.0%
9 =	Amsterdam	Europe	10.0%	59 =	Gascony	Europe	0.8%
9 =	Monaco	Europe	10.0%	59 =	Tokyo	Asia	0.8%
11	Berlin	Europe	9.0%	61	Dublin	Europe	0.6%
12	Toronto	North America	8.0%	62	Rome	Europe	0.3%
13	Cape Town	Africa	6.9%	63	Lake Como	Europe	0.2%
14	Miami	North America	6.4%	64 =	Bali	Asia	0.0%
15	Bangkok	Asia	6.3%	64 =	Chicago	North America	0.0%
16	Seoul	Asia	6.1%	64 =	Riyadh	Middle East	0.0%
17	Val d'Isère	Europe	5.8%	67	Kuala Lumpur	Asia	-0.9%
18 =	Jakarta	Asia	5.1%	68 =	Tuscany	Europe	-1.0%
18 =	Bengaluru	Asia	5.1%	68 =	Klosters	Europe	-1.0%
20 =	Madrid	Europe	5.0%	70	Vienna	Europe	-1.1%
20 =	Ibiza	Europe	5.0%	71	Evian	Europe	-1.2%
22	Los Angeles	North America	4.7%	72	Villars-sur-Ollon	Europe	-1.4%
23	Méribel	Europe	4.5%	73	Verbier	Europe	-1.8%
24	Beijing	Asia	4.3%	74	Milan	Europe	-1.9%
25	Phuket	Asia	4.1%	75 =	Lausanne	Europe	-2.0%
26	Johannesburg	Africa	4.0%	75 =	Barbados	Caribbean	-2.0%
27	Boston	North America	3.8%	75 =	Davos	Europe	-2.0%
28	Tel Aviv	Middle East	3.7%	75 =	Courchevel 1850	Europe	-2.0%
29	Barcelona	Europe	3.3%	75 =	Umbria	Europe	-2.0%
30 =	The Hamptons	North America	3.2%	75 =	Abu Dhabi	Middle East	-2.0%
30 =	Chamonix	Europe	3.2%	81 =	Paris	Europe	-2.1%
32	Zürich	Europe	3.0%	81 =	Singapore	Asia	-2.1%
33 =	Nairobi	Africa	2.9%	83 =	Cyprus	Europe	-2.4%
33 =	Washington DC	North America	2.9%	83 =	Cap Ferrat	Europe	-2.4%
35	Marbella	Europe	2.8%	85	Doha	Middle East	-2.6%
36 =	Guangzhou	Asia	2.6%	86	Cannes	Europe	-2.7%
36 =	Cortina	Europe	2.6%	87	St Gervais	Europe	-2.8%
38	São Paulo	Latin America	2.5%	88 =	St Moritz	Europe	-3.0%
39	New York	North America	2.4%	88 =	Sardinia	Europe	-3.0%
40	Moscow	Russia/CIS	2.3%	90	St Tropez	Europe	-3.4%
41 =	Courchevel 1550	Europe	2.1%	91	Hong Kong	Asia	-3.6%
41 =	Venice	Europe	2.1%	92	Geneva	Europe	-3.7%
41 =	Provence	Europe	2.1%	93	Taipei	Asia	-4.7%
44 =	St Barts	Caribbean	2.0%	94 =	Bahamas	Caribbean	-5.0%
44 =	Florence	Europe	2.0%	94 =	British Virgin Islands	Caribbean	-5.0%
44 =	Delhi	Asia	2.0%	96	Dubai	Middle East	-5.5%
47	Mallorca	Europe	1.8%	97	Crans-Montana	Europe	-6.0%
48 =	Edinburgh	Europe	1.5%	98	Megève	Europe	-6.7%
48 =	Italian Riviera	Europe	1.5%	99	Buenos Aires	Latin America	-8.0%
48 =	Brussels	Europe	1.5%	100	Lagos	Africa	-20.0%

ANNUAL PRICE CHANGE TO DECEMBER 2015.
ALL PRICE CHANGES RELATE TO LOCAL CURRENCY AND REFLECT NOMINAL CHANGE.

Data for San Francisco, New York, Miami, Los Angeles, Boston, Chicago, and Cyprus relates to the period from 1 November 2014 to 31 October 2015. Data for The Hamptons, Aspen and São Paulo relates to the period from 1 December 2014 to 30 November 2015. The price change for Tokyo relates to all properties above JPY100m

Sources: All data comes from Knight Frank's global network with the exception of Tokyo – Ken Corporation; Washington DC – Metropolitan Regional Information Systems, Inc. Statistics generated on 6 January 2016 © Copyright 2016. All rights reserved. São Paulo – FIFE (Fundação Instituto de Pesquisas Econômicas); Oslo – Torbjørn EK; San Francisco, Miami, Los Angeles, Boston, New York, Chicago – S&P Case Shiller

KEY Performance DRIVERS

How ECONOMICS, TAXATION and POLITICAL PRIORITIES influence prime global housing markets

LIAM BAILEY
Global Head of Research



FROM TOP
The beachfront Lepang Estate, in Bali; a newly built luxury villa with spa in Port Andrats, Mallorca

As *International View* went to press, one of the dominant issues overshadowing the world's key residential markets was the fall-out from the shift to rising interest rates in the United States. In Asia, for example, there will undoubtedly be an impact on buyer sentiment, and our Hong Kong Head of Research, David Ji, believes this will lead to a reduction of sales volumes. This will be the case even though the Federal Reserve's initial moves are likely to be cautious and have only a minimal impact on mortgage payments.

The impending change in US policy was already being felt in the final three months of 2015, with many global markets seeing weaker trading conditions. The transition to higher rates is likely to be emulated by other strongly performing economies, such as the UK, Australia and Canada, although expectations are being regularly pushed further out in time.

The prediction of a rate rise helped boost the US dollar throughout the year, which weighed on inward investment. 'A slowdown in demand was inevitable, but the US still remains hugely

attractive,' says Sofia Song, Head of Research at Knight Frank's US partner Douglas Elliman.

It's important to remember that not every market internationally has been waiting for the transition away from ultra-low interest rates – some never experienced them. In Kenya, for example, rates are in double digits. The main theme in Nairobi is the impact of weaker oil prices, which has undermined demand from employees of oil firms and related businesses, says our Managing Director in Kenya, Ben Woodhams. This has been replicated in other resource-heavy markets, including Australia's previously booming prime regional markets.

In addition to interest rates and other economic factors, performance will be influenced by rising supply pipelines. Developers have taken advantage of a combination of rising prices and low financing costs to deliver new homes at a significantly faster rate in many prime markets.

New York, London (especially around the edge of the prime central-London market), Sydney and Melbourne have all seen an increase in supply. And, as the market tilts in favour of purchasers, there will be a re-evaluation of pricing potential in many areas.

The opposite trend can be seen in other key markets, notably land-restricted Hong Kong. Here, the low supply of land over recent years has added to the affordability issue. Although the government is trying to make up the shortfall, the political climate has changed: environmental pressure groups hold more influence and local councils are displaying a more protectionist attitude to their land. While prime buyers in Hong Kong still focus on The Peak and Mid-levels, it will be the New Territories where most

new supply is delivered. Prices are likely to underperform there.

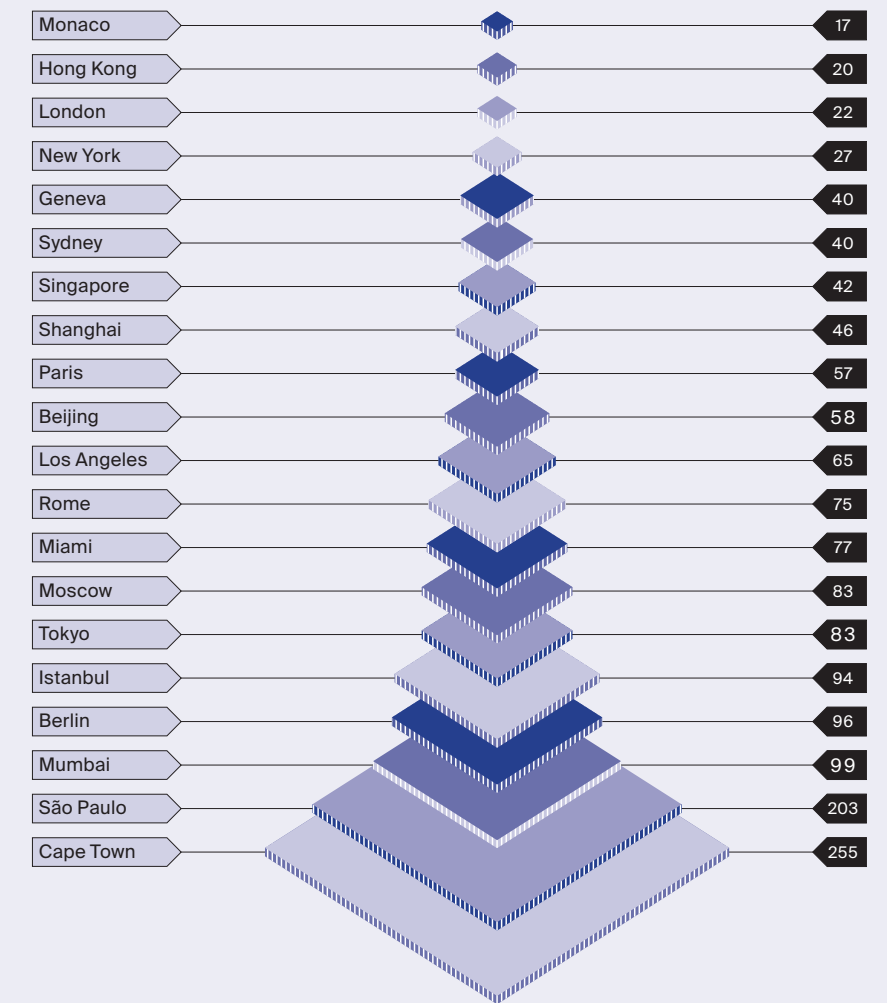
New-build volumes are critical to future performance, confirms Nicholas Holt, Head of Research in Asia Pacific. 'At the prime end of the market, Hong Kong is seeing tight supply. Singapore is too, but at much less severe levels.'

Similar issues are being seen in Vancouver, which is experiencing the lowest level of inventory for 25 years. 'The number of multi-family developments along the major transportation routes is rising, but this is not enough to make up for the lack of prime market supply,' says Kevin Skipworth of Knight Frank's partner Dexter Associates.

Opportunities still exist in some European markets, many of which are still recovering nearly eight years after the 2008 crash. Well-

THE NUMBER OF SQUARE METRES US\$1M WILL BUY IN...

(BASED ON PRIME RESIDENTIAL PRICES IN DECEMBER 2015)



Notes: Price ranges for Hong Kong, Beijing and Shanghai are for properties considered 'super-prime'. Prices used in the calculation for Sydney and Hong Kong are based on apartments only, and for New York, Los Angeles and Miami on condos only. All currency calculations are based on the prevailing rate on 31 December 2015.

connected areas in the South of France, especially rural districts within easy reach of the new Eurostar route to Provence, and ski resorts within an hour's commute of one of the main airports serving the Alps, look well placed for future growth. Most Italian prime markets saw flat or marginal price increases in 2015. Although prices are not going to jump significantly in 2016, some foreign buyers find themselves in a favourable position, given the currency advantage and the selection of properties on offer.

Although many markets in the Asia Pacific region are close to, or at the top of, their cycle, Vietnam, the Philippines and possibly Japan look likely to outperform in 2016, says Nicholas Holt. Tokyo is seeing strong investment in the run-up to the 2020 Olympic Games and Chinese buyers are starting to show an interest.

In the US, Los Angeles is set to lead the market, followed by Miami. Lower base pricing and relatively low supply provides scope for price growth in Los Angeles, while demand is still robust in Miami.

Overall, investors globally need to be cautious. Price rises are slowing after a strong run in many markets – London and New York, being two high-profile examples – while both interest rates, and ownership costs for foreign investors are increasing. Restrictions on non-residents are even being discussed in markets such as Canada.

Taking a long-term view, investors will do well to maintain their focus on the leading urban centres. Prime city markets tend to bounce back quickest from any downturn and deliver relatively strong liquidity throughout market cycles.





Global HOTSPOTS

We select THREE LOCATIONS across each of FIVE CATEGORIES, highlighting key INVESTMENT OPPORTUNITIES

In a higher-interest rate and lower-growth environment, picking the right residential-property investment location becomes a more pressing issue. Our shortlist is influenced by the burgeoning requirement for market outperformance led by economic and employment growth, new infrastructure, regeneration, quality of education, environment and lifestyle.

COUNTRY

VIETNAM

A country on an upward trajectory. Structural reforms initiated by the current government place Vietnam ahead of other emerging markets. Importantly for investors, new rules were brought in during 2015 that opened up property markets to foreign buyers. The new metro line currently underway in Ho Chi Minh City will see District 2 and 9 outperform.

GERMANY

Residential prices in the European Union's largest economy have increased by 23% in the past five years, yet wages have kept pace, resulting in good levels of affordability. Cities such as Berlin and Munich outperform and, despite strong house-building rates, the gap between demand and supply is set to expand.

UNITED STATES

Since the global financial crisis, the US has led the developed world's economic recovery and demonstrated an enviable ability to convert innovation into enterprise. This process has powered key cities, with strong growth in employment and wealth creation. Significant inward demand from international investors should help mitigate the impact of higher interest rates and a strengthening dollar through 2016.

CITY

LOS ANGELES

The city is just three years into a market recovery. Prices are growing, underpinned by limited new supply, while demand flows have been bolstered by Asian buyers. Improvements to urban centres, retail and the wider lifestyle offer are opening up new areas to investors.

MADRID

Last year underlined the extent to which Madrid's prime market has recovered, with prime sales volumes up 25% year on year and prime prices outperforming many neighbouring European cities. Steady price growth looks likely to continue in 2016 as the impact of supply constraints are felt in the top districts of Salamanca, Jerónimos and Chamberí.

SHANGHAI

Along with Shenzhen, the other financial hub of mainland China, Shanghai has turned a corner in economic and market terms over the past six months. The city is seeing positive price growth on the back of continued urbanisation, a diverse and thriving service sector and a strong international community.

NEIGHBOURHOOD

PIMLICO, LONDON

Pimlico remains one of central London's very few overlooked residential markets. High-quality housing stock, a riverside location and proximity to established prime markets combine to ensure the area stands to benefit from the regeneration work taking place in adjacent Victoria.

LOWER EAST SIDE, NEW YORK

New infrastructure, amenities and restaurants are driving price growth in an area burgeoning with luxury developments by developers such as Ian Schrager and architects Herzog & de Meuron. Proximity to Nolita, SoHo, and the East Village is helping market product to investors.

CHIYODA, TOKYO

The prime residential market in Chiyoda – along with Minato and Chūō, the two other central

Tokyo wards – have performed well since the advent of Abenomics. While Japan's overall population is in decline, Tokyo continues to see its numbers swell. Chiyoda's residential market looks set to benefit from the 2020 Olympic Games, which will bring improvements in infrastructure and attract foreign investment.

SECOND HOME

GOLD COAST

The arrival of the Commonwealth Games in 2018, coupled with a new light-rail system and a planned AU\$200m airport expansion, has kickstarted investment in this popular second-home destination. Competitive prices in comparison to those of Australia's top cities, plus strong fundamentals in the shape of a growth in the local population and an expansion in tourism also underpin demand along the Gold Coast's 57km coastline.

CÔTE D'AZUR

A perennial favourite with the super-wealthy, the South of France is in the nascent stages of recovery. Last year saw an upturn in sales activity, with the village of Mougins and the exclusive Cap d'Antibes seeing strong demand.

IBIZA

The island's prime market continues to outperform mainland Spain, with areas such as San José, the marina and properties in Ibiza Old Town generating strong interest. Year-round flights from most top European cities, good international schools and a strong 4G internet connection have persuaded many wealthy young professionals in northern Europe to either relocate here or commute long-distance.

SKI RESORT

MÉRIBEL

Located in the heart of the Three Valleys, the resort is increasingly viewed as the destination of choice in the Alps, providing access to the world's largest ski domain and enjoying good facilities and a vibrant village atmosphere.

ASPEN

Rising international demand has bolstered sales volumes, which reached an eight-year high in 2015. The first US ski resort to cater for those of ultra-high net worth, it has expanded its facilities and rebranded itself as a year-round resort via the staging of numerous events and festivals.

CHAMONIX

Within easy reach of Geneva Airport, the resort offers a broad range of amenities while remaining competitively priced compared to other Alpine resorts. A recent pledge by the Compagnie du Mont Blanc to upgrade the lift system will strengthen demand further.



CLOCKWISE FROM ABOVE

An estate of great charm and historical interest in Le Rouret on the Côte d'Azur; 1 Seaport, which commands spectacular 360° views of New York; one of Aspen's finest residences; six blocks from the Little Nell Hotel and Aspen Mountain gondola



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UNITED KINGDOM *and* EUROPE



KEITH HANSHIRE/GETTY IMAGES



Romazzino

SARDINIA

An iconic, widely admired private waterside estate which is generally considered one of the finest coastal properties on the Costa Smeralda.



ACCOMMODATION INCLUDES:

- Extensive formal & informal reception areas
- Master bedroom suite & 5 further guest bedroom suites
- Guest house & staff accommodation
- Extensive manicured grounds including productive olive groves, vines & vegetable garden
- Swimming pool & direct beach access with jetty
- Approximately 1.15 ha

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Castellaras

COTE D'AZUR

Recently built Provençal Bastide finished to the highest standard, located in a small gated residence in Castellaras, between the villages of Mougins and Valbonne.

GUIDE PRICE
€7,850,000

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 4 bathrooms
- 3 reception rooms
- Heated swimming pool
- Pool house
- Large covered terraces

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Le Rouret

COTE D'AZUR

Remarkable agricultural estate of exceptional character and historic interest nestled in a private and picturesque location, offering extensive accommodation, spectacular gardens and dramatic unspoilt views.

GUIDE PRICE
€15,000,000

ACCOMMODATION INCLUDES:

- 8 bedrooms
- 5 bathrooms
- 4 reception rooms
- Guest house
- Caretaker's house
- In all about 44 ha

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Lorgues

VAR

An outstanding private country estate with wonderful panoramic views set in beautifully landscaped gardens with an AOC denominated vineyard (approximately 4 hectares), olive groves and woodland.

GUIDE PRICE
€3,950,000

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7 bathrooms
- 4 reception rooms
- Guest house
- Caretaker's cottage
- In all about 9.5 ha

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Cap Ferrat

COTE D'AZUR

Enjoying spectacular far reaching westerly views over the bay of Villefranche, this villa strikes the perfect balance of grandeur and sophistication. Classic elegance meets old-style Riviera living.

ACCOMMODATION INCLUDES:

- Master bedroom suite, 5 further bedroom suites & nursery
- 3 reception rooms
- Extensive terraces
- Swimming pool
- Manicured gardens & grounds
- Staff accommodation

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Gordes

LUBERON

An enchanting Provençal estate set in beautiful landscaped gardens close to the village of Gordes, offering extensive accommodation and stunning countryside views.

GUIDE PRICE
€4,400,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 5 bedrooms
- 5 bathrooms
- Guest apartment & guest house
- Stables, boxes, manège & horse trails
- In all about 15 ha

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Near Vic Fezensac

GASCONY

Glorious historic chateau dating in part to the 13th century and believed to have only changed hands twice in its history, beautifully restored by the present owners. Additional tower for restoration (Listed ISMH).

GUIDE PRICE
€1,500,000

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 6 bathrooms
- 5 reception rooms
- Original Renaissance fireplaces
- Charming countryside views
- In all about 8.5 ha

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Courchevel 1850

FRENCH ALPS

A truly outstanding Courchevel chalet built to the highest standards offering open views across the valley. Set approximately 300 m from the village centre and perfectly situated for direct access to and from the pistes.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- 2 reception rooms
- Swimming pool
- Spa complex
- Cinema room

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Megève

FRENCH ALPS

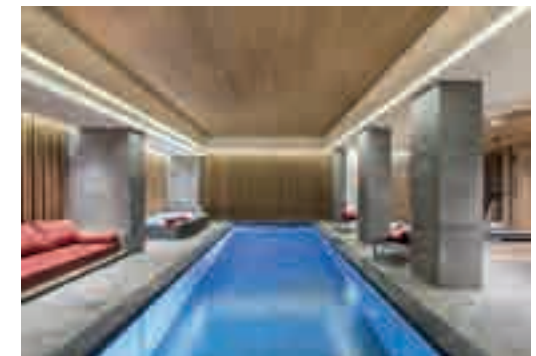
Two remarkable newly built chalets, located close to the Cote 2000 ski lift, offering traditional-style and all the modern comforts. The main and guest chalets are set in a tranquil location with beautiful views.

GUIDE PRICE
€10,500,000

ACCOMMODATION INCLUDES:

- 9 bedrooms
- 9 bathrooms
- 2 reception rooms
- Spa area with swimming pool
- Jacuzzi & sauna
- Underground parking

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MONACO

Monte Carlo

MONACO

Apply in confidence.

ACCOMMODATION INCLUDES:

- Exquisite Villa
- Exceptional quality
- Lavish accommodation
- A unique opportunity
- The ultimate in luxury

PADDY DRING

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SWITZERLAND

Cologny

GENEVA

This beautiful contemporary property is situated in one of Switzerland's most exclusive and peaceful locations, enjoying stunning views of the Lake and Jura mountains beyond.

ACCOMMODATION INCLUDES:

- 6 bedroom suites
- Spacious reception rooms
- Gymnasium
- Living space of approx. 500 sq m
- Terrace
- Double garage

ALEX KOCH DE GOOREYND

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La Côte

VAUD

This spacious property has been beautifully refurbished to a magnificent standard and features an impressive entrance hall, spacious reception rooms with high ceilings and fireplaces, all leading onto extensive terraces and benefiting from the wonderful views of the countryside, lake and Alps beyond.

ACCOMMODATION INCLUDES:

- 4 principal bedrooms
- Loft apartment
- Living space of approx. 750 sq m
- Infinity swimming pool
- Garage & additional parking
- Set on a plot of approx. 9,000 sq m

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Verbier

SWISS ALPS

A wonderful opportunity to construct this stunning chalet, designed by a renowned architect. Once built to the most luxurious of standards, the chalet will be south facing and will enjoy a beautiful view of the mountains.

GUIDE PRICE
CHF 7,750,000

ACCOMMODATION INCLUDES:

- 3 bedroom suites
- Living space of approx. 260 sq m
- Indoor swimming pool
- Jacuzzi & fitness suite
- Private garage parking

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Villars

VAUD

Resting on a spacious plot with uninterrupted panoramic views, this recently built chalet with a living space of approximately 500 sq m is perfectly positioned at the end of a quiet road with a large driveway and covered parking.

ACCOMMODATION INCLUDES:

- 4 bedroom suites
- Large open plan reception room
- 2 studies
- Spa with plunge pool
- Set on a plot of approx. 1,000 sq m

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Flims

GRAUBUNDEN

Built in 1977 and fully renovated last year, the interior of this stunning home has been designed in a traditional style and completed using only high-quality materials, in order to highlight the chalet's impressive views and natural charm.

ACCOMMODATION INCLUDES:

- 6 bedroom suites
- Living space of approx. 420 sq m
- Terrace
- This property is fully available for purchase by non-residents as a holiday home

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Gstaad

BERN

This luxury triplex apartment is built in a contemporary-style using hand-chopped antique wood. Featuring state of the art technology, the property is ideally located less than 1km from the centre of Gstaad, between two ski stations.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- Approx. 407 sq m of living space
- Wellness & spa area
- Parking for 5 cars
- This property is fully available for purchase by non-residents as a holiday home

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Silvaplana

GRAUBUNDEN

Situated in the heart of the prestigious Upper Engadine area, this beautiful early 18th century residence is discreetly set within charming grounds of about 6,000 sq m and enjoys uninterrupted views of Lake Silvaplana.

ACCOMMODATION INCLUDES:

- 9 bedrooms
- 6 bathrooms
- Additional studio apartment
- Approx. 1,000 sq m of living space

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Residences Hamerling

VIENNA

The historic Hamerling building offers stylish and quiet living with impressive, sweeping views over Vienna and the tree tops of the park. The building provides outstanding concierge and doorman services as well as a private, residents-only restaurant, gym and medical care.

ACCOMMODATION INCLUDES:

- 23 penthouse apartments
- Living space ranging from approx. 130 - 210 sq m
- High ceilings, no slopes
- Barrier-free, spacious terraces

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GUIDE PRICES FROM
€1,520,000



AUSTRIA

Maison Fraenkel

VIENNA

Built in 1872, the Fraenkel building was a modern example of imperial architecture and a symbol of the Gründerzeit period. This renovation and expansion will make it the most exclusive residential property in Vienna.

ACCOMMODATION INCLUDES:

- 1st - 4th floor imperial residences with ceiling heights from approx. 3.8 m
- Breathtaking penthouses with private lift & ceiling heights approx. 3.5 - 5.2 m
- Bespoke floorplan design
- Comprehensive 5-star services
- 24-hour concierge & security service
- Office & meeting area

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GUIDE PRICES FROM
€900,000



Garden of Eden

VIENNA

Located within beautiful grounds of about a hectare, this unique project provides modern living to a luxuriously high standard and can be custom-finished by the client to fit individual needs.

ACCOMMODATION INCLUDES:

- Living spaces ranging from approx. 110 - 260 sq m
- All apartments with balcony, terrace and/or own garden
- Terraces from approx. 70 - 300 sq m
- Lounge with premium concierge service
- Spacious underground parking with e-car charging station

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AUSTRIA

PORTUGAL

Lagos

ALGARVE

Located on the Funchal ridge just outside Lagos, this magnificent property provides spacious accommodation set over two levels and is situated within stunning grounds of over a hectare.

ACCOMMODATION INCLUDES:

- 5/6 bedrooms
- Staff accommodation
- Swimming pool
- Tennis court
- Sea views

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GUIDE PRICE
€2,500,000



Istan

MARBELLA

Unique and exclusive country estate with breathtaking panoramic views in a private secluded setting offering convenient access to the coast's numerous amenities. An outstanding property with enchanting indoor and outdoor spaces.

ACCOMMODATION INCLUDES:

- 13 bedrooms
- Main house, 2 guest houses & additional staff accommodation
- Home cinema
- 2 swimming pools
- Built area approx. 3,987 sq m
- Plot area approx. 5.7 ha

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La Zagaleta

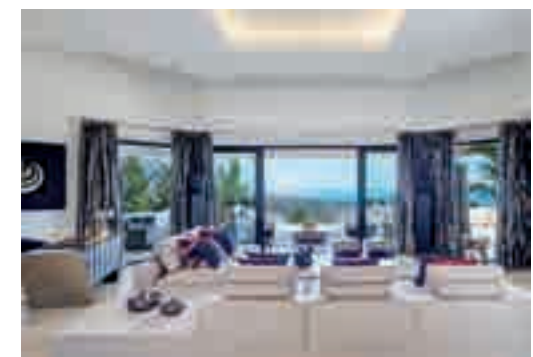
BENAHAVIS

Situated in a privileged position within the prestigious La Zagaleta residential and golfing estate, this villa has breathtaking views of the coastline combined with contemporary design and sophisticated features.

ACCOMMODATION INCLUDES:

- 2 golf courses, equestrian centre & heliport in gated community with 24-hour security and exclusive services
- 5 ensuite bedrooms
- Staff accommodation
- Built area approx. 958 sq m
- Plot area approx. 4,237 sq m

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Bendinat

MALLORCA

An exceptional waterfront villa in Old Town Bendinat occupying a privileged and commanding position close to the Bendinat Hotel, offering direct sea access and total privacy.

GUIDE PRICE
€16,500,000

ACCOMMODATION INCLUDES:

- 8 bedroom suites including guest/staff accommodation
- Swimming pool
- Wellness area
- Approx. 80 sq m roof terrace
- Approx. 662 sq m in total

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Port Andratx

MALLORCA

Brand new villa with spectacular sea views across the Port of Andratx, approximately 650 sq m with extensive terraces, large living room and a spa with sauna and fitness area.

GUIDE PRICE
€9,800,000

ACCOMMODATION INCLUDES:

- 5 bedroom suites
- Lift
- Swimming pool
- Garage for 2 cars
- Separate guest apartment

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Fermoy

CORK

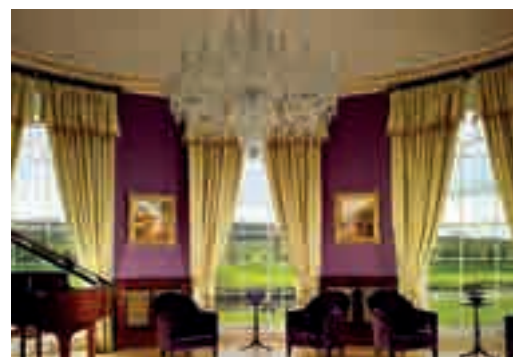
Dating back to 1760, this stunning Palladian mansion was the former home of the first President of Ireland. Set in the heart of a magnificent estate, on approximately 61 hectares Castlehyde has undergone an exceptional refurbishment project to create an outstanding home on the banks of the Blackwater.

GUIDE PRICE
€20,000,000

ACCOMMODATION INCLUDES:

- 10 impressive, themed bedroom suites
- Spectacular accommodation of approximately 3,252 sq m
- 6 formal reception rooms, library, bar & music room
- Beautiful formal gardens, walled garden & tennis court
- Swimming pool & spa
- Paddocks & parkland with private golf driving range

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Ballsbridge

DUBLIN 4

Fine Edwardian family home set on a mature site of approximately 0.28 hectares. Enjoying the perfect balance of accommodation with eight bedrooms and six exceptionally well proportioned reception rooms, Fintragh is a house without compromise. Located on Shrewsbury Road in the heart of Dublin's embassy belt.

GUIDE PRICE
€10,500,000

ACCOMMODATION INCLUDES:

- Accommodation extends to approx. 530 sq m
- Detached room which acts as a garage, home office & entertainment room
- Outdoor swimming pool & tennis court
- Private & mature gardens
- 2 vehicular entrances
- Prime Dublin 4 location

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Dartry

DUBLIN 6

High Cross is an outstanding detached family home built c. 1860, positioned on a large, mature site of manicured south facing gardens enjoying complete privacy and seclusion. Located on Temple Road, a sought-after and exclusive tree-lined road. St Stephen's Green is approximately 5 km away.

GUIDE PRICE
€6,950,000

ACCOMMODATION INCLUDES:

- 5 bedrooms (2 ensuite)
- 5 reception rooms
- Games/exercise & snooker room
- Accommodation approx. 603 sq m
- In all about 0.32 ha of landscaped gardens
- Tarmacadam tennis court

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Computer generated image for indicative purposes only

One Tower Bridge

LONDON

One Tower Bridge is the epitome of 5* living with stunning views of the River Thames, Tower Bridge and the Tower of London.

One Tower Bridge comprises eight unique buildings that complement the existing architecture, including Cambridge House which enjoys direct river frontage and uninterrupted views.

GUIDE PRICE

£1,475,000*

*Price correct at time of print

DEVELOPMENT INCLUDES:

- Unique position on the River Thames
- Views of world heritage sites
- Residents only private health club, gymnasium, business lounge & virtual golf simulator
- 24-hour Harrods concierge
- Sizes from approx. 72 to 427 sq m (772 - 4,598 sq ft)

GREG BENNETT

New Home Sales, London

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Computer generated image for indicative purposes only

One Blackfriars

LONDON

London's New Masterpiece.

Moments from the River Thames, One Blackfriars is set to be a beacon of architectural brilliance.

Rising 50 storeys high and designed by award winning SimpsonHaugh Architects, the Tower will add a shimmering new dimension to the London skyline.

GUIDE PRICE

£1,150,000*

*Price correct at time of print

DEVELOPMENT INCLUDES:

- A mix of 274 studios, 1-4 bedroom apartments available over 50 floors of the impressive 170 m tower
- Exceptional interior design
- Outstanding residents' facilities, to include: concierge service provided by Harrods Estates, valet car parking, health club with spa, swimming pool & gym, private screening room, wine cellar & 32nd-floor executive lounge
- Fabulous panoramic views over the London skyline
- Landscaped public piazza with commercial & retail properties & a boutique hotel

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Computer generated image for indicative purposes only

190 Strand

LONDON

190 Strand offers bespoke homes located on the world-famous Strand. A short walk from the Capital's centres of culture, education, finance and law, this new landmark is positioned to enjoy the richest aspects of London living.

GUIDE PRICES FROM
£1,465,000*

**Price correct at time of print*

DEVELOPMENT INCLUDES:

- 24-hour hotel style concierge service
- Exclusive residents' facilities including on-site business suite, private cinema, gym, virtual golf & private swimming pool
- Allocated valet car parking
- Superb travel links via adjacent Temple underground station
- Moments from the River Thames, Covent Garden and the City
- Views of St Paul's, the City, Royal Courts of Justice, The Thames & the proposed Garden Bridge

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aly.gray@knightfrank.com



Computer generated image for indicative purposes only

Lillie Square

LONDON

Lillie Square is part of the Earls Court Master Plan and 77 acre regeneration scheme designed by Sir Terry Farrell. It represents an early opportunity to buy into this exciting central London regeneration area.

GUIDE PRICE
£799,000*

**Price correct at time of print*

DEVELOPMENT INCLUDES:

- 1-4 bedroom apartments available
- Resident's Club with lounge
- Swimming pool, spa, private cinema
- Secure basement parking
- London Zone 1 location
- Superb investment potential

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Computer generated images for indicative purposes only

Southbank Place

LONDON

Set in one of London's most desirable riverside locations adjacent to Westminster and next to the London Eye, Southbank Place provides the perfect setting for London's most breathtaking and elegant new residences.

GUIDE PRICE

£750,000*

*Price correct at time of print

DEVELOPMENT INCLUDES:

- Spectacular landmark & river views
- 5 prestigious residential buildings
- Residents' only luxury health & fitness club
- 24-hour concierge & residents' lounge
- Excellent transport links via Waterloo & Westminster

JAMES COHEN

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Computer generated image for indicative purposes only

Gasholders

LONDON

The Gasholders, London is a remarkable feat of contemporary design and cutting-edge engineering by renowned architects Wilkinson Eyre. There are 145 apartments and penthouses being built within a refurbished triplet of Grade II-listed, cast-iron gasholder guide frames, next to the Regent's Canal in the heart of Kings Cross.

GUIDE PRICE

£785,000*

*Price correct at time of print

DEVELOPMENT INCLUDES:

- Interiors by Jonathan Tuckey Design
- Landscaped 8th-floor roof garden
- Business suite, lounge & conference room
- Entertainment suite with private dining & screening room
- Residents' spa & gymnasium
- 24-hour concierge & porterage services

JAMES COHEN

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james.cohen@knightfrank.com



Penthouse, 37 Curzon Street

LONDON

An outstanding penthouse with wrap-around terracing, breathtaking panoramic views over London and two secure underground parking spaces.

GUIDE PRICE
£15,500,000

ACCOMMODATION INCLUDES:

- 4 bedrooms
- Kitchen/reception room
- Reception room with terrace, featuring 360 degree views
- 24-hour porter & lift access
- 2 parking spaces
- Approx. 322 sq m

HARVEY CYZER
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Portman Square

LONDON

A substantial four bedroom lateral apartment of classic proportions occupying an enviable corner location on the third floor of one of Marylebone's most exclusive mansion blocks.

GUIDE PRICE
£8,950,000

ACCOMMODATION INCLUDES:

- 4 bedrooms
- 3 bathrooms
- 2 reception rooms
- Kitchen/breakfast room
- 24-hour concierge
- Approx. 261.4 sq m

CHRISTIAN LOCK-NECREWS
Marylebone Sales, London
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christian.lock@knightfrank.com



Ladbroke Grove

LONDON

An impressive semi-detached low built, wide villa with generous parking and direct access to a stunning communal garden. All in all a wonderful gem.

GUIDE PRICE
£10,500,000

ACCOMMODATION INCLUDES:

- 5-6 bedrooms
- 4 bathrooms
- 4 reception rooms
- Kitchen/breakfast room
- Private garden
- Approx. 415.5 sq m (4,472 sq ft)

CAROLINE FOORD
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Robinswood

WENTWORTH, SURREY

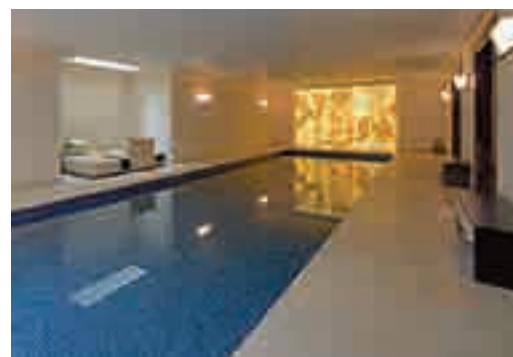
The finest quality seen outside London. A brand new house of classic elegance built to the very highest international specification and in a prime position on the main island of the Wentworth Estate.

GUIDE PRICE
£12,950,000

ACCOMMODATION INCLUDES:

- 3 reception rooms
- 5 bedroom suites
- Garaging
- Wine cellar
- Indoor swimming pool
- Magnificent landscaped gardens

JAMES CLELAND
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Kingstone Lisle Park

OXFORDSHIRE

A stunning Grade II* Listed Georgian house at the heart of a magical estate.

GUIDE PRICE
£19,000,000

ACCOMMODATION INCLUDES:

- A beautiful house in a fabulous setting
- 5 reception rooms, 14 bedrooms
- Formal gardens, swimming pool, tennis court
- Parkland, lakes, private golf course, shoot & woodland
- 4 cottages
- Approx. 257 acres

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ASIA PACIFIC



Collection XI

MELBOURNE

Collection XI presents an exclusive ensemble of distinctive residences that blend the traditional and modern with a sophisticated urban sensibility. These exquisite residences have been designed for those who experience success and have defined exactly what they desire from modern living.

GUIDE PRICES FROM
AU\$1,750,000 - AU\$2,700,000

ACCOMMODATION INCLUDES:

- 11 large, private luxury town homes
- Approx. 8 km to Melbourne CBD
- 2-level or 3-level with private lifts to all floors
- Internal areas from 179 sq m to 257 sq m
- Imported Italian Dada kitchens with Gaggenau appliances & Molteni&C wardrobes
- All with large garden courtyards & individual lock-up garages

DANIEL CASHEN

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Balmoral Residence

SYDNEY

A masterfully designed architectural and interior scheme of unsurpassed sophistication. This luxury residence with breathtaking views over Balmoral Beach can only be described as an inimitable sensory experience. Pioneering the Super Prime Turn-Key market in Australia.

GUIDE PRICE
AU\$26,000,000

ACCOMMODATION INCLUDES:

- 4 bedroom suites, each with walk-in robe
- 1,000 sq m of internal, terraces & pool areas
- Expansive open plan living
- A curation of bespoke furniture & artwork
- 8 car garage plus private guest apartment
- Innovative technology & state of the art finishes

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LINDA ZHU

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Rimbun @ Embassy Row

MALAYSIA

Located along the Embassy Row of Malaysia, Rimbun is only three kilometres away from the Petronas Twin Towers. The two palatial penthouses offer its discerning residents a unique blend of luxury and sustainability.

GUIDE PRICE
RM4,000,000.00 - RM20,000,000.00

ACCOMMODATION INCLUDES:

- Minimum of 6 bedrooms
- 1,550 sq m customisable Triplex Penthouse
- Separate guest wing with its own lift lobby
- Rooftop garden & plunge-pool with jacuzzi
- High ceilings (up to 8 m)
- 360 degree views, including the Petronas Twin Towers

PARIKSHAT CHAWLA

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The Crest

GURGAON

Six stunning towers designed by master architect Hafeez Contractor. The interiors have spacious three and four bedroom apartments with private outdoor decks that overlook the beautifully landscaped complex and the city skyline.

ACCOMMODATION INCLUDES:

- Fully air-conditioned, 3 & 4 bedroom apartments with modular cabinetry & modular kitchen fitted with luxury appliances
- Created by DLF, India's largest real estate developer
- Situated at DLF 5, Delhi-NCR's most sought-after location
- Resort-style landscaping designed by Geyer Coburn Hutchins (USA)
- Lobby, club & common area interior design by Richmond International (UK)
- Construction by Larsen and Toubro (India)

KAPIL KAPUR

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Lembang Estate

BALI

This unparalleled residential beachfront estate is a destination property, with panoramic ocean views towards The Lombok Straits. A majestic residence offering ultimate privacy and simple elegance on a grand scale, perfect for enjoying Bali's magical East Coast.

ACCOMMODATION INCLUDES:

- 5 double bedrooms with ensuites
- Over 2 ha of private estate, expansive gardens
- 270 m beach frontage
- Indoor & outdoor living areas
- 25 m swimming pool with oceanside 'bale'
- Commercial grade kitchen

MATTHEW GEORGESON
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matthew@elitehavens.com



Villa Tamarama

BALI

A luxury clifftop villa with magnificent views overlooking the Indian Ocean and the white sandy beaches below. This colonial style property is ideal for entertaining or privately enjoying the breathtaking sea views from the open-air pavilion.

ACCOMMODATION INCLUDES:

- 5 bedrooms with ensuite bathrooms
- 2 private swimming pools
- 2,700 sq m land with 30 m cliff frontage
- Within exclusive estate of only 7 villas
- Access to extensive estate facilities
- Estate inclinator to access sandy beach below

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TwentyOne Angullia Park

SINGAPORE

A distinctive freehold residence in the centre of Singapore's prestigious Orchard area, designed by renowned SCDA Architects. Surrounded by lush greenery with the bustling shopping belt a mere stroll away. In the centre of life's finest pleasures with spectacular views of the city skyline, heightened by coveted double-volume height.

PRICE ON APPLICATION

ACCOMMODATION INCLUDES:

- 2-4 bedroom apartments & penthouse
- Freehold property
- A short distance from Orchard's shopping belt
- Well connected to 2 MRT lines (North South Line, Thomson Line under construction)
- Sizes from 108 sq m - 717 sq m
- High ceilings & premium finishes

EDDIE NG

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CEA Reg. No. R056427G



Skyline Residences

SINGAPORE

A magnificent residential haven poised for luxury living and stunning views beyond the horizon. Skyline Residences encompasses the perfect lifestyle balance for every type of individual and family.

ACCOMMODATION INCLUDES:

- Choice of 1, 3, 3+1 bedroom apartments & penthouses
- Freehold & immediate occupation
- Premium finishes & fittings
- Spectacular sea views as well as an unobstructed view towards the Keppel Golf Course
- 3 minutes walk to Telok Blangah MRT Station
- Close to VivoCity, Harbour Front Centre, Universal Studios Singapore, Resorts World Sentosa, Mount Faber Park, Southern Ridges & Labrador Park

ERIC LIEW

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CEA Reg. No. R021280Z



The Residences at Mandarin Oriental, Bangkok

BANGKOK

The Residences at Mandarin Oriental, Bangkok is part of ICONSIAM, the extraordinary new mixed-use development, a spectacular waterfront promenade with a variety of attractions, and some of the world's most exclusive private apartments.

GUIDE PRICE
THB 46,000,000 - THB 425,000,000

ACCOMMODATION INCLUDES:

- 2 - 4 bedrooms & penthouses
- 52 storey building with 146 residences all with river views
- Fully fitted or fully furnished as a purchase option
- Strategic location, new national landmark of luxury
- Set on 20 acres by the Chao Phraya River

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Avadina

PHUKET

An exquisite villa development hidden away on Phuket with stunning ocean views. Includes 21 villas, private gardens, infinity edged pool, driveway, parking, set on a forested slope overlooking the ocean.

GUIDE PRICE
THB 300,000,000 - THB 350,000,000

ACCOMMODATION INCLUDES:

- 4 bedroom elegantly crafted villa
- Spread across 2 or 3 tiered levels
- Set on over 160,000 sq m of land
- Unobstructed ocean views
- On the west coast of Phuket
- Neighbouring well known 5-star resorts

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Waterfall Bay

PHUKET

Stepping into the villa's serene realm you'll notice a beautiful balance of bright, open spaces, refined fittings and luxurious, spacious interiors that allow for full enjoyment of its tropical setting and ocean views.

GUIDE PRICE
THB 216,000,000

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 storey luxury villa
- Situated on a hillside estate
- Exclusive with superb ocean view
- High-return
- Rental management by Knight Frank Phuket

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nattha.kahapana@th.knightfrank.com



Island Road 37

HONG KONG

Rare availability at Deep Water Bay. Stunning detached house with unobstructed seaviews over Deep Water Bay, one of Hong Kong's most prestigious and sought after locations. The luxuriously spacious living and dining areas open onto a magnificent terrace with a private pool overlooking the bay. A truly unique opportunity to either purchase or lease this exceptional family home.

PRICE ON APPLICATION

ACCOMMODATION INCLUDES:

- 5 bedrooms (4 ensembles), 2 additional bathrooms
- Separate living & dining rooms
- Expansive terrace with private pool
- Balcony
- Saleable area of 490 sq m
- Only 0.8 km to Deep Water Bay beach

RENU BUDHRANI

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Villa Rosa

HONG KONG

Sitting on an incredible hilltop location overlooking the very scenic Tai Tam Bay, this beautifully refurbished townhouse is one of 16 highly exclusive homes in this sought after development. Fabulous investment opportunity with a sitting tenant through to October 2017.

GUIDE PRICE
HK\$160,000,000

ACCOMMODATION INCLUDES:

- 4 bedrooms, 4.5 bathrooms
- Elegant living, dining & family areas
- Spacious verandah, garden & roof terrace
- Communal pool & children's playground
- Saleable area of 308 sq m
- Only 2.1 km to the American Club

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Serenity Peak

HONG KONG

Magnificent waterfront luxury. Fabulous new development of four two-storey detached houses finished to high standards, each with its own private garden and pool. All residences enjoy scenic landscapes and stunning sea views.

PLEASE CALL TO INQUIRE

ACCOMMODATION INCLUDES:

- 4 ensuite bedrooms
- Elegant living & dining areas
- High quality bathrooms & smart fully fitted kitchen
- Lush private garden & pool
- Saleable area ranging from 217,645 - 237,911 sq m
- Only 1.6 km to Silverstrand Beach

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Vale'O

WAKAYA ISLAND

Wakaya Island, one of the most secluded corners of the South Pacific, over 890 hectares of tropical paradise. This luxury private island is home to Vale'O 'house in the clouds' which sits in a 2,650 sq m hilltop estate.

GUIDE PRICE
US\$9,000,000

ACCOMMODATION INCLUDES:

- Approx. 987 sq m with 3 villas
- Hilltop location with panoramic views
- Cliffside swimming pool & jacuzzi
- Access to the islands pristine beaches
- Owners membership to the Wakaya Club and Spa
- Flights to the island by Air Wakaya to sealed airstrip

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Wadigi Island

MALOLO, FIJI

Wadigi Island, an edenic private island complete with its own five star resort. A two acre tropical idyll, rising 122 feet above the Pacific surrounded by crystal clear water, pristine beaches and panoramic ocean views.

ACCOMMODATION INCLUDES:

- Beautifully appointed villa with 3 separate suites
- Total privacy & uninterrupted views
- 3 reefs perfect for diving & snorkelling
- Infinity pool, helipad & staff accommodation
- Nadi International Airport 35 km away

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An aerial photograph of a tropical island. The island is small and roughly circular, with a white sandy beach surrounding a dense patch of green trees. The water around the island is a vibrant turquoise color, transitioning to a deeper blue further out. A small white boat with a mast is visible in the upper right quadrant of the image. The overall scene is serene and idyllic.

The
AMERICAS
and the
CARIBBEAN

DIGITAL VISION/GETTY IMAGES



Manhattan

NEW YORK

Full floor 'loft' at the legendary Sherry Netherland. Meticulously renovated with mesmerising views of Central Park from approximately 30 metres of frontage along Fifth Avenue and 45 metres along 59th Street. Full hotel services and amenities, including 24-hour concierge, twice daily housekeeping and on-site Harry Cipriani Restaurant with in-residence dining.

GUIDE PRICE
US\$35,000,000



ACCOMMODATION INCLUDES:

- 5 bedrooms & 6.5 bathrooms
- Home theatre
- Golf simulator room
- Wine cellar
- Pied-à-terres & foreign ownership permitted
- Approx. 836 sq m

JASON MANSFIELD
International Residential
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jason.mansfield@knightfrank.com



Computer-generated images for indicative purposes only

1 Seaport

NEW YORK

Introducing 1 Seaport Residences, extraordinary homes encased in floor-to-ceiling glass with singular terrace experiences. The first residential tower at 1 Seaport is surrounded by the best of the New Downtown including Brookfield Place, One World Trade Center and the Brooklyn Bridge.

DEVELOPMENT INCLUDES:

- 1, 2 and 3 bedroom simplex and duplex residences
- Interiors designed by S. Russell Groves
- Exterior architecture by Goldstein, Hill & West Architects LLP
- 24-hour concierge
- Horizon pool & sun terrace
- Relaxation lounge & fitness centre

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432 Park Avenue

NEW YORK

Located on Park Avenue between 56th and 57th Streets, 432 Park Avenue is the tallest residential building in the western hemisphere. Boasting an array of services and amenities, this striking tower provides its residents with phenomenal views of Central Park and New York City. Immediate occupancy available.

GUIDE PRICE FROM
US\$16,950,000

DEVELOPMENT INCLUDES:

- Designed by Rafael Viñoly
- 24-hour security & concierge
- Approx. 2,787 sq m of amenities
- Approx. 23 m swimming pool
- Private restaurant with outdoor terrace
- Interiors designed by Deborah Berke

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Computer-generated image for indicative purposes only



Computer generated images for indicative purposes only

The Fitzroy

NEW YORK

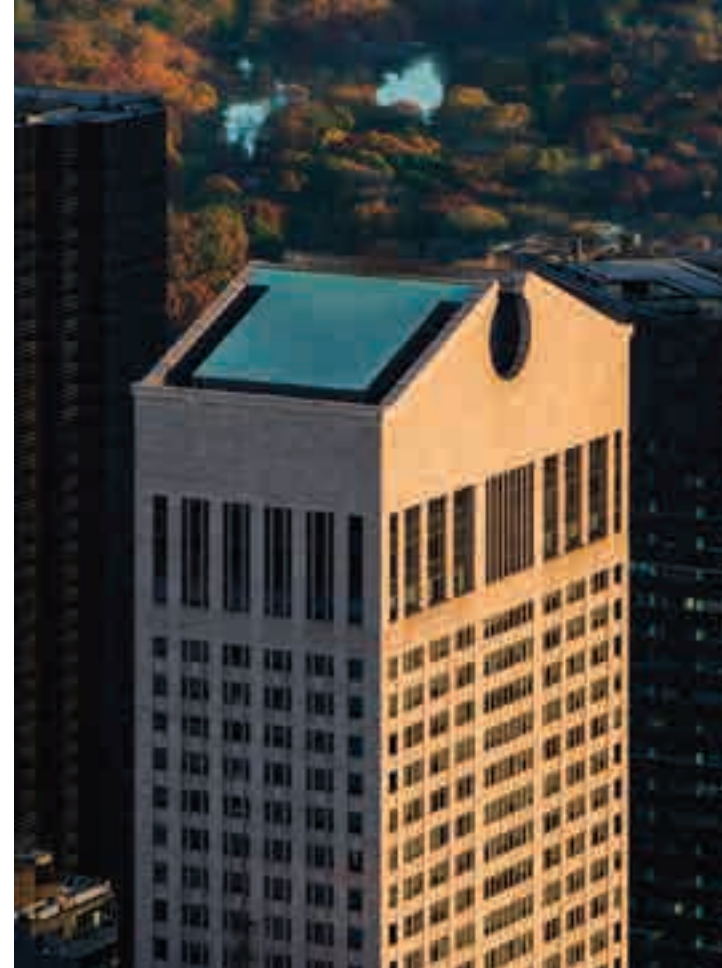
From JDS and Largo Investments, The Fitzroy brings Roman and Williams' signature touches to West Chelsea in the form of 14 well-detailed, elegant two to five bedroom homes.

GUIDE PRICES FROM
US\$5,200,000

DEVELOPMENT INCLUDES:

- 24-hour attended lobby
- La Palestra designed fitness centre
- Landscaped rooftop lounge with summer kitchen
- Wine cellar with secure wine locker for each home
- Custom Roman & Williams-designed Smallbone of Devizes kitchens
- Private large storage rooms with climate control

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550 Madison Avenue

NEW YORK

Introducing 550 Madison Avenue. Residences and amenities that exemplify an unprecedented attention to detail, setting a new standard for perfectly calibrated opulence, while respecting the grandeur and tradition that Philip Johnson aspired to and achieved thirty years ago.

GUIDE PRICES FROM
US\$9,000,000

DEVELOPMENT INCLUDES:

- 2-5 bedroom residences
- More than 139 sq m of residents-only amenities
- Interiors & amenities designed by Robert A.M. Stern
- First US hotel in the acclaimed Oetker Collection

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Computer generated image for indicative purposes only

Baccarat Hotel & Residences

NEW YORK

High atop the new five star flagship Baccarat Hotel is an exclusive collection of brilliant residences now available for occupancy. The 50-storey building at 5th Avenue and 53rd Street, is an instant icon designed by renowned architects Skidmore, Owings & Merrill and award-winning interior designer Tony Ingrao.

GUIDE PRICES FROM
US\$4,995,000

DEVELOPMENT INCLUDES:

- Dedicated residential lobby with interior design by Tony Ingrao
- Full access to luxury hotel services & amenities
- Priority access to the Spa de La Mer, Baccarat Bar & the acclaimed Chevalier restaurant
- Approx. 929 sq m wellness & aqua centre
- Valet parking services available at an additional cost

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Dutch L.I.C.

LONG ISLAND CITY

Dutch LIC offers well-designed living spaces just one stop away from Manhattan. With an attended lobby, resident lounge, fitness centre, rooftop terrace and parking available, Dutch LIC offers a seamless lifestyle experience in a neighbourhood with culture, food, art and history just blocks from the waterfront and moments from transit.

DEVELOPMENT INCLUDES:

- Attended lobby
- Residents' lounge
- Landscaped roof terrace
- State-of-the-art fitness centre
- Bicycle storage & on-site parking garage
- Tax abatement

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GUIDE PRICES FROM
US\$715,000



Manhattan

NEW YORK

Twenty-foot wide limestone townhouse on prime block off Fifth Avenue across from the Metropolitan Museum. Brilliantly renovated, this mint condition house features luxurious finishes and unparalleled attention to detail with high ceilings, grand proportions and exceptional light.

ACCOMMODATION INCLUDES:

- Approx. 650 sq m
- 5 wood-burning & 2 gas fireplaces
- Mahogany-paneled commercial lift
- Heated entry forecourt for effortless snow removal

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Gramercy Square

NEW YORK

An exclusive residential enclave designed by visionary international firm Woods Bagot in one of New York's most privileged neighbourhoods. Four architecturally distinguished buildings comprising one to four bedroom residences surround a tranquil oasis of tree lined walks and lush private courtyard gardens designed by celebrated landscape architect M. Paul Friedberg & Partners.

DEVELOPMENT INCLUDES:

- 24-hour concierge
- Approx. 2,323 sq m of private green space
- State-of-the-art fitness centre
- Approx. 23 m sky-lit lap pool
- Residents' lounge, private dining room & wine room
- Private parking available with valet attendant

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GUIDE PRICES FROM
US\$1,300,000

Greenwich

CONNECTICUT

Stunning Georgian Manor with a hand-cut stone façade, created by celebrated architect Thompson Raissis with a team of world-class engineers and artisans, this property bridges old and new with comfort systems, music, lights and security integrated by smart-home technology.

ACCOMMODATION INCLUDES:

- 6 bedrooms and 7 bathrooms
- Separate 2 bedroom guest house
- Approx. 1,670 sq m
- Indoor & outdoor swimming pools
- Large cinema
- Integrated smart-home technology throughout

EDWARD DE MALLET MORGAN

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Fasano Hotel + Residences at Shore Club

MIAMI BEACH

Situated in the heart of South Beach, the 1.2 hectare oceanfront Fasano Hotel & Residences at Shore Club will feature 67 luxury condominium residences and a hotel complex designed by award winning Brazilian architect, Isay Weinfeld with landscaping by Enzo Enea.

GUIDE PRICES FROM
US\$2,000,000

DEVELOPMENT INCLUDES:

- 1-5 bedroom oceanfront residences
- Residences range from approx. 100 sq m to over 1,200 sq m
- 5-star hotel services curated by Fasano
- World-class fine dining at on-site restaurants
- The largest pool in South Beach

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Computer generated image for indicative purposes only

Eighty Seven Park by Renzo Piano

MIAMI BEACH

Private oceanfront residences designed to seamlessly embrace park and ocean in Miami Beach. Designed by Pritzker prize-winning architect Renzo Piano.

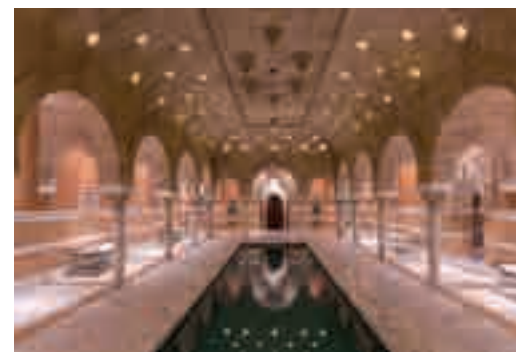
GUIDE PRICES FROM
US\$1,600,000

DEVELOPMENT INCLUDES:

- 70 residences featuring 1-5 bedrooms
- Residences range from approx. 95 - 703 sq m
- Unobstructed ocean views
- Expansive balconies for exterior living
- 2 oceanfront swimming pools
- Keyed private garden

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ACCOMMODATION INCLUDES:

- With approx. 4,738 sq m of living space & approx. 3.2 ha of land
- Full size Neoclassical ballroom
- Replica 10th century Hamam spa experience
- Guest house
- Immaculately manicured grounds, indoor & outdoor tennis courts
- Magnificent ocean, mountain & city views

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LOS ANGELES

One of the most celebrated architectural masterpieces in North America. Designed by world renowned Spanish architect Rafael Manzano Martos this property is both a tranquil retreat for intimate family life and a grandiose setting for large-scale entertaining.

GUIDE PRICE
US\$53,000,000



One River Point

MIAMI

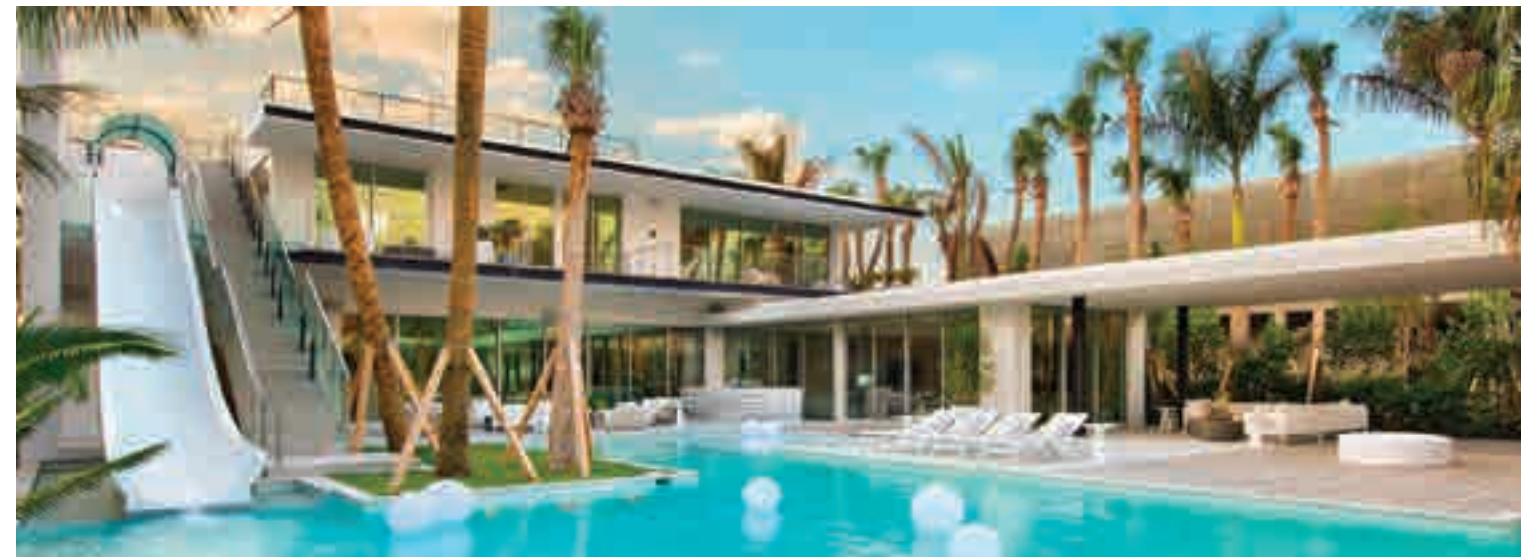
One River Point by Rafael Viñoly will become the skyline-defining statement of Miami's Riverside Renaissance. Two soaring symmetrical towers join in a stunning glass Skybridge 244 metres above the Miami River to create a landmark.

GUIDE PRICES FROM
US\$750,000

DEVELOPMENT INCLUDES:

- Unrivaled vistas of river, skyline and bay
- 193 residences in each 60-storey tower
- 1-4+ bedroom residences from approx. 90 - 1,115 sq m
- Gated retreat in the heart of Miami
- Exclusive tri-level Sky Club, curated by Adrian Zecha
- Boat docking, in-residence dining, medspa & biometric security

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Miami Beach

FLORIDA

This property was conceived as a self-contained, multi-layered landscape of experiences taking full advantage of the tropical climate and canal and ocean views. It is a luxurious private oasis.

GUIDE PRICES
US\$34,000,000

ACCOMMODATION INCLUDES:

- 6 bedrooms, 7 bathrooms & 2 powder rooms
- Staff accommodation
- Built area approx. 1,765 sq m
- Plot area approx. 3,575 sq m with about 30 m on the water
- Indoor half-court basketball court & boat dock built to suit
- Stunning views of Indian Creek & the Atlantic Ocean
- Waterfront swimming pool with waterslide concealed by a beautiful glass staircase
- Exquisite design by world renowned architect SAOTA

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Central Core

ASPEN

One of Aspen's finest central core residences located just six blocks from the Little Nell Hotel and the Aspen Mountain gondola. There are exceptional views of Aspen Mountain and you can hear the Roaring Fork River, which sits just a few steps from the front door.

GUIDE PRICE
US\$13,250,000

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 6 bathrooms
- Separate 1 bedroom guest house
- Built in 2006
- In all about 713 sq m

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Red Mountain

ASPEN

A privately gated property with outstanding views of Aspen Mountain, Aspen Highlands and the Maroon Creek Valley. Situated on a flat lot of approximately 0.4 hectares on exclusive lower Red Mountain, this house offers an open floor plan with wonderful, heated outdoor living spaces.

GUIDE PRICE
US\$15,750,000

ACCOMMODATION INCLUDES:

- 5 bedroom main house
- 2 bedroom guest house
- Office, gym & full wet bar
- Large pond & extensively landscaped gardens
- Approx. 632 sq m

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Mustique

ST VINCENT AND THE GRENADINES

The perfect Caribbean hideaway. This recently refurbished cottage, designed by Swedish architect Arne Hasselqvist, graces the western side of the Endeavour Hills to deliver one of the best sunset sea views on the island.

ACCOMMODATION INCLUDES:

- 3 bedrooms
- Swimming pool
- Staff accommodation
- Approx. 222.42 sq m

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Mustique

ST VINCENT AND THE GRENADINES

A beautiful, Architectural Digest featured house with one of the most unique positions in the southern part of Mustique, enjoying 270 degree views over the Caribbean Sea to nearby islands. This spectacular home set amongst approximately 11 acres of tropical gardens has elegant reception rooms which are positioned and proportioned perfectly for family use, or entertaining.

ACCOMMODATION INCLUDES:

- 7 bedrooms
- Swimming pool
- Staff accommodation
- Guest accommodation

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Sandy Lane

BARBADOS

This immaculate home located within the famous Sandy Lane Estate has superbly proportioned living and bedroom accommodation, set within landscaped tropical gardens benefiting from an elevated position with beautiful views of the sparkling Caribbean Sea. There is also access to the private beach club at Sandy Lane Beach.

ACCOMMODATION INCLUDES:

- 4 bedrooms
- Swimming pool
- Pool house
- Staff accommodation

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Sugar Hill

BARBADOS

Luxury five bedroom home located in the private gated community of Sugar Hill. This well-appointed villa benefits from extensive facilities including a club house, swimming pool, gymnasium, tennis centre and access to the beach club.

GUIDE PRICE
US\$3,650,000

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Ocean views
- Swimming pool
- Secondary accommodation

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Royal Westmoreland

BARBADOS

On almost half an acre of lush tropical gardens, providing privacy and seclusion, Villa Rosa is in a prime position within the exclusive gated Royal Westmoreland Golf estate which offers 24-hour security and direct access to the Championship golf course, tennis, gym, spa and beach amenities.

GUIDE PRICE
US\$3,500,000

ACCOMMODATION INCLUDES:

- Spacious double-height reception area
- Stunning master suite with private balcony
- 4 ensuite bedrooms, 2 with private terraces
- Glorious golf course & ocean views
- Swimming pool
- Large manicured gardens

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Jumby Bay Island

ANTIGUA AND BARBUDA

A rare opportunity to purchase a prime beachfront property on Jumby Bay, becoming part owner of this exclusive private island. This beautiful secluded home enjoys stunning ocean views and benefits from lush, well-established landscaping and an infinity pool leading out on to Pelican Beach, a stretch of private, sandy shoreline.

GUIDE PRICE
US\$17,000,000

ACCOMMODATION INCLUDES:

- 6 bedrooms
- Swimming pool
- Private beach
- Approx. 878 sq m

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Lurin

ST BARTS

A true example of luxury and comfort in every detail. This chic villa, in a prime location, has views of the bay of St Jean, the boats anchored off Gustavia and the sunset.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- Swimming pool
- Staff accommodation

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AFRICA *and the* MIDDLE EAST



Computer generated images for indicative purposes only

The Royal Atlantis Residences, The Palm, Dubai

DUBAI

At the crescent of The Palm, next to the iconic Atlantis resort, innovation meets nature to create the most prestigious ocean lifestyle address in Dubai. This ultimate residence offers exclusive doorstep access to exciting restaurants and entertainment, as well as unsurpassed resort experiences with every conceivable service.

ACCOMMODATION INCLUDES:

- A selection of 2, 3, 4, & 5 bedroom apartments, skycourts, penthouses & garden suites
- Interiors by Sybille De Margerie Design
- Private residential lobby, concierge, indoor & outdoor swimming pools & club room
- Secure allocated underground parking
- An à la carte menu of hotel services
- Built area approx. 130 - 1,468 sq m

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Elite Residence, Dubai Marina

DUBAI

Situated at the heart of Dubai Marina, this penthouse apartment within the 91-storey Elite Residence tower offers charming contemporary design and a private indoor swimming pool.

GUIDE PRICE
AED 45,000,000

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 3 reception rooms
- 1,158 sq m
- Furnished
- Private indoor swimming pool with jacuzzi
- Sea views of the Palm Jumeirah

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Signature Villa, Palm Jumeirah

DUBAI

Situated on the prime location of the world famous Palm Jumeirah this urban beach house is built to the highest standards. Offering advanced technology and a modern approach to the design and personal comfort of the villa.

GUIDE PRICE
AED 75,000,000

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 3 reception rooms
- 789 sq m
- Furnished
- Private swimming pool
- Panoramic ocean view

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Luxurious Holiday Homes

NAIVASHA

Located within the splendour of the Great Rift Valley and by the shores of Lake Naivasha, these homes feature unique architecture inspired by the area's natural beauty, the interior décor is influenced by the colourful Maasai tribe to deliver a chic experience.

GUIDE PRICE
KES 65,000,000 - KES 70,000,000

ACCOMMODATION INCLUDES:

- 3.5 bedroom villas (triple storey)
- 4 & 5 bedroom cottages (double storey)
- Fully furnished & serviced
- Ensuite bedrooms & modern amenities
- Located within a multi-award winning resort
- Optional resort managed rental program

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Cape Town

VICTORIA AND ALFRED WATERFRONT

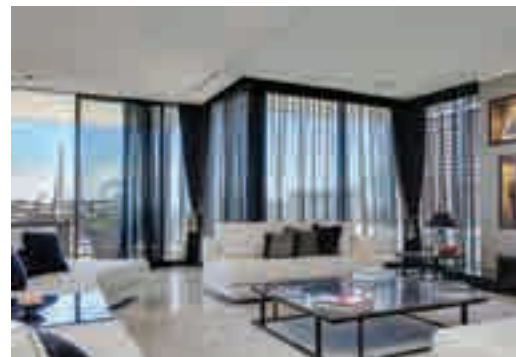
Spectacular penthouse duplex with panoramic views of Table Mountain and the yacht basin from the wrap-around patio. Luxurious ensuite bedrooms, spectacular master bedroom, state of the art kitchen and magnificent outdoor area designed for lavish entertainment and private lifestyle.

GUIDE PRICE
R84,950,000

ACCOMMODATION INCLUDES:

- 2 reception rooms & study
- 3 ensuite bedrooms & luxurious master suite
- Wooden deck, pool & barbeque area
- 3 underground parking bays
- 24-hour security
- Floor area approx. 716 sq m

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Cape Town

CONSTANTIA

English country-style home set in private tranquil surroundings. Luxurious and spacious accommodation with exquisite finishes and exclusive entertainment areas flowing to heated lap pool and manicured garden. Separate one bedroom guest cottage and double garage.

GUIDE PRICE
R16,900,000

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- 5 reception rooms
- Heated lap pool in manicured garden
- Guest cottage
- Approx. 2,644 sq m

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Kafue National Park

SOUTHERN PROVINCE

Private game lodge nestled in the Miombo Woodlands on the Nanzhila River in the Kafue National Park, the largest park in Zambia and the second largest in Africa. Home to lions, cheetahs, leopards, wild dogs, crocodiles, elephants, hippos and a wide variety of antelope, Mumbuluma is unfenced so animals are free to roam.

GUIDE PRICE
US\$12,000,000

ACCOMMODATION INCLUDES:

- 6 fully furnished ensuite bungalows
- Dining room & bar
- Multiple lounges & recreational rooms
- 9 permanent staff with 3 rangers
- Approx. 2,468 ha in total

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Lake Kariba

SOUTHERN PROVINCE

Established in 1984 Kotakota Hills is a well-known game reserve set on a peninsular on Lake Kariba. A national heritage site in the Southern Province of Zambia. It is a sanctuary for a wide range of wildlife species, including a large variety of game and over 400 species of bird.

GUIDE PRICE
US\$10,000,000

ACCOMMODATION INCLUDES:

- 4 thatched chalets with private verandas
- 4 tented double rooms on stilts over the water
- Restaurant/entertainment centre
- Library, bar and fishing room
- 2 swimming pools
- About 6,200 ha in total

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Bronwyn Cosgrave is the former Features Editor of *British Vogue*, a Contributing Editor at *Vogue India* and the author of several acclaimed fashion-history books. She is guest curator of *Designing 007: Fifty Years of Bond Style*, which opened at the Barbican, London, and is at the Grand Halle La Villette, Paris until September.



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WRITER

Richard Mellor is a travel writer specialising in Europe. Once a travel-company PR, he soon realised he preferred writing about foreign shores to showing them to journalists, so swapped sides. Today, he's happiest walking across cities and winking out local secrets en route for the *Sunday Times*, *The Times* and *The Guardian*.



TOBY SPENCE
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Toby Spence is a British tenor who has sung with the Royal, Metropolitan, Paris and English National Operas, Vienna Theatre and Teatro Real. A frequent collaborator of Sir Simon Rattle, Nikolaus Harnoncourt and Andris Nelsons, he has been nominated for a Grammy for best opera recording and named RPS Singer of the Year.



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Robert Ryan was on the staff of *The Sunday Times* before becoming a freelance journalist and screenwriter. He is the author of 19 novels. The latest, published this January, *The Sign of Fear* (Simon & Schuster), is another gripping Dr Watson thriller and follows *Dead Man's Land*, *The Dead Can Wait* and *A Study in Murder*.



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Nathalie Lees is a freelance illustrator. After a decade in-house at *The Times*, she left to set up on her own. Her work ranges from editorial illustration and style-magazine covers to infographics, and her extensive client list includes the BBC, Harper Collins, *The New York Times*, *The Spectator* and *Credit Suisse*.



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Liam Bailey leads and co-ordinates Knight Frank's research projects for clients, among them developers, investors and funders. His work encompasses private housing, investment and development, and projects that support residential property strategies in local, regional, national and international contexts.



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Andrew Shirley is a former journalist and a senior member of Knight Frank's market-leading research team. He is the Editor of the highly influential *Wealth Report*, which offers a global perspective on prime property and wealth, and created and compiles the Knight Frank *Luxury Investment Index*.

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