

VIEW

INTERNATIONAL

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John Wright Photography

I have great pleasure in welcoming you to the 2017 edition of *International View*, our annual publication showcasing a selection of the *finest homes* available for sale around the globe. Within these pages, we feature properties from across our *expanding network* of *413 offices* in *60 countries*.

These wonderful homes demonstrate our local knowledge and global exposure – from the finest apartments in the world’s gateway cities, to luxury chalets in the European Alps, villas in the Caribbean and Mediterranean and farms in Africa.

In addition to beautiful houses, the magazine takes readers on a *journey of luxury and passion*, with *design, fashion* and *food* coupled with some of the world’s most desirable destinations, including super *yacht anchorages* and *Michelin starred restaurants*. Further on, we unveil some of what we believe to be the best opportunities in exciting markets, including *The Royal Atlantis* in Dubai and *Queensbridge Crown Residences’* iconic tower in Melbourne.

I believe research is fundamental to *guiding our clients* and our business. Consequently, based upon research and in response to client demand, we have expanded our network and now have new offices in the Philippines, additional offices in London, Germany and the Alps, and have re-established an exceptional team in Shanghai.

We strive to *match people and property perfectly*. As such, we are constantly investing in technology to provide our clients with greater efficiency and better access to their markets of interest. Our *new app* showcases over *21,000 residential properties* and a *significant commercial portfolio*.

Another of our flagship research publications, *The Wealth Report*, described 2017 as “the year of greatest political risk since WWII.” I am glad to report that despite such volatility, *real estate remains a robust asset* class across the majority of markets. At Knight Frank, my Partners and I recognise the need for *strong and enduring client relationships* during these times of great uncertainty. As the *world’s largest independent property* consultancy, our pledge to clients is to remain a constant in an unpredictable world and to provide you with expert advice and exceptional service, whatever your market.

If you would like to discuss any property matter, do please contact myself or one of my Partners listed on page 136. We will be delighted to help you.

Lord Andrew Hay
Global Head of Residential



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50 years of RALPH LAUREN

*Celebrating half a century
selling the American dream*

by Stephen Doig

It was an unassuming wooden drawer in the depths of Bloomingdale’s that kickstarted one of the greatest fashion stories of the 20th century 50 years ago. For it was from this unlikely nerve centre that a young man from the Bronx started selling a collection of ties, going on to quit his salesman role to become the embodiment of the American dream. Since then, Ralph Lauren has become famous for repackaging the codes and stylistic mores of the collegiate elite to a generation that longed to dress like them.

Historic outfitters Brooks Brothers provided the training ground for the young designer, their preppy aesthetic acting as a springboard for his imagination. What has defined Ralph Lauren’s focus has been a shrewd interpreting of the codes of American style, be it the ponchos and rich patterns of Navajo clothing or the sporting pursuits of the old money classes of the East Coast.

The latter served as the inspiration for his Polo line in 1972, with the polo player logo stitched onto legions of shirts that have become a veritable mainstay of the sports wardrobe. ‘Athleisurewear’ may be a buzzword now, but it was Ralph Lauren that said sporting style could be considered a viable alternative for daywear. And from the tennis courts and polo grounds to the black-tie galas of the Upper East Side, via his standout range of Purple Label bespoke tailoring, it’s clear that Ralph Lauren continues to dominate the modern wardrobe.

To celebrate his half-century, and available in time for the fourth of July, this year’s high summer collection sees the designer inspired by his national flag. This follows on from the James Smithsonian Bicentennial Medal he was awarded for his contributions to the American experience and to the preservation of the Star-Spangled Banner. Lauren said of the award: ‘It has been such an honour to be part of the Star-Spangled Banner Preservation Project. Our flag has always been an inspiration to me, and now it will be an inspiration for generations to come ... it is a constant symbol of what makes America great – our ideals, our courage and our faith in the future.’

ralphlauren.com

Ralph Lauren Spring 2005 - Runway / Mark Mainz



Marilyn Low Back Swimsuit

One piece

*Seventy years since Louis Réard invented the bikini,
entrepreneur Richard Emanuel is relaunching the brand*

by Richard Emanuel

Louis Réard was an engineer and clothes designer who inherited a small Parisian lingerie boutique from his mother in the late 1930s. At the end of the Second World War he developed a two-piece swimsuit, which exposed the woman’s navel like never before. He called it the bikini, after Bikini Atoll – where nuclear tests were being carried out – as he thought his invention would have an explosive impact for women.

When launched in 1946, the bikini was scandalous but it also provided a touch of frivolity after such a dark period in history. Réard worked with limited resources but he had a lot of imagination and it’s easy to imagine he would still be pushing the envelope if he were here today – such were the standards he set in marketing and innovation.

I was so captivated by Réard’s story it surprised me no one had really done anything with it. Yet despite the brand’s wonderful story and heritage, I was aware that unless you produce something people actually want to buy, it doesn’t matter. Our positioning is luxury resort wear for women so the product has absolutely got to match that in quality and design.

The debut Réard collection will be kept quite tight for the first year or two but the vision is to grow into a global luxury swim- and resort-wear brand, to build something that lasts and is sustainable as a business. Réard launches online at reard.com this spring and the first standalone boutique will open in Paris next year. After more than 70 years, it’s nice that a Réard store will be opening in Paris once again. The story has gone full circle.

PRECIOUS METALS

*Since leaving the world of Formula One, artist Alastair Gibson has developed
his mastery of hi-tech materials to create cutting-edge, carbon fibre sculptures*

by Alastair Gibson

I left South Africa in the ’80s with a backpack and a dream of being a Grand Prix mechanic. After 20 years of working my way up, I became the first South African chief mechanic of a team. While I loved mechanical work, I didn’t enjoy shuttling people around the world. I have always been passionate about sculpture and was surrounded by beautiful GP car parts, so in 2008 I left the travelling and stress of F1 behind and started sculpting with parts and carbon fibre.

As a kid on holiday, I used to ask fishermen if I could rescue the sharks they had left on the beach to die. I walked them around the shallows to revive them; some survived but others didn’t, and I would cut out their jaws to sculpt. So when I decided to return to sculpture, the shark was an obvious starting point. Then I moved onto other fish that inspire me such as piranhas, mackerel and squid.

I’ve still got ties with racing – I get my sculptures painted at the Mercedes AMG Petronas workshop. I still go to Silverstone and keep up to date with how cars are evolving and I reflect new aerodynamics in my designs.

I feel I’ve made big strides towards building my name as an artist. However, for 2017, I’m looking forward to spending more time in the studio and creating new pieces. The key to continued success as an artist is the same as in F1: keep on innovating.



Carbon Art 45 Ltd

Shore thing

Sir Ben Ainslie, the most decorated sailor in Olympic history, is also the team principal and skipper of the British entry in the America’s Cup. The event was launched in 1851 as a race around the Isle of Wight, when it was won by a US boat, and victory has eluded a British team ever since. On 26th May, Great Britain’s Land Rover BAR (Ben Ainslie Racing) team will start their bid to bring the Cup home. We asked the skipper about the team’s kit

What do you wear when racing?

On the water, it’s all about technical kit. For that we have a great partnership with Henri Lloyd, which delivers clothing that’s aerodynamic and streamlined and keeps you cool when you’re working hard in the heat.

It’s hot out there?

We’ve been in Bermuda since last November. The weather was a bit inclement for a couple of months at the beginning of the year, but then it started picking up. Come summer it will be very hot and humid indeed.

As well as performance and comfort, there must be a safety aspect too?

Absolutely. There’s a safety element relating to the strength of our helmets, for example – we have a partnership with KASK, a specialist in ski and cycling helmets. But also, the buoyancy of life jackets – here we work closely with Spinlock to develop our PPE (personal protection equipment) – and whether our wet suits and other gear are tough enough.

Is your gear also about building team spirit?

In a highly competitive situation, you look for any way to gain an advantage. A strong visual identity contributes to your sense of being a team and helps your confidence. We want to win the America’s Cup and be a successful team for many years to come, so it’s important that we look the part.

And kit really can have that effect?

To be successful you need people to buy into the idea of the team. What you wear and the kit you use is part of that, on and off the boat. The look is definitely part of the package. It’s only one part of it, sure, but it’s the details that matter.



From left to right: Harry KH/LandRoverBAR, Lloyd images/LandRoverBAR

RIDING the WAVE

For the Louis Vuitton America’s Cup World Series, the luxury goods firm is launching a menswear collection, perfect for the surf and shore



Bruno Staub/Louis Vuitton Americas Cup

Since 1983, Louis Vuitton has hosted yachting competitions for challengers of the America’s Cup to select qualifiers for the advanced stages. This initial round is known today as the Louis Vuitton America’s Cup World Series and it has been completed for this year. However the next stage, the Louis Vuitton America’s Cup Qualifiers, will begin in Bermuda in May and the top challenger will go on to meet defending champions, Oracle Team USA, in the 35th America’s Cup Match. Presented by Louis Vuitton, this round also takes place in Bermuda and commences on 17th June. To mark the occasion, the French luxury goods firm has designed a collection of elegant men’s casualwear inspired by the competition. Chunky knitwear, outerwear, cargo shorts and polos come in the appropriate navy and white with highlights of impactful yellow and Gaston red and blue. Graphic prints add a sporty tone, while the house’s famous Damier check features on a number of pieces including a hooded windbreaker, crewneck shirt, padded gilet and active shorts as well as on a selection of travel bags.

The creative approach

International View catches up with globally acclaimed interior designer Alexandra Champalimaud, founder of Champalimaud Design and member of the Interior Design Hall of Fame

‘I approach all my work with creativity,’ says Alexandra Champalimaud. ‘And the work I do is conditioned by where it is – it reacts to the people who are going to live there and use it, and to the place in which it exists.’ Her manner is both airy and grounded; she speaks of her craft with feeling, pausing to find the words to express her passion. ‘I have a lifetime of knowledge on how to make things successful and appealing, but there’s always a distinct personality.’

Of the projects she is currently working on, Raffles Hotel Singapore is the one that has set the most tongues wagging. ‘One has to bring it back to life again,’ she says. ‘When you do an investment of that size it has to have a long-term perspective.’ Does beauty play a big role in her designs? ‘Actually, “beautiful” is something I don’t do – I don’t do superficial beauty. The way I live, everything has to be inherently valuable, otherwise it doesn’t work.’

This singular vision is also influenced by travel, the designer having lived in Lisbon, London and, currently, New York. Her homes range from a modern pied-à-terre in New York to an 18th-century landmark house in Connecticut and a mining cabin in the Rockies. Her advice to anyone thinking about the design of their own home is honest and unaffected: ‘Keep it simple and find things that make you happy. Don’t try to do something that someone else has done.’

Champalimaud Design takes on projects ranging from private homes to hotels and high-rise condominiums. Although she admits they each come with their own unique challenges, she feels that working on one influences the other – and that gives her a connected viewpoint on how people want to live. In terms of the difficulties that arise in her work, she has a clear, philosophical point of view: ‘Life presents great challenges, and from those challenges comes unbelievable creativity.’



Champalimaud

Need *for* Speed

McLaren's Chief Designer Robert Melville takes a fresh approach to the luxury road vehicle with the car marque's latest creation, the 570GT

by Peter Howarth

Robert Melville is perhaps not what you would expect from a car designer. But then McLaren is no ordinary car marque. This straight-talking, 39-year-old Yorkshireman – who lifts weights to keep in shape and sketches in his spare time – is, in many ways, the perfect combination of brain and brawn, and it is exactly this mix that we find in the cars he designs. A McLaren is part aggressively engineered racing car and part elegantly designed object of desire. And always a perfect example of how to best balance the power-to-weight ratio for performance which, of course, is something any good weightlifter will understand.

Melville wasn't overly interested in cars as a child. Instead, he was drawn to nature. 'As a kid, I was sat down by a stream or in the woods or in the garden examining flowers or sketching birds,' he says. 'Figure drawing has always been there for me; the curves, the sections, sculpture.' His artistic interests led him to the Royal College of Art, where a course on transportation design resulted in a job at Land Rover (who sponsored his studies). There he worked as part of the team developing the phenomenally successful Range Rover Evoque before moving on to General Motors. In 2009, he joined McLaren.

The move was serendipitous as this carmaker – founded by Bruce McLaren in 1963 as an F1 race team – has a design philosophy that is, says Melville, 'inspired by nature – beautiful yet functional'. And talking of his latest creation, the McLaren 570GT sports car, it's not long before he's referencing wildlife. There's the shark nose, he says: 'We really have designed it based on the shark'. But then, 'as you move around to the rear, and certainly across the fenders at the front and across the rear it's almost formed like a manta ray... It's got that softness of the old classics but then it has this contrast with the technical details.'

The old classics he's talking about are 'the Alfas, the Ferraris' of the 1950s and 60s that were designed as GTs – Gran Turismo machines, built to quickly travel long distances through Europe. McLaren's latest model is something of a departure for the firm, which since it pioneered the first ever carbon fibre road car – the astonishing McLaren F1 in 1993 – is probably best known for producing supercars such as 2013's limited edition P1.

Melville's 570GT is, by contrast, the first McLaren designed for everyday use. To this end it has 370 litres of luggage space and a comfortable, luxury-spec interior. We've been driving it on the roads of

Tenerife, and can vouch for the fact that this machine is very easy and relaxed in spirit – until you no longer want it to be. Melville loves this: 'To drive it through the mountains here: the sun's out, there's a blue sky and you've got the glass roof. So even though it's got that very compact McLaren cabin, it feels open and airy. It feels like you just relax and roll on. But if you find a good bit of road then suddenly it just comes alive. And I think the joy of the journey is not just the luxury and comfort, but to be able to switch the car's character – and suddenly it engages and you're enjoying that mountain pass and it gives you that thrill.'

The 570GT is then still a thoroughbred McLaren: lightweight, agile and precise with the engine mounted behind the driver for exceptional dynamics, and a front slung low for reduced drag resistance and optimised visibility. It has a carbon-fibre chassis, lightweight aluminium body and a twin-turbocharged 3.8-litre V8 engine. It can achieve 8500rpm and has a top speed of 204 miles per hour. And yet, when you sit in it, you feel you could drive for hours. Designed to deliver the best driving position, the interior is elegant and uncluttered, with a 'floating' centre console, seven-inch touchscreen infotainment system and warm leather trim. The panoramic glass roof brings in light and creates a sense of space. The Bowers & Wilkins 12-speaker surround sound system doesn't dent the impression of a luxury experience either.

But this, being a McLaren, is also a car that attracts attention. There aren't too many McLarens on the road, and the 570GT is most definitely a head-turner. Melville believes this is because – as with all McLarens – design follows function: 'We're using carbon fibre shells, which are very, very light: it's clearly inspired by the race track.' There is integrity in this: 'I think that if a car can be that pure – it looks beautiful but you know it's actually completely functional – then to me that's the ultimate expression of the design being authentic'.

Interestingly, working in this way also delivers a new notion of what luxury can be. What would he call this quality? 'Lightweight-premium would be the term I suppose, because we're not luxury in the traditional sense because we're using carbon fibres, titanium, magnesium – we're using that slightly different race car approach... Whereas if you think of the traditional concept of luxury, it's always heavy with thick foams, so we have to do it in a fresh way and in a different way.' Ultimately, it's that difference that is McLaren's defining characteristic.

The McLaren 570GT, starting price £154,000; cars.mclaren.com



McLaren Production Centre

COME *fly* WITH *me*

When air stewardess Hilary Derouet travelled the world during the 1960s golden age of air travel, little did she know that her faithful Globe-Trotter case would be the inspiration for the distinguished brand's SS17 collection

Hilary Derouet (née Farish)'s life as a BOAC air stewardess would not be out of place in an Austin Powers script: she was a sports-car-driving single girl (they were not allowed to marry) and, in the golden age of flying, regarded her career as a glamorous way to see the world, or as the BOAC crews put it: 'a way of getting from one party to another' (via the aisle of a 1960s airliner).

After nine years with BOAC, Hilary left to marry her husband Tim, a farmer, and now she's the unwitting 'co-designer' for a new collection by British luggage brand Globe-Trotter. 'All the crew used Globe-Trotter and put hotel stickers on their cases, but I put mine on the inside to protect them. Years later, my old suitcase was in the British Airways Heritage Centre at Heathrow when Globe-Trotter saw it and made it the design inspiration for their new spring/summer pieces.' The case features a printed reproduction of Hilary's collage as a case lining.

International View asked Hilary for her ten glamorous destinations to fly to in the mid-1960s. Here are her nominations:



1. BUENOS AIRES: We stayed at Claridges, we shopped in Harrods and we went to the Hurlingham Club – in some respects it was so British, it was unbelievable. But what I remember the most is the steak – these enormous slabs would lap over your plate, and the meat was delicious.

2. RIO: It was so colourful and exciting, with all the music and dancing. But it was also the only place where I've got into difficulties in the sea. I was no distance from the Copacabana beach, but I remember the rip-tide was terrifying.

3. TOKYO: The crews used to walk through Ginza in the rain with our umbrellas. The spokes used to get in people's eyes and everybody would stare at us because we were tall and had different coloured hair. I also experienced my first earth tremor in Tokyo and I was convinced the Tokyo Tower beside us would fall on me.

4. KINGSTON, JAMAICA: In those days, a tan was the definition of glamour and Jamaica was great for sunbathing! I also shot a scene for Dr. No with Sean Connery walking me out of Kingston airport. Sadly, because of some BOAC deal, they reshot the scene with a Pan Am stewardess.

5. NEW YORK: British food in the 1960s was terrible, so being taken out to dinner in glamorous New York was amazing. I was once rung in my Earls Court flat by a Swissair captain asking if I was flying to New York that day as he wanted to buy me dinner. I was, and he did.

6. BOMBAY (NOW MUMBAI): Such a busy, bustling place. Bombay had prohibition in the 1960s, so we bought these gadgets in Tokyo that let you remove and replace the tops on tonic and ginger ale bottles without damaging the lids. We'd then fill them up with gin and whisky and have parties on Juhu beach.

Top right clockwise:
1) London - Piccadilly Circus,
2) Globe-Trotter's inspiration suitcase,
3) New York - 5th Avenue,
4) Portrait of Hilary Derouet,
5) Rio de Janeiro - Brazil



7. SYDNEY: Sydney promotes such an outdoor lifestyle and was a breath of fresh air. We used to have such long stopovers that we'd often hire cars and go on trips, driving into the outback. We used to stay in Darwin too, which was amazing because of the Aboriginal culture there.

8. FIJI: The Fijians are the most welcoming people, and I loved going there. There was a desert island we'd go to on a boat for barbeques; it was like being cast adrift. Not many people could afford to fly in the 1960s so we were often among the very few foreigners there.

9. COLOMBO: During the Indo-Pakistani war of 1965 I got stuck in Ceylon [now Sri Lanka] for a week and had a wonderful time, staying at the Galle Face hotel. I went back years later, and much of it hadn't changed. People still sit in the gardens and watch the sunset with an expensive gin and tonic.

10. LONDON: I spent so much time travelling in the 1960s that when I came home, London seemed a bit like a foreign country. With Carnaby Street, The Beatles and the Rolling Stones, it was the Swinging Sixties and a really fun time.



The greatest
holiday on earth
isn't on earth.

ADRENALINE *Junkie*

You may consider yourself something of a global adventurer,
but just imagine taking one of these with you next time...

By Nick Smith

There's something of a budding Bear Grylls about you, thirsting for adventure by land, sea or air. If only you could explore the great outdoors equipped with the finest luxury tools and toys money can buy. Here are eight essential gadgets for the intrepid adventurer with deeper pockets than most. And not a Swiss Army knife in sight.

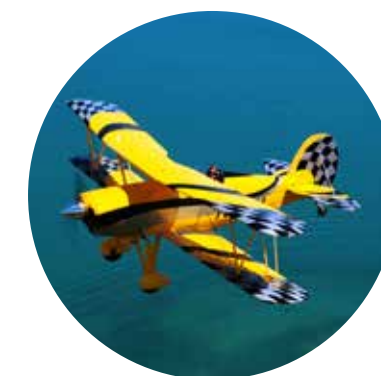
POWERJET MAVERICK PARAMOTOR

If hang gliding is your thing but there's no suitable cliff to launch yourself from, take to the skies in the titanium-grade Maverick engine-powered paraglider. You'll need formal training to get aloft, but there's no need for a license, so you'll soon be aerial exploring as free as a bird. *From £4,333.33, [parajet.com](#)*



TRITON 1000/2 MINI-SUBMARINE

Straight out of a sci-fi movie, the Trident 1000/2 mini-submarine can be used for three-man missions to the ocean depths. The sub is often used for filmmaking or underwater archaeology expeditions as it gives unmatched panoramic underwater views. Suitable for launching from your private yacht, you can dive down to 305 metres. *From £1.5 million, [tritonsubs.com](#)*



WACO GREAT LAKES 2T-1A-2 BIPLANE

Unleash the Indiana Jones in you by taking to the air in an open-cockpit, propeller-driven biplane. With a retro look and fantastic on-board instrumentation, this 180-horsepower plane has all the excitement of a classic (the design hasn't changed much since 1929) but with all the stability that modern technology can bring.

From £200,000, [wacoaircraft.com](#)



YAMAHA SIDEWINDER SNOWMOBILE

The Yamaha Sidewinder is all about power and speed while being quiet and giving a smooth ride. With a power-to-weight ratio 30% better than any other 180-horsepower 4-stroke snowmobile out there, the Sidewinder is already a classic, ideal for just about any icy terrain. The acceleration is awesome, so hold on tight. *From £13,500, [yamahamotorsports.com](#)*

BUGATTI NINETTE SUPERYACHT

Bugatti's limited edition Niniette is the superyacht sibling of the world's fastest production sports car, the Chiron. At 66ft, the Niniette is not the biggest yacht out there but with a Jacuzzi, champagne bar, fire pit, retractable hood and James Bond-esque cabin, you can explore the oceans in unparalleled luxury at, of course, very high speeds.

Price undisclosed, [bugatti.com](#)



Palmer Johnson/Bugatti

AIRBUS H130 PRIVATE HELICOPTER

One of the quietest helicopters in the sky, the Airbus H130 is a fast, flexible and luxurious way to visit the world's most remote spots. With room for seven passengers, it's air-conditioned and has customisable interiors. Stunning views from its wide windows make it ideal for aerial filming. *From £2.25 million, [airbushelicopters.com](#)*

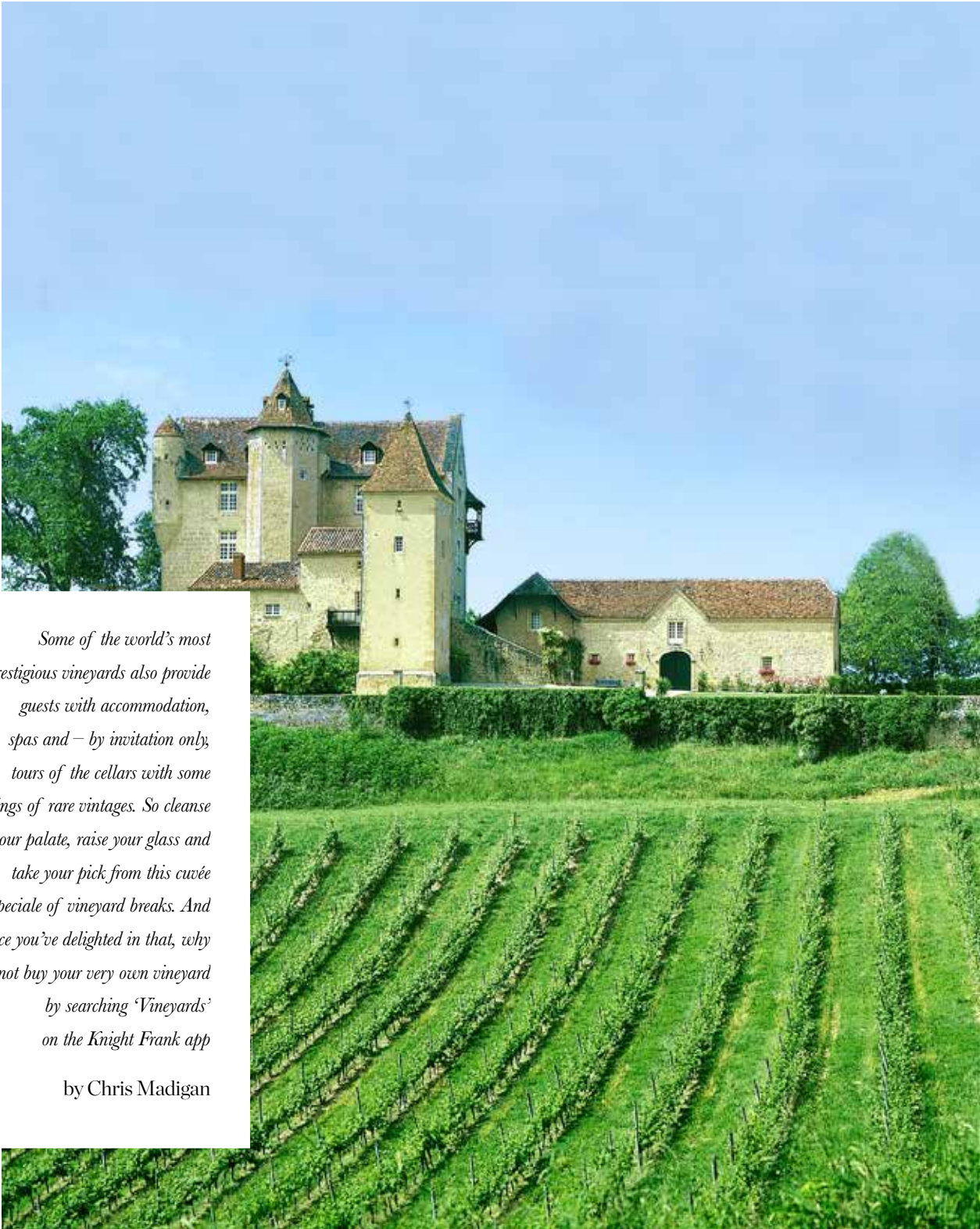


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by Chris Madigan

Chateau d’Arriac-Bordes, Aquitaine region, South West France. Available for sale with Knight Frank



The House of Perrier-Jouët, Champagne



Il Borro, mediaeval Tuscan estate

Champagne, France

Moët et Chandon could be a royal château; Pommery a wealthy monastery. And then there’s the modest family home of Pierre-Nicolas Perrier and Adélaïde Jouët. Today the house is a living museum of Art Nouveau masterpieces, with works by Lalique, Rodin and, of course, Emile Gallé, who painted the anemones on the Perrier-Jouët bottle. Lucky visitors can enjoy dinner and a tour of the cellars with chef de cave Hervé Deschamps and taste some rare vintage champagnes.

perrier-jouet.com

Tuscany, Italy

Formerly owned by the Medici and then the Savoia family, Il Borro is a mediaeval Tuscan estate. Il Borro produces a range of highly regarded reds, including Polissena Sangiovese, as well as a sparkling rosé left on lees for four years. Visits to the cellars are by appointment only. In addition to Relais & Château suites in the main villa, more traditional homes, including a farmhouse and a mill, can be rented for a stay on the estate.

ilborro.it

Ribera del Duero, Spain

Salas Studios’ designs for the Vega Sicilia winery, near Valladolid in Ribera del Duero, are as expressive of terroir as the wines it produces – including the celebrated blend of Tempranillo and Cabernet Sauvignon, only produced in the best years, Único. Close by, Abadia Retuerta Le Domaine is a five-star hotel in a converted 12th-century abbey. As well as Marc Segarra’s Michelin-starred restaurant, the hotel also contains a spa complex in former stables, where treatments include vinotherapy.

vega-sicilia.com, ledomaine.es

Napa Valley, California

Napa Valley is a little like a boozy Disneyland. Newton Vineyard, owned by the LVMH luxury group, is different. Visits to the elegant winery and its beautiful formal garden can only be made by appointment. The terraces are set on hillsides, with a single pine marking the highest point which offers extensive views over the Napa Valley. Stay at the graceful Meadowood Private Estate nearby, with spa, golf, tennis and even croquet facilities.

newtonvineyard.com, meadowood.com



Oppède, Provence, France. For sale through Knight Frank



Hotel Abadia Retuerta LeDomaine



Cabrières-d'Avignon, Provence, France. For sale through Knight Frank

**Mornington Peninsula,
Australia**

Port Phillip Estate, on the Mornington Peninsula near Melbourne, is a gathering of various vineyards. The winery has strong ecological principles and was built using rammed earth and burrowing underground so that fruit and wine can be moved largely by gravity, rather than pumps. There are six suites on the property, decorated with original work by leading Australian photographer Bill Henson, and a restaurant run by chef Stuart Deller, formerly of Quo Vadis and the Oak Room in London.
portphillipestate.com.au

**Mendoza,
Argentina**

The home of O. Fournier in La Consulta, in the shadow of the Andes, Mendoza revolutionised wineries. Designed by Bormida + Yanzon in 2006, it looks like nothing less than a spaceship has landed among the vines. The architecture is reflected in the contemporary cuisine and La Consulta is also home to Vines, a luxurious spa hotel itself located among rows of grapes, with a phenomenal wine list and the chance to blend your own.
ofournier.com, vinesresortandspa.com

**Bordeaux,
France (St Emilion)**

With its Premier Grand Cru Classé A status, Château Cheval Blanc is the leading producer in St Émilion. The current winery, designed by Christian de Portzamparc and completed in 2011, is a sinuous flow of concrete, which melds with the old sandstone of the château and is planted on the roof to create a continuation of the garden. Visits are strictly limited to wine professionals; stay at another St Émilion château – the four-star Grand Barrail hotel – instead.
chateau-cheval-blanc.com, grand-barrail.com

**Stellenbosch,
South Africa**

Located in the heart of the Cape Wineland, Delaire Graff Estate is owned by British diamond specialist Laurence Graff. As well as his fine collection of South African artworks on display indoors, there are views over the vines towards the mountain peaks of Stellenbosch and Franschhoek. The combination of sea breezes and this terrain make for some award-winning wines, notably the semillon/sauvignon blend. Accommodation is in four spacious private lodges with pools and terraces.
delaire.co.za



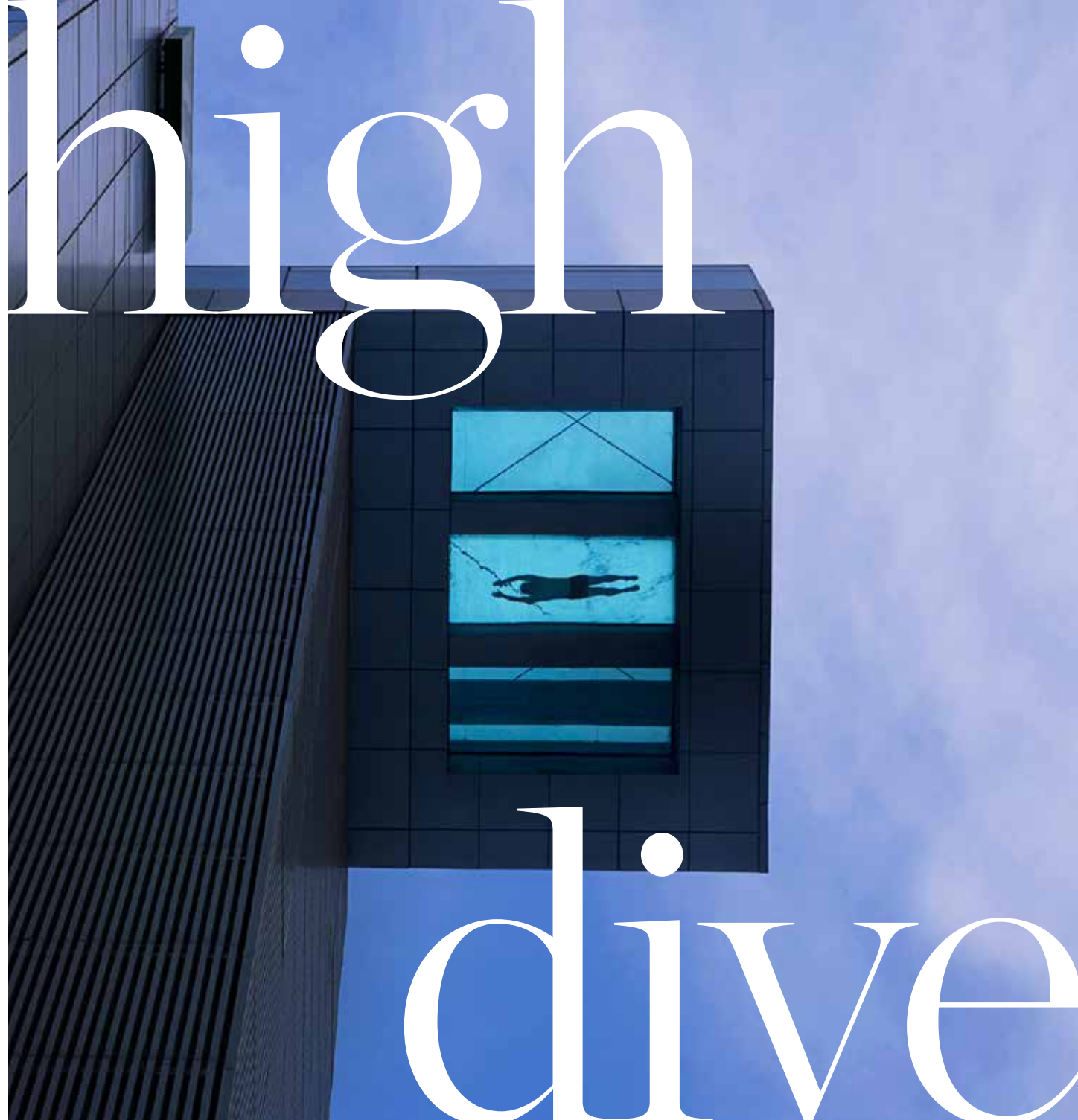
Meadowood, Napa Valley



Port Phillip Estate, Mornington Estate



Laosols, Provence, France. On sale through Knight Frank



Blending the relaxation of the spa with the spectacle of the rooftop vista, these pools represent a new high water mark

by Joshua Sims

Some say it's property prices – why leave all that valuable real estate on your roof redundant? Others say it chimes with the growing interest in outdoor swimming; even if that outdoor is several storeys up, it's an improvement on the often claustrophobic, chlorine-doused setting of most indoor pools

It's become the sort of luxury expected in any high-end hotel or residence now – as essential as a business centre. Whatever the reasons, developers are at the coalface of this new trend.

This is despite the complications that construction brings – structural engineers are getting smart with the extra stress all that water places on the building below and often set the pool on a platform, both to better distribute the weight and to prevent damage to the building should there be an overflow. This problem is even driving



some architectural innovation: the borrowing of lightweight composite materials from the aerospace industry to create one-piece shells for the pool, rather than the usual pannelled stainless steel. But that's not the only hindrance – rooftop pools are hugely expensive to build; and they tend to be on the shallow side, rarely deeper than four foot.

And yet not only are they the kind of space that allows their users to perhaps feel they have escaped the urban mania way below – and to bring people together in the kind of relaxation that arguably fosters some community – they're also spectacular.

Take, for example, the pool at the Joule Hotel in Dallas, which juts out of the building's side over the road several storeys below. Or, taking this idea a step on, the glass bottomed

pool at the Holiday Inn Shanghai Pudong Kangqiao – from which swimmers can peer down 24 storeys between strokes. The Ritz-Carlton Hong Kong's infinity pool, although enclosed, is the highest pool in the world (so far) at 118 floors up.

*Top clockwise:
1) Four Seasons
Shanghai, Pudong
2) The Penthouse at
Tour Odeon, Monaco.
On sale through
Knight Frank
3) Hanging Gardens
of Bali
4) IHG - Holiday Inn
Shanghai Pudong Kangqiao*

No wonder residential building developers are taking the notion of the pool at the top to heart. You might expect it in a multi-million pound penthouse – such as the one in Monaco's Tour Odeon Tower, with a giant circular infinity pool entered by slide from the level above.

But the Aquaria Grande twin towers under construction in Mumbai will have a balcony pool for each apartment.

Swimming eye to eye with other tall buildings – or even snowy



mountains – can be disarming but also great fun: in Shanghai's Four Seasons pool you're lit by the city's glittering skyscrapers. But other roof top pools diminish your disorientation: the Roof Garden at the Peninsula in Beverly Hills is surrounded by private cabanas that are more typically beach side than sky high. The 38 private infinity pools at Bali's Ubud Hanging Gardens are designed to give the impression of swimming through the treetops. And the InterContinental Hong Kong's spa pools feel like extensions of the harbour over which they look.

Indeed, it seems as though we may be approaching saturation point with rooftop pools. Whatever building architects devise, there always appears to be some way of putting a pool in.

Manhattan, for example, will soon see the completion of the American Copper Buildings; two curving, strikingly copper-clad towers, one with a seriously stomach-knotting rooftop infinity pool. But that's not all. The towers are linked by a 30-metre sky-bridge. Normally this would simply be there to allow residents to walk between the two related buildings. Naturally, in this instance, you'll be able to swim between them too.

SMALL WONDERS

Proving good things often come in modest packages, these Michelin-starred restaurants serve up stellar fare in unexpected places

By Stefan Chomka

Not all Michelin-starred restaurants are hushed temples of haute cuisine. From street vendors to neighbourhood restaurants, here's where to head to experience some of the more interesting and unusual places honoured by the red book.

1. Sukiyabashi Jiro, Tokyo

This three-starred sushi restaurant only has 10 seats, but it goes to extraordinary lengths to ensure anyone sat in them has the optimum dining experience. Run by revered chef Jiro Ono, nothing is left to chance. Not only are diners expected to be bang on time, the restaurant has extensive rules on how to eat its sushi – including soy sauce usage and chopstick management – and given this is among the best sushi in the world, you'd best stick to them.

2. Tim Ho Wan, Hong Kong

The Hong Kong restaurant of this dim sum chain is one of the world's cheapest Michelin-starred eateries. While founding chef Mak Kwai Pui has an awesome cooking pedigree, having been the former dim sum master at Hong Kong's Four Seasons Hotel, he's kept prices in line with the modesty of his canteen – for less than the cost of a craft beer in London, you can gorge on steamed egg cake and the legendary baked buns with barbecue pork.



Barbara Kaucher

3. Hong Kong Soya Sauce Chicken Rice and Noodle, Singapore

Last year HKSSCRN – to use its short name – became one of the first street-food locations in the world to be awarded a Michelin star (along with Hill Street Tai Hwa Pork Noodle, also in Singapore), making the queues for it even longer than before. But it's worth the wait. A plate of its eponymous dish involves whole roasted chicken – chopped in front of you – and will set you back little more than £1.

4. Faro, New York

Earth, wheat and fire is the approach Faro takes – not in homage to the American funk band of a similar name, but in reference to its rustic Italian cooking that focuses on handmade pasta made with local grains. For a ringside view at this unassuming Brooklyn restaurant, sit at the chef's counter facing the kitchen and watch chefs prepare dishes such as wood-fired chicken with roasted garlic and potato puree, and pork ragu gnudi with fennel and cream.

5. The Araki, London

The Araki has the dubious title of being one of London's priciest restaurants – the set 'omakase' menu is £300 per person excluding drinks – so it attracts only true sushi aficionados. Opened by chef Mitsuhiro Araki, who relocated from Tokyo, the restaurant specialises in 'Edomae sushi', an authentic style invented 200 years ago that is served by the man himself in the traditional tea ceremony manner. With only nine counter seats, it's also one of London's smallest restaurants.

6. Heron & Grey, Dublin

You need to book seven months in advance at Heron & Grey, located in Dublin's Blackrock suburb, such is the popularity of the place. This is partly down to its recently allocated Michelin star, and partly down to the fact that it can only sit 66 people a week. They come to try the brilliant cooking of head chef and co-owner Damien Grey, whose super-seasonal menus and inventive flavour pairings have made this Ireland's restaurant of the moment.



Michael Tulipan

7. Nathan Outlaw, Cornwall

Chef Nathan Outlaw moved his eponymous fish restaurant from Rock to the Cornish fishing village of Port Isaac a few years back to give himself more space, although you'd hardly know it. With 24 seats in the dining room and a further 12 around a chef's table, two-Michelin starred restaurants don't get much more bijou than this. What it lacks in space it makes up for in taste, with Outlaw recognised as one of the UK's best seafood chefs.



8. L'Agapé, Paris

L'Agapé takes its name from the Greek word for unconditional or godly love, representing how people regard French gastronomy the world over. Located in Paris's 17th arrondissement, the intimate restaurant seats around 35 guests and has gained a strong reputation for its inventive cooking that melds French and Asian influences, thanks to Japanese head chef Yoshitaka Takayanagi. For those on a budget, lunch is a good time to go – L'Agapé's excellent three-course menu.



Clockwise top right:
1) Dry Aged Duck Breast with Turnip at Faro
2) Sushi chef Jiro Ono of Sushi restaurant Sukiyabashi Jiro
3) Heron & Grey in Dublin
4) Agapé Chateaux & Hôtels Collection

Chef's tables

For an up close and personal experience of a restaurant, you can't get better than one with a chef's table. Diners can sit within a spatula's length of the kitchen. Here are some of the best from around the world:

Aulis at Fera, Claridge's, London

No ordinary chef's table, this six-seat counter is located within the development kitchen of the five-star hotel's grand restaurant.

Chef's Table at Brooklyn Fare, New York

This unique three Michelin-starred restaurant is one big chef's table, with all guests seated around the pass.

Pur', Paris

The chef's table at this Michelin-starred restaurant is located in the kitchen, meaning diners are right in the thick of the action.

Cure, Singapore

This modern neighbourhood restaurant has sacrificed valuable kitchen space to create a cosy six-seat booth directly by the pass.

Tsuta, Tokyo

While it doesn't strictly have a chef's table, this nine-seat restaurant – the first ramen place to be awarded a Michelin star – has diners sit along a counter where they can watch the chefs at work.

SHAKEN *not* STIRRED

A cocktail can tell you more about a country than you might think, so pull up a bar stool and prepare for your class in a glass

By Gemma Billington

A well-mixed drink does more than satisfy the taste buds. It is a sensory experience, one that can recall a balmy beachside dinner or a leisurely afternoon spent in the bar of a five-star hotel. Classic cocktails always have a story to tell, and there's no better way to truly experience a city than to sample its most famous mixer. From martinis to Manhattans, signature cocktails around the world offer a gastronomic globe-trotting experience like no other.

Eden Rock, St Barths, Rhum Agricole

Perched atop a rocky promontory surrounded by pristine white sand and turquoise waves, Eden Rock is St Barths' original luxury hotel. A favourite island retreat of the A-list, the resort provides a dramatically picturesque setting to sample the West Indies' famous culinary export, Rhum Agricole. This potent spirit (translating as 'farmer's rum') is made from sugar cane juice rather than molasses, giving it a raw, earthy flavour. Try with cane syrup and lime juice for an authentic Caribbean apéritif.

The Manhattan Club, New York, The Manhattan

If ever a drink epitomised the glamour of its hometown, it's the Manhattan. A heady mix of whiskey, sweet vermouth and bitters, a Manhattan may be New York's most famous tippie, but its true origins are rather mixed up. The popular story is that it was created for a party hosted by Lady Randolph Churchill – mother of Winston – at The Manhattan Club in the 1870s. Though this story is widely contested, the cocktail remains a Big Apple classic.

Long Bar, Raffles Hotel, Singapore, Singapore Sling

From the glitterati of the early 20th century right up to the present day, patrons of the Raffles' iconic Long Bar (currently closed for refurbishment) are still ordering the same drink: the Singapore Sling. The world-famous cocktail was allegedly invented in 1915 by bartender Ngiam Tong Boon, who deliberately gave it a distinct pink hue (derived from cherry brandy) in order to disguise it as fruit juice so that well-heeled ladies could partake of alcohol without fearing social disapproval.

Harry's Bar, Venice, Bellini

Ensnared in a former rope factory close to Piazza San Marco, Harry's Bar has been entertaining the glitterati of Venice for almost nine decades. Everyone, from Queen Wilhelmina of Holland to Ernest Hemingway, has pulled up a pew. It was here that founder Giuseppe Cipriani devised what is now a classic champagne cocktail; a refreshingly simple peach purée and sparkling wine concoction he named after Venetian painter Giovanni Bellini.

Dukes Hotel, London, Martini

Martinis may have been all the rage in the Roaring Twenties, but it was in the storied streets of Mayfair that the drink found international fame. London's legendary Dukes bar still mixes the best martinis in town, and is said to have inspired James Bond's famous tippie of choice, as enjoyed by 007 creator and Dukes habitué Ian Fleming. The bar serves a fine martini selection, but the original vermouth and gin combo with a twist of lemon remains unsurpassed.

Le Bar L'Amiral, Cannes, French 75

Refreshing though it may be, the French 75 is named after a pistol used in the Great War. Like many classic cocktails, this combination of dry gin, lemon juice, sugar and champagne found prominence during Prohibition in the States. Paris may be the cocktail's hometown, but the French Riviera provides a suitably decadent backdrop to enjoy it, particularly at Le Bar L'Amiral, with its Art Deco interiors and live jazz – not to mention a flock of celebrities come film season.

Belmond Mount Nelson Hotel, Cape Town, Ama-Lekkerlicious

South Africa may be famous for its wine, but local distilleries and trendy cocktail bars are now highlighting the capital's other talents. Brandy, in particular, is enjoying a renaissance, and is produced to an exceptionally high standard here. The Ama-Lekkerlicious is a standout brandy cocktail created by local mixologist Kurt Schlechter and adapted by the iconic Mount Nelson Hotel to include KWV five-year brandy mixed with triple sec, peach syrup and cranberry juice.

The Little Nell, Aspen, Little Nell Hot Toddy

A timeless remedy of spirit and spices, the hot toddy is at once both sharp and soothing, and there's nothing quite like it for thawing out frozen bones after a day on the slopes. At The Little Nell, Aspen's only ski-in ski-out hotel, après-ski is a five-star affair, with a multitude of bars and cosy lounges to choose from. The signature Little Nell Hot Toddy combines whiskey from Colorado-based distillers Leopold Bros with chamomile tea, lemon and honey.

Jenni Chung



Stephen Webster Portrait 2017 courtesy of Rankin

Stephen Webster.

STEPHEN WEBSTER, the rock 'n' roll jewellery designer to the stars, talks inspiration, architecture and life lessons

Stephen Webster, one of the world's best-loved jewellery designers, has crafted pieces that have been worn by the likes of Elizabeth Taylor and been made famous by Madonna. In a career that has taken him around the world and back to London, Stephen Webster has created a truly international brand. Here, the master jeweller tells International View about the influences and experiences that have shaped his view.

Where do you find inspiration?

My biggest influence has always been the ocean but I'm also inspired by literature, visual experiences, music and art to create collections and one-of-a-kind pieces.

How do you inject your personal style into the design of your homes?

I am a passionate collector; my homes are cabinets of curiosity. My favourites are glass fish – manufactured in the Czech Republic in the '50s and '60s – taxidermy and artwork. My first piece was a leather back turtle 20 years ago – we've even named him Bolshoi.

Architecture: are you a traditionalist or a modernist?

I'm lucky that I get to see many architectural styles on my travels. Museums, art galleries and airports are today's cathedrals. I'm bored by the endless city vanity projects by the same few architects. I do, however, like the way modern buildings knit with historic buildings

without completely overpowering them. The central London skyline takes some beating.

If you could live anywhere, where would it be?

Miami – it has changed so much in the last five years. We have a home in this vibrant city and we try and visit whenever we can. The Jorge Perez art museum there is one of my favourites; often with unexpected exhibits.

What do you take with you when travelling?

My current carry-on is a leather holdall from John Varvatos. It's wearing nicely and has plenty of places for pencils and the odd banana. I always travel with my iPad, parfum by Roja Dove, my Parmigiani watch, mints and a loupe; whether I'm inspecting a piece of my jewellery or studying a gem to buy, I need 10x magnification.

Favourite record?

Young Americans by David Bowie. I bought this album the day I got accepted into art school in 1976. Our Lady Stardust collection is a diamond set inspired by my musical hero. Interpreting a character without being clichéd can be challenging but I feel that Lady Stardust really represents the image of Bowie performing *Starman*.

Favourite book?

I love PG Wodehouse – reading his books, you learn

a lot about us Brits. I often reference literature as a starting point for a single piece or collection of jewellery; in fact my favourite childhood book *Twenty Thousand Leagues Under The Sea* inspired our iconic fine jewellery collection 'Jewels Verne'.

What is your favourite piece?

Part of our DNA is the 'Crystal Haze' concept I developed nearly 20 years ago. These are doublets, meaning a double layer of stones. The lower layer is always cut from an opaque gem such as turquoise to provide the colour and the upper layer is translucent quartz for the effect and volume. The result is like an illumination, the light passes through the facets of the quartz, bounces about inside the stone and reflects the colour back out to the eye. It's physics but it's like magic – it put us on the map.

What is the best piece of advice you have been given?

I've had plenty of good advice over the years; it's the worst that really sticks out. My careers teacher at school advised me to take an apprenticeship at the local dockyard as a draftsman. Luckily I didn't listen and instead enrolled at art school to study fashion design. By chance I walked into the jewellery design class and the flames, noise, chemicals and shiny objects were instantly more appealing than fashion. I became completely obsessed with the techniques of making jewellery. It was like a love affair.

Dropping

By Sophia Wilson

These superyacht marinas understand what owners yearn for: beauty, luxury, joie de vivre... and privileged parking for their glistening white dreamboats

From sailing past the lush green outcrops of St Barths into Port Gustavia to passing through the mountainous landscapes of the Bay of Kotor to arrive in Porto Montenegro, there is no question that the best way to reach some of the world's finest destinations is by sea.

In the past, the function of ports was purely practical, providing a link between land and sea or a naval stronghold. However, many destinations have now shifted their attention to attracting the big white boats, and their lucrative guests. As a result, these locations are bursting with the latest modern facilities – including

luxury spas, designer fashion labels, Michelin-starred restaurants and premium real-estate opportunities. Berths in these prime locations don't come cheap, with daily fees starting at more than €3,000 during peak months and soaring higher for standout events.

Despite having the same goal, the world's leading marinas are as varied as the billionaires that visit them. So whether you want to dance the night away alongside Hollywood stars, dine at the latest molecular gastronomy hotspot or simply get back to nature, there's a port that suits. Simply drop anchor, hop onshore and enjoy.



**Port Hercules,
Monaco**

For the finer things in life

The undisputed jewel in the Mediterranean crown, Port Hercules offers immediate access to five Michelin-starred restaurants, rails of haute couture and of course the most expensive real estate in Europe, with an average price of €54,000 per square metre. The marina is packed all summer, with reportedly as many as 50 requests rejected a day for berths, but the ultimate weekend to grab a spot is for the Grand Prix, which marks the start of the summer season.



**Porto Montenegro,
Montenegro**

For stunning scenery & sophistication

Opened in 2009, the transformation of this former naval shipyard into a modern marina changed the yachting landscape of Montenegro, drawing superyachts to this enchanting corner of the Adriatic. The development includes the Regent Hotel with a world-class spa, a yacht club and marina-side shopping village. From next year there will be a new kid on the block across the Bay of Kotor – Portonovi. This development will include a new superyacht marina, the first One&Only Hotel in Europe and 290 new luxury homes.



**Port Douglas,
Australia**

For a walk on the wild side

Queensland’s tropical coastline has just experienced a bumper superyacht season, with visitors including 91.5 metre Equanimity. With a recent \$3 million expansion, the Reef Marina in Port Douglas is trying its hardest to attract more titans of the sea. The town is home to spiders and snakes rather than designer boutiques, but it is one of the few places on earth where two World Heritage-listed natural phenomena – the Great Barrier Reef and the rainforest of Daintree and Cape Tribulation – exist side by side.



**Porto Cervo,
Sardinia**

For high rollers and horsepower

This perfectly sheltered harbour, which is home to the Yacht Club Costa Smeralda, has been a favourite hangout of the European glitterati for the past 50 years and has a vast roster of A-list habitués – including Silvio Berlusconi and Formula One mogul Flavio Briatore. The glamour doesn’t end with the superyachts thanks to Rolls Royce’s Summer Studio, back again from June to September, which offers visitors the chance to meander around the surrounding twisting roads in the recently launched Dawn.

**Gustavia,
St Barths**

For celebrity shoulder-rubbing

This little corner of France hidden in the Caribbean is a long-standing favourite with the super-rich. The place to see and be seen for New Year’s Eve, expect to drop anchor in between Roman Abramovich’s Eclipse and James Packer’s Arctic P. The harbour is lined with French boutiques and luxury labels including Hermès, Prada, and Louis Vuitton, while the culinary scene rivals the offerings of St Tropez. For the best view of the harbour, stroll up to Bonito and enjoy Instagram-worthy cocktails and mouthwatering ceviche.



**Yas Marina,
Abu Dhabi**

For the adrenalin-fuelled frivolities

With Yas Island offering seven hotels, a spectacular seaside golf course, a waterpark and even the world’s fastest roller coaster, this is a stop-off for the energetic. This modern marvel comes into its own every November for the Grand Prix (19-26 November, 2017), so book yourself a trackside berth and take in the action from your sundeck. Alternatively, if you visit during the rest of the year and fancy taking a spin on the same circuit, Aston Martin GT4s are available for hire.

**One Ocean Port Vell,
Barcelona, Spain**

For food and fun

Sitting at the heart of buzzing Barcelona, the marina’s recent €100million makeover has put Spain back on the map for superyachts. The MYBA Charter Show will be held there for the first time this spring and the marina sold a 160-metre berth in February. The ultimate destination for foodies, the OneOcean Club restaurant serves a modern twist of Catalan classics – try the delectable Iberian ham tartare – while the city’s tapas bars and Michelin-starred restaurants are just moments away.



**Fort Lauderdale,
America**

For all-American yachting

The self-styled ‘superyacht capital of the world’ Fort Lauderdale’s palm tree-lined shore is where yachts flock for the autumn. The annual Fort Lauderdale International Boat Show (2-6 November 2017) claims to be the biggest in the world, covering more than 278,000 square metres of space across seven locations. While yachting may be the heart of this city, there is plenty to enjoy on dry land, with an exploding culinary scene, including Market 17, which is leading the organic farm-to-table revolution in South Florida.



The 68m (203.7ft) Maltese Falcon is available to charter through Burgess. www.burgessyachts.com

THE DEALMAKER

International View catches up with Knight Frank’s Head of International Residential Paddy Dring, to discuss varying market locations and conditions, as well as buyer and vendor requirements

What motivates buyers? When purchasing a luxury property, what do they want to achieve with this “next” purchase?

Over the last 27 years covering the world’s super prime residential markets, the variety of property and clients I have had the pleasure of dealing with has been ever changing. However, if I think about the motivations for buyers, there are some central themes that have remained consistent throughout.

The property itself is of course critical - but the wider consideration of accessibility, climate, privacy and even security are key influences. I would say that for most markets the broader political and tax environment has also become steadily more important.

What swings a buyer from “just looking” to “I’m buying”?

The desire to share a new home with friends and family is strong, especially with buyers who have made their wealth relatively recently. Ensuring their loved ones can spend time with them in their new homes, and get there as easily and quickly as possible is a key priority and often dictates the locations our clients will look in. We spend a lot of time with potential buyers who undertake multiple viewings and look across several markets - our role in these cases is to try to guide them into narrowing down their focus. The final trigger that turns a buyer from “looking” to “buying” can vary: a tax change, price movement, a change in financial conditions or simply falling in love with a property.

A buyer and a vendor’s interests don’t always overlap, how do you align both parties?

Understanding and building relationships with both buyers and vendors is key, knowing the motivations (be it financial, influence from other family members or emotional attachment) and key factors affecting both parties ensures that you can align their interests for a smoother process for all involved. Mutual trust and respect is fundamental. The backdrop of both parties liking the same property or what has been created - garden, furnishing, layout - means they have much in



John Wright Photography

common and a mutual respect to start with, so ensuring clients have those factors in mind throughout discussions forms an excellent basis to work from. While price is frequently considered to be the most important issue, I believe it is in fact a combination of things including the terms of the deal, planning, timing and the strength of professional advisers that drives any deal. Above all, maintaining open and consistent dialogue between the parties throughout the process and managing expectations is crucial - preservation of the “goodwill” factor is essential.

What are the biggest mistakes vendors make when trying to sell in this rarefied market?

Overly ambitious pricing can of course impact a sale – today’s buyers are very knowledgeable and carry out their research carefully before buying. Assessment of comparable evidence is a critical step to take with clients. Likewise, an honest assessment of the property’s condition is paramount.

How does Knight Frank’s global network help a vendor?

Over a third of the properties we sell are to buyers coming through our global network and existing client database. Our team of interconnected negotiators and

consultants around the world, all highly experienced in this sector and their individual markets, support each other to match people and properties perfectly.

Which locations and property types, are in demand?

Thinking about the future trends, established second-home markets will remain popular, but the world’s key urban hubs are definitely on the rise.

A combination of international demand underpinned by strong local demand - particularly relevant to those looking for a safe-haven investment that will ideally generate reliable income and capital growth – drives these markets.

Currency, tax, availability of finance and education all add to the desirability of cities like London, New York, Dubai as well as a number of growth markets - for example Berlin, Madrid and Geneva.

There has been a discernible shift in favour of “turnkey” properties - those not requiring huge restoration. Buyers are generally time poor and wary of local bureaucracy. Safe-haven investors tend to prefer new or recent developments or fully restored properties with additional facilities and services that are usually managed and can be rented if required. A low maintenance “lock up and leave” has equal appeal.

How do trends vary with different age groups?

There is certainly evidence linking the younger generation with city centre investment in new developments that feature the latest technology and environmental credentials. Such locations also have all the facilities that buyers require in close proximity – critically, in many cases, education for their children.

Any advice?

My key advice for buyers and sellers alike is to keep focussed on their main goal, whether to sell at a certain price or acquire in a fixed time-frame - keep the process as simple as possible and choose an agent who you believe you can communicate with clearly and openly through the process.

Going UP, going DOWN

Knight Frank’s latest research into the world’s key prime residential property markets reveals a significant – and growing – gap between the top and bottom performers

By Kate Everett-Allen



Cumberland Terrace, Regent’s Park, London. For sale through Knight Frank

The value of the world’s leading prime residential markets recorded slower growth in 2016, according to Knight Frank’s unique Prime International Residential Index (PIRI), which tracks the value of luxury homes in 100 key locations worldwide.

On average, values rose by 1.4% in 2016, compared with 1.8% in 2015. However, the PIRI 100 also reveals a huge gap of 49 percentage points between the top and bottom ranking, up from 45 in 2015. The top tier is dominated by cities in China, New Zealand, Canada and Australia, while oil-dependent markets such as Moscow and Lagos bring up the rear.

Of the locations tracked by PIRI, 61% recorded flat or rising prices in 2016, down from 66% the year before. Along with the slight drop in average price growth already noted, this suggests a marginal slowdown in the performance of global luxury residential markets.

That said, there are several outstanding performers that will raise an eyebrow among even the most experienced investors. China’s cities have catapulted themselves up our rankings with Shanghai, Beijing and Guangzhou claiming the top three slots, all exceeding 26% year-on-year growth.

Last year’s front-runner, Vancouver, was once again a top performer, but it was a year of two halves for Canada’s third most populous city. Sales volumes grew ever higher leading up to the summer, before cooling off and then retreating after British Columbia imposed a 15% tax on foreign buyers in August. Prime prices ended the year 15% higher, notably lower than the 25% increase recorded in 2015.

London, where many of the world’s super-rich have a home, slipped down the PIRI rankings with prime prices

declining by 6.3% year-on-year. Our data shows it was the 3% hike in stamp duty for additional homes, introduced in April 2016, rather than the UK’s decision to leave the EU that helped to rein in demand. But the tail end of 2016 saw an uptick in sales volumes and improved sentiment as the market readjusted to the new tax burden.

And what of the world’s other big-hitting financial hubs? New York had its challenges in 2016. The strong US dollar negated some overseas interest and the delivery of a large number of new luxury projects helped inflate supply. But while volumes slowed, prices proved resilient. With President Trump expected to embark on a programme of fiscal stimulus, reduced regulation and infrastructure investment, there is potential for stronger growth in 2017.

Cooling measures

For its part, Hong Kong, which has languished in the bottom half of our PIRI rankings since 2014, has started to drift upwards, recording annual growth of 2.1% in 2016. The increase would be higher were it not for the extension of a 15% rate of stamp duty that now brings Hong Kong residents (who previously paid 8.5%) in line with non-residents.

This latest tax change is just one of a raft of measures introduced since 2010 to keep a lid on price inflation in one of the world’s least affordable housing markets. Given Hong Kong’s currency peg to the US dollar, some further relief may be proffered by the Federal Reserve if it restarts its rate-lifting campaign in 2017. However, it will have to go some way to counter the demand from buyers based in mainland China, eager to hold a US dollar-linked asset.

Over the coming months, all eyes will be on policymakers in China as they attempt to reign in prices in the largest cities. The wider mainstream market, where price growth of 30% year-on-year is not uncommon, continues to overshadow the luxury sector. New cooling measures, including higher deposit rates and home purchase restrictions, have already been introduced in some cities in the hope of both slowing the rate of growth and deterring speculative demand. By the final quarter of 2016, these were beginning to take effect.

While some of our strongest performers, such as Auckland, Sydney and Berlin, appear to have become permanent fixtures at the top of the rankings,



Top: Five bedroom apartment in Paris 08 Elysée, Paris. For sale through Knight Frank
Right: Superyachts at Monaco Yacht Show

“The value of a city-based luxury home increased by 2.4% on average, and a beach or coastal property slipped marginally by 0.5%

”

a number of our newer prime movers, such as Guangzhou, Seattle and Amsterdam, can attribute their sudden ascent to the fact that their prime prices are rising from a low base.

Guangzhou, for example, now finds itself sitting alongside Shanghai in the rankings, having recorded 27% annual price growth. Yet in real terms, prime prices here are half those found in China’s financial capital. Seattle and Amsterdam are also rising from a low base, but in both cases this can be considered a price correction following falls of 29% and 18% respectively post-Lehman.

Meanwhile, Europe continues to send out mixed messages. Of those locations recording a fall in prices in 2016, 50% were located in Europe. A year earlier this figure was 65%, suggesting that the continent’s recovery is gaining traction. Amsterdam, Gstaad, Munich, Berlin and Barcelona were Europe’s top performers in 2016, but second home markets such as Ibiza, Mallorca, the Western Algarve and Lake Como also rose up the rankings.

Market drivers

A breakdown of the PIRI 100 by world region shows that Australasia (+11.4%), Asia (+5.1%) and North America (+4.5%) are the key engines of growth. Europe and the Caribbean sit firmly “mid table”, recording moderate shifts of 0.5% and -0.3% respectively. Latin America (-2.7%), the Middle East (-3.3%), Africa (-3.4%) and Russia/CIS (-5.5%) all recorded negative growth due to a combination of weak currencies, slowing economies, rising inflation, low oil prices and growing political risk.

Wealth creation and resulting cross-border flows have continued to shape prime property markets in 2016, with security concerns, currency movements, education and even healthcare also emerging as influential market drivers.

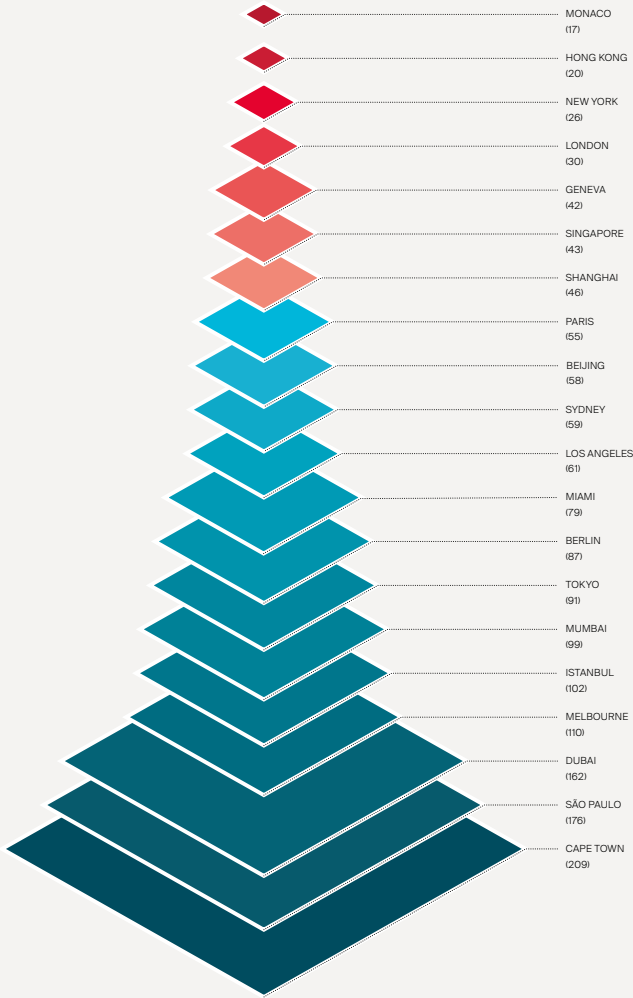
However, this year’s PIRI results highlight two key points. First, local economic activity has a strong bearing on price performance (all of this year’s top 10 rankings report 3% or more in annual GDP growth). And second, economic growth is firmly concentrated in the world’s cities (22 of the top 25 PIRI rankings are occupied by cities).

A breakdown of the PIRI results by property type also confirms this latter point. Based on results from 2016, the value of a city-based luxury home increased by 2.4% on average, a ski home by comparison saw 1.9% growth, and a beach or coastal property slipped marginally by 0.5%.

The long-held “safe haven” narrative still has its place, but with strong capital growth eluding the world’s top financial capitals, we expect secondary markets across Europe and the US to come under the spotlight. Cities that offer the potential for attractive margins, where prices are rising from a low base and where any risk is tempered by a level of transparency and good governance (Paris, Berlin, Madrid, Dublin, Chicago and Seattle) look likely to perform well.

Relative Values

How many square metres of prime property US\$1m buys across the world



Source: Knight Frank Research
Notes: Price ranges for Hong Kong, Beijing and Shanghai are for properties considered ‘super-prime’. Hong Kong based on apartments. Currency calculation based on exchange rates prevailing 30 December 2016.

Postage stamp or palace?

While the PIRI 100 helps us to gauge where a location is in terms of its property market cycle, this chart gives a picture of the value offered by key global residential markets in relation to each other.

We have selected 20 prime city markets and calculated, based on the typical luxury residential value for each city and the exchange rate at the end of 2016, how many square metres US\$1m would buy in each.

The top four, Monaco, Hong Kong, New York and London, jostle for position each year. The gap between this tier and the rest of the pack is significant, regularly exceeding 12 sq m or, in monetary terms, US\$10,000 per sq m. Since we started this exercise six years ago, Monaco has held on to the top spot – and values have remained largely static. At the end of 2016, US\$1m would have bought a diminutive 17 sq m in this exclusive 2 sq km enclave, much the same as in 2010.

New York (26) and London (30) have regularly switched positions over the years, but the strength of the US dollar and

softening prices in prime central London in 2016 have enabled New York to edge ahead.

These latest results also highlight the relative value of key European cities such as Paris (55) and Berlin (87), where for US\$1m you can buy significantly more than in New York or London.

Despite both cities recording strong price growth, there is a 51 sq m differential between the two top Australian cities, Sydney (59) and Melbourne (110).

At 162 sq m, the top residential market in the Middle East, Dubai, finds itself sandwiched between Melbourne and São Paulo, underlining the emirate’s relative affordability.

Compared with Monaco’s 17 sq m, US\$1m buys a palatial-sounding 209 sq m in Cape Town, although this is 18% smaller than the 255 sq m the same sum bought in 2015. This shrinking floor space is attributable to both currency (the rand strengthened against the US dollar in 2016) and rising prices on South Africa’s Atlantic seaboard.

Top of the HOOD

The rules around super-prime are changing, along with the traditional golden postcodes

By Liam Bailey

The Wealth Report, Knight Frank’s annual analysis of wealth and property investment, provides an overview of the performance of 100 prime residential markets.

In this article, we have taken the opportunity to drill into three markets in more detail to explore the geography of an even more rarefied sector of the market: super-prime houses or apartments that sell for over US\$10m.

Our maps provide a view of both the density and the extent of these sales. Individual sales are grouped and their locations identified on the heat maps. It should be noted that some confidential sales are omitted from the analysis.

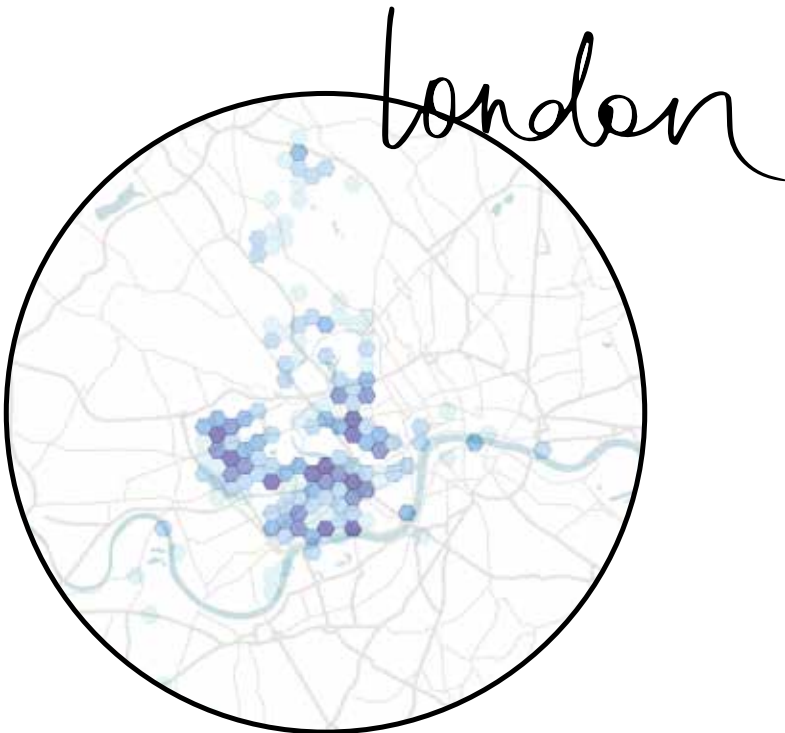
London, traditionally the world’s largest super-prime market with over 240 sales in 2015, saw a decline in sales volumes last year – partially as a result of currency movements (which affect our dollar-based calculations).

Total sales in London fell below 200 units allowing New York to claim the title of largest super-prime market in 2016 – a surge of new-build units in Manhattan helped to push the number of deals struck beyond 270. Hong Kong, with over 220 sales, shunted London into third place.

Hong Kong displays a relatively dispersed super-prime market, with clusters of sales on Hong Kong Island, into Kowloon and the New Territories.

London’s super-prime distribution reflects the development of prime residential neighbourhoods over the past 200 years. While Hyde Park and Regent’s Park play a dominant role in defining the super-prime market geography, the recent expansion of prime London with high value sales spreading along the river towards the City of London and areas further east is clearly illustrated.

This expansion of super-prime and prime sales into new neighbourhoods is a feature likely to be replicated by other markets as gentrification and regeneration take place in key global cities.



KEY: Super Prime Sales: Count of sales 2016
1-2 3-5 6-10 11-15 16+
Sales aggregated to hexagon grid. Edge length = 250m



Five bedroom flat in Lancaster Parkside, London. For sale through Knight Frank

London

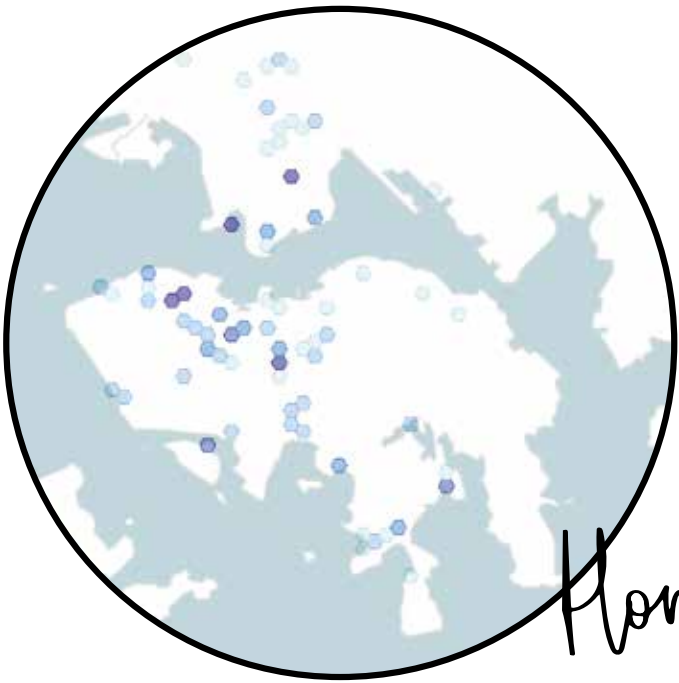
This is the original super-prime market. A bold claim maybe, but the influence of the great London estates through the eighteenth century, augmented by the genius of nineteenth century builder/speculators such as Thomas Cubitt, created an architecture and streetscape that more than anywhere else in the world has defined the language of urban wealth. Take a walk from Hampstead through Regents Park into Mayfair, Belgravia, Kensington, Chelsea and on to Holland Park – it would take you a day to complete and you would never leave the city’s gilded enclaves.



The Plaza Residences, 1 Central Park South, 1809 - Central Park South, New York. For sale through Knight Frank

New York

New York’s super-prime market – the largest in the world in 2016 – has seen a transformation over the past decade, with premium new developments in some of the city’s best downtown Manhattan neighbourhoods drawing an increased share of luxury transactions. Manhattan’s luxury market now revolves around this emerging downtown submarket, along with the traditional uptown neighbourhoods near Central Park – with little in between. However, as recent high-end developments are pulling some higher value sales into Midtown, expect to see more blurring of the boundaries over the next few years as luxury buyers search across Manhattan.



KEY: Super Prime Sales: Count of sales 2015 & 2016
1-2 3-5 6-10 11-15 16+
Sales aggregated to hexagon grid. Edge length = 250m



KEY: Super Prime Sales: Count of sales 2016
1-2 3-5 6-10 11-15 16+
Sales aggregated to hexagon grid. Edge length = 250m



Skyline view of Hong Kong, from one of Knight Frank’s exclusive properties

Hong Kong

Singapore, Shanghai and Beijing have seen rapid growth in their luxury markets, but with the highest density of ultra-high-net-worth individuals of any Asian city, Hong Kong, unsurprisingly, has the largest super-prime sales market in the region – by some margin. Unlike London there is an absence of a single cluster of sales, although Hong Kong Island provides the main hub for super-prime purchases.

LEAVING ON A *jet plane*

International View reveals the private jet trends at the airports serving some of the world's most popular second-home hotspots

By Andrew Shirley

The world's wealthiest individuals are time poor and publicity shy. It's hardly surprising then that private jet travel is growing in popularity, whether for business or pleasure.

Jet numbers have increased by 44% to almost 21,000 during the past 10 years, according to industry analyst JETNET. But where are they all flying to? Using exclusive data from WINGX, International View crunched the numbers to find out.

Given that over 60% of private jets are based in the US, it's not surprising that New York's Teterboro airport is the busiest - almost 132,000 flights in 2016 - but when it comes to the most connected airports, Europe dominates - London's Luton airport and Le Bourget in Paris both welcome passengers arriving from 156 different countries.

Of course, many of the flights to and from cities like London and New York are shuttling deal-making businessmen and women around the world, but some of the most popular journeys definitely have a holiday flavour to them.

Nice's Cote d'Azur airport, for example, saw more private jets take off and land in 2016 than Geneva, while Nassau in the Bahamas is the airport that can claim the most flights to and from a single country - over 10,000 with the US.

Highlighting just how international leading second-home destinations have become, Mallorca and Ibiza in the Balearics boasted flights from 105 and 83 different countries respectively last year. In terms of popularity, East Hampton in the US was the fastest growing destination with private jet numbers rising by 55% since 2012.

Politics and holidays often don't mix, but government policy changes can have a clear impact on private aviation trends. Barack Obama's decision to partially defrost relations with Havana saw Cuba become the fastest growing destination from both Miami and New York since 2012.

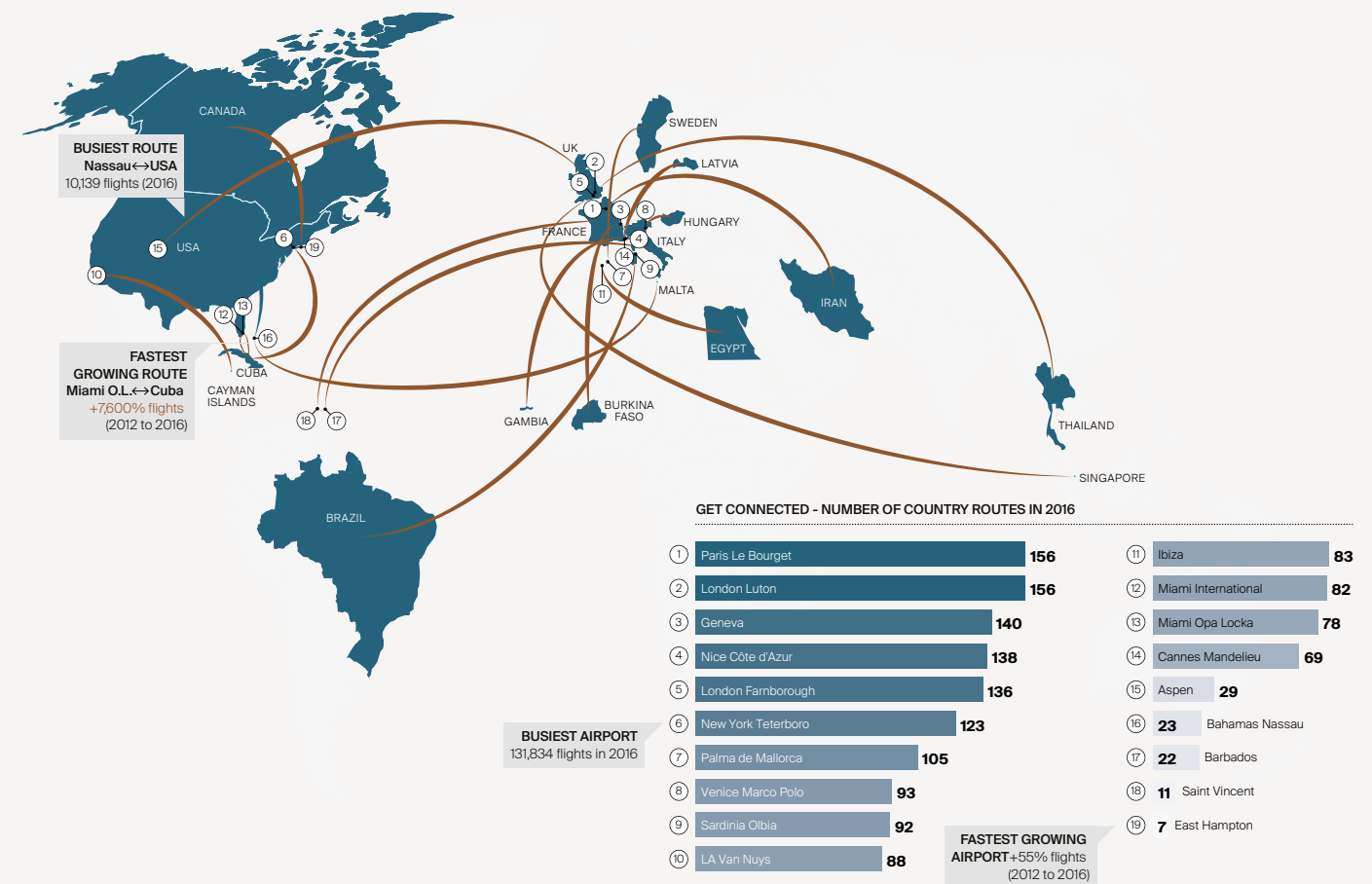
With privacy becoming an ever more important commodity, private jet travel looks set to become even more popular.

Courtesy of NetJets

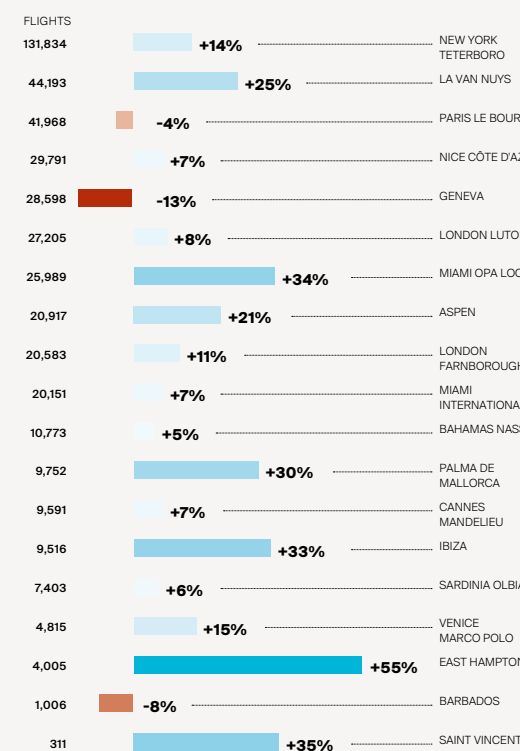
Private jet travel

Key trends from some of the airports most popular with second-home owners

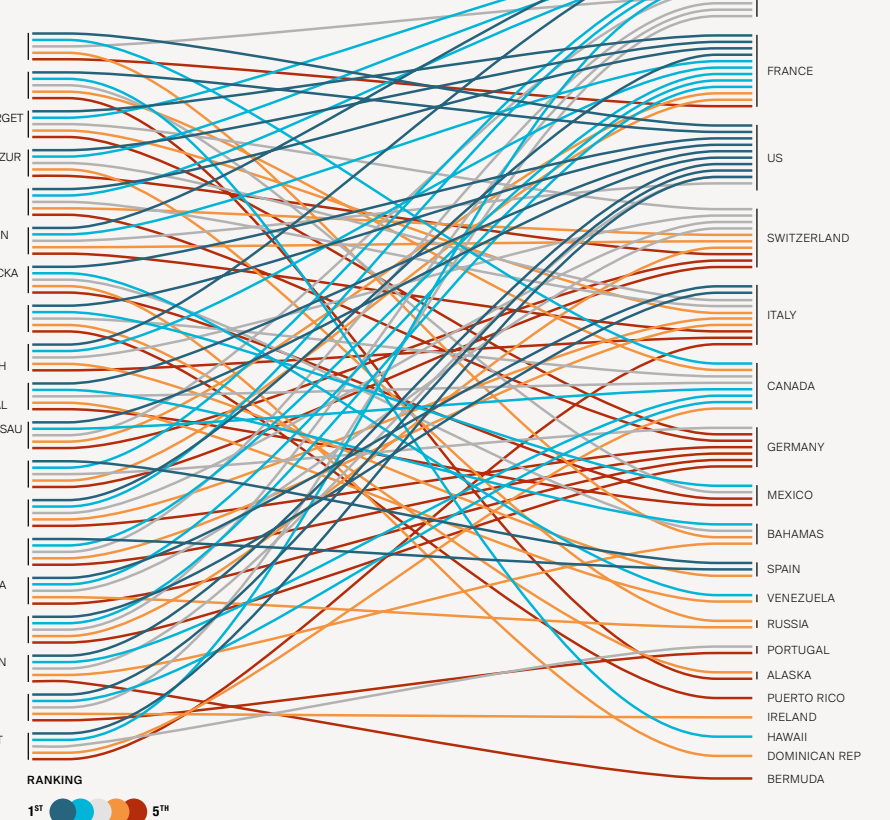
HOT SPOTS - FASTEST GROWING ROUTE FROM EACH AIRPORT (2012 TO 2016)



FREQUENT FLIER - PRIVATE JET ARRIVALS AND DEPARTURES IN 2016 AND GROWTH SINCE 2012



DEPARTURE BOARD - TOP 5 MOST POPULAR COUNTRY CONNECTIONS





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ASTON MARTIN



DB11

www.astonmartin.com/DB11

Official government fuel consumption figures in litres/100km (mpg) for the Aston Martin DB11: urban 16.6 (17); extra urban 8.5 (33.2); combined 11.4 (24.8). CO₂ emissions 265 g/km. The mpg/fuel economy figures quoted are sourced from official regulated test results obtained through laboratory testing. They are for comparability purposes only and may not reflect your real driving experience, which may vary depending on factors including road conditions, weather, vehicle load and driving style.

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FEATURE PROPERTY

One Queensbridge,
Crown Residences, Melbourne

Designed by renowned architects Wilkinson Eyre, One Queensbridge Crown Residences, is set to become one of the world's finest residential developments.



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THE MIDDLE EAST & AFRICA

Dubai, Kenya, South Africa, Zambia and Mauritius



EUROPE & UNITED KINGDOM



Quinta do Lago

ALGARVE, PORTUGAL

Set in the heart of Quinta do Lago facing the golf course, this villa is a masterpiece, designed by one of the renowned architects of the area. The villa presents an open plan layout which extends onto the outside areas creating an abundance of luminosity by bringing the outdoor living in. A key feature of the elegant villa is the contemporary Bonsais accentuating the use of natural materials throughout the villa. The minimalist landscape reflects the creative simplicity carried throughout the property.

alex.kdeg@knightfrank.com
+44 20 7861 1109

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 7 bathrooms
- 430 sq m of living space
- Plot size: approximately 1,200 sq m + 2,700 sq m of adopted land
- 2 heated swimming pools
- Large roof terrace pool
- Walking distance to the lake

GUIDE PRICE
€6,000,000





Montalbán, 11

MADRID, SPAIN

Montalbán, 11 is Madrid's premium new address with its listed status and historic importance, prized location on the doorstep of the Retiro Park and in the cultural heart of the city. It has outstanding residents' facilities along with the union between art and architecture achieved in collaboration with one of the greatest modern and contemporary artists, Carlos Cruz-Diez, which is unprecedented in Spain.

This exclusive address will become known as a prime example of contemporary architecture and will form a central part of Madrid's architectural and artistic heritage.

humphrey.white@es.knightfrank.com
+34 600 919 012

DEVELOPMENT INCLUDES:

- 10 apartments, 2-5 bedrooms with 3-6 bathrooms
- Sizes approximately from 190-650 sq m. 191 sq m penthouse terraces
- Home automation by Bang & Olufsen and Lutron Illumination
- Kitchens: Poliform & Gaggenau, closets: Poliform
- Health club with aquatic spa, steam room by Klafs, swimming pool & gym by Technogym
- Wine cellars
- Concierge service & 32 automated parking spaces

PRICES FROM
€2,235,000





Francesc Macià 10

BARCELONA, SPAIN

Francesc Macià 10 is a Swiss-designed icon in the heart of Barcelona. The unique contemporary property, with its distinctive facade, is now a listed feature of the city and one of the few Bauhaus-style buildings in Barcelona. Acclaimed as a landmark in its own right, Francesc Macià 10 was first built as an office block in the 1960s by the Swiss architect Marc J. Saugey, a contemporary of Le Corbusier. Reimagined by visionary Brazilian architect Marcio Kogan, the building now offers an unparalleled experience in European city living.

mark.harvey@knightfrank.com
+44 20 7861 5034

DEVELOPMENT INCLUDES:

- 7 full-floor residences sold 'shell and core'
- Duplex penthouse
- Spa & wellness area
- Gymnasium & 20m pool
- Concierge & valet services
- Underground storage & parking

Price on application



Cascada de Camojan

MARBELLA, SPAIN

This magnificent contemporary villa is located in a gated residential area within Marbella's Golden Mile, offering beautifully presented accommodation and outdoor areas with spectacular sea and mountain views.

mark.harvey@knightfrank.com
+44 20 7861 5034

ACCOMMODATION INCLUDES:

- 8 bedrooms
- 8 bathrooms
- 2 reception rooms
- 2 heated marble swimming pools
- Staff or guest duplex apartment

Price on application

La Zagaleta



BENAHAVIS, SPAIN

Elegant villa in a private gated domain within a short distance to Marbella, enjoying panoramic views of the golf course and the Mediterranean Sea. The south facing villa built over two levels boasts the usual refinements and is one of the very few that has direct access onto the golf course.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Swimming pool
- Guest apartment
- Staff apartment
- Triple garage

mark.harvey@knightfrank.com
+44 20 7861 5034

GUIDE PRICE
€4,950,000

Sierra Blanca



MARBELLA, SPAIN

Ideally located in Sierra Blanca, a prestigious residential area above Marbella centre, within a short distance to the beach and Puerto Banus. The villa is immaculately presented throughout with modern design, high ceilings and light neutral interiors.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Open plan reception room
- Swimming pool
- Terraces
- Garage for 4 cars

mark.harvey@knightfrank.com
+44 20 7861 5034

GUIDE PRICE
€4,150,000



Port Andratx

MALLORCA, SPAIN

Elegant Mediterranean villa set in a peaceful and tranquil area of Port Andratx, offering outstanding views over the sea and towards Ibiza. The villa offers modern accommodation and is set in a unique location with breath-taking sunset views.

mark.harvey@knightfrank.com
+44 20 7861 5034

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- 2 reception rooms
- Swimming pool
- Guest apartment
- Double garage

GUIDE PRICE
€6,800,000



Châteauneuf de Grasse

COTE D'AZUR, FRANCE

An exceptional Bastide set amid olive groves beneath the medieval village of Châteauneuf de Grasse with beautiful views over the rolling countryside to the coast. Built using authentic Provençal materials, this traditional estate poses as an elegant residence.

mark.harvey@knightfrank.com
+44 20 7861 5034

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- 4 reception rooms
- Infinity swimming pool
- 1 bedroom caretaker's cottage
- Triple garage

GUIDE PRICE
€9,900,000



Grimaud

VAR, FRANCE

Magnificent country estate set in a privileged position combining space, peace and privacy with the convenience and security of being within a short distance of the delightful medieval village of Grimaud. The estate consists of a main house with self-contained flat, guest cottage, caretaker's cottage, staff apartment, numerous outbuildings and a vast garage.

mark.harvey@knightfrank.com
+44 20 7861 5034

ACCOMMODATION INCLUDES:

- 14 bedrooms
- 13 bathrooms
- 3 reception rooms
- Swimming pool
- Tennis court
- In all about 3.9 ha

Price on application





Rue François Ier

PARIS 8TH, FRANCE

An elegant apartment ideally located in one of the most exclusive and sought after areas of the Golden Triangle on the right bank. The apartment is set on the first floor of a lovely freestone building with a beautiful view of the Place François Ier.

roddy.aris@knightfrank.com
+44 20 7861 1727

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- Reception room
- Staff accommodation
- Approximately 330 sq m

Price on application



Near Auch

GASCONY, FRANCE

Immaculately presented and refurbished to the highest of standards, this Gascon Manoir offers enviable modern comforts with charming period features. A spacious orangerie provides a year-round entertaining area which opens onto a gorgeous swimming pool.

jack.harris@knightfrank.com
+44 20 7861 1139

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7 bathrooms
- Impressive swimming pool
- Staff cottage
- Outbuildings and stables
- In all about 21 ha

GUIDE PRICE
€2,830,000

Near Aix-en-Provence



BOUCHES-DU-RHONE, FRANCE

Built by the Marquis de Bézieux in 1704, this chateau offers beautifully presented living accommodation including vast halls and impressive courtyards. The property is set in landscaped gardens with heated swimming pool, guest and caretakers accommodation, offering privacy and tranquillity.

ACCOMMODATION INCLUDES:

- 19 bedrooms
- 6 reception rooms
- Swimming pool
- Beautiful chapel
- Large orangerie
- In all about 24 ha

mark.harvey@knightfrank.com
+44 20 7861 5034

GUIDE PRICE
€4,900,000



Saint Rémy de Provence



LES ALPILLES, FRANCE

Beautifully presented Mas situated in Saint Rémy de Provence offering bright and spacious living accommodation. The living space opens onto charming gardens, which benefit from exceptional views of the surrounding countryside as well as enjoying a variety of Provençal flora.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- 3 reception rooms
- Swimming pool
- 1 bedroom guest apartment
- In all about 2.3 ha

mark.harvey@knightfrank.com
+44 20 7861 5034

GUIDE PRICE
€3,400,000

Lacoste

LUBERON, FRANCE

Located in an enchanting setting and enjoying spectacular panoramic views of the Luberon mountain range, this impressive property is comprised of a main house, guest house and a guardian's cottage. Wonderfully appointed and enjoying fabulous terraces, creating an enviable Provençal retreat.

mark.harvey@knightfrank.com
+44 20 7861 5034

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Infinity swimming pool
- 4 bedroom guest house
- 2 bedroom guardian's cottage
- In all about 11 ha

Price on application



Computer generated images for indicative purposes only



Computer generated images for indicative purposes only



Computer generated images for indicative purposes only

Méribel

FRENCH ALPS, FRANCE

Unique and exclusive off-plan development showcasing four luxury chalets ideally situated in a prime location close to the slopes and the centre of Méribel Village. Expected for completion in winter 2017, the development will be built to the highest standard. Possibility of VAT rebate and reduced solicitor fees if purchased for rental investment.

roddy.aris@knightfrank.com
+44 20 7861 1727

DEVELOPMENT INCLUDES:

- 5 bedroom suites
- Approximately 300 sq m of living space
- Large open plan living areas
- Spa
- Bespoke customisation available

Price on application



Val d'Isère

FRENCH ALPS, FRANCE

Unique and exclusive chalet, situated in the hamlet of Les Carats, close to the centre of Val d'Isère. With approximately 620 sq m of living space, this exceptional residence offers high quality features including an indoor swimming pool, outdoor Jacuzzi, sauna and playroom. The Belvedere ski slope is easily accessed from the chalet, due to its unique location.

roddy.aris@knightfrank.com
+44 20 7861 1727

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7 bathrooms
- Indoor swimming pool
- Outdoor Jacuzzi
- Superb terrace
- Garage

Price on application

Champel



GENEVA, SWITZERLAND

This exceptional property sits in the very heart of one of the most sought-after districts in downtown Geneva. The property stands proudly on a plot of more than 4,600 sq m, providing approximately 670 sq m of living space on four levels, plus basement.

ACCOMMODATION INCLUDES:

- 8 bedrooms
- 10 bathrooms
- Staff accommodation
- Built in 1900
- Renovated in 2009

alex.kdeg@knightfrank.com
+44 20 7861 1109

Price on application

Montreux



LAKE GENEVA, SWITZERLAND

Prestigious two bedroom apartment providing a panoramic view of the lake and mountains whilst maximising natural light. This property enjoys a privileged position on the Swiss Riviera, close to the centre of Montreux and all its amenities and is available for purchase by non-Swiss residents as a holiday home.

ACCOMMODATION INCLUDES:

- 2 bedroom suites
- Living room with impressive fireplace
- Dining room
- Large balcony with spectacular view
- Garage

alex.kdeg@knightfrank.com
+44 20 7861 1109

GUIDE PRICE
CHF 4,800,000



Verbier

SWISS ALPS, SWITZERLAND

Traditionally designed in keeping with the local architecture, this immaculate family chalet of approximately 600 sq m was newly constructed in 2012. Combining sumptuous furnishings with flexible accommodation and luxurious entertaining areas, this stunning residence is located within easy access to the resort centre and offers wonderful views.

alex.kdeg@knightfrank.com
+44 20 7861 1109

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 4 bathrooms
- Gym, sauna and cinema
- Study & children's playroom
- High spec security & AV systems
- Staff area
- Large underground garage

Price on application

Cotton Residence



Computer generated images for indicative purposes only

VIENNA, AUSTRIA

Magnificent building in the city centre, dating from 1878, offering 25 brand new luxurious city apartments - 17 of which are historical and classical in style and eight modern loft conversions. The penthouses feature tower rooms and up to 170 sq m roof terraces. Completion due summer 2018.

DEVELOPMENT INCLUDES:

- 1-3 bedroom apartments
- Living areas between 63-230 sq m
- Ceiling heights of up to 6m
- Balconies and terraces on all floors
- Garage parking available

alex.kdeg@knightfrank.com
+44 20 7861 1109

PRICES FROM
€710,000



Pötzleinsdorfer Höhe



Computer generated images for indicative purposes only

VIENNA, AUSTRIA

Modern and exclusive development situated in the Viennese noble district Währing on top of a hill with fabulous views over Vienna. All apartments have generous outdoor spaces of up to 355 sq m, comprising gardens, balconies and terraces. Completion due in spring 2018.

DEVELOPMENT INCLUDES:

- 2-3 bedrooms
- Approximatley 145-196 sq m of living space
- Open dining living areas
- Floor-to-ceiling windows
- Garage parking

alex.kdeg@knightfrank.com
+44 20 7861 1109

PRICES FROM
€2,090,000

Lucca

TUSCANY, ITALY

Once the residence of Paolina Bonaparte, sister of Napoleon Bonaparte, this exclusive property is located in the hills of Lucca and has its origins in the late XV century. Peacefully located in a green and rural setting, the villa benefits from magnificent views over the rolling hills of Tuscany stretching all the way to the sea. The villa has an elongated structure, typical of the Lucca style, and its façade is embellished with ornate windows with simple and elegant stone cornices and a characteristic portal. The front entrance to the villa has a wonderful double staircase with a beautiful Italian garden below.

rupert.fawcett@knightfrank.com
+44 20 7861 1058

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 7 bathrooms
- Italian garden and swimming pool
- Approximately 2,500 sq m
- 3 further farmhouses also included
- In all about 111 ha

GUIDE PRICE
€13,000,000



Computer generated images for indicative purposes only



Computer generated images for indicative purposes only

A SPACE

BERLIN, GERMANY

A SPACE – Fine Loft-Living. Discover rooms that come with their own personality, made for individualists. In the heart of the vibrant metropolis, in the downtown district of Mitte, one-off lofts of unique character are being created. Careful refurbishment of the industrial building from 1900 will deliver these exclusive loft units suitable for both living and working.

claire.locke@knightfrank.com
+44 20 7861 5033

DEVELOPMENT INCLUDES:

- 1-3 bedroom residences
- Approximately 102-193 sq m
- 8 exclusive lofts still available
- High ceilings
- Underground car park
- Typical loft ambience

PRICES FROM
€810,000



Computer generated images for indicative purposes only



Computer generated images for indicative purposes only



Computer generated images for indicative purposes only



Computer generated images for indicative purposes only

Am Hochmeisterplatz

BERLIN, GERMANY

It is a rare occasion that a new-build construction project sparks as many extraordinary reactions as "Am Hochmeisterplatz". This prestigious development, which is located in the very heart of Berlin's City-West, is just minutes away from Kurfuerstendamm Boulevard right next to spacious Hochmeister Park. High expectations, bold opulence, and timeless elegance are key to a sophisticated lifestyle, impressively reflected in the classical-style architecture.

claire.locke@knightfrank.com
+44 20 7861 5033

DEVELOPMENT INCLUDES:

- 1-6 bedroom residences
- Approximately 55-249 sq m
- Extensive park views
- High quality fittings
- Personal furnishing advice

PRICES FROM
€475,000

Ballsbridge



DUBLIN, IRELAND

Raglan Road comprises a meticulously refurbished classic Victorian red brick building, which has been transformed into the ultimate city residence. Providing luxury accommodation in a classic Victorian setting with all modern conveniences seamlessly integrated. Situated in the centre of leafy Dublin 4 within easy reach of the city centre.

DEVELOPMENT INCLUDES:

- 4-5 bedrooms (2 en-suite)
- 4 reception rooms, 2 bathrooms
- Landscaped gardens
- Secure off-street parking
- Original Victorian features
- Wired for sound system

peter.kenny@ie.knightfrank.com
+353 1 634 2466

GUIDE PRICE
€4,150,000

Shankill



DUBLIN, IRELAND

Wilford House is a pristine Georgian residence built c.1790, which has been carefully restored by its current owners in recent years to a standard that has to be seen to be believed, together with its three bedroom coach house, set on approximately 2.8 hectares of formal gardens. All of this only 44 kilometres from Dublin airport.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- 6 reception rooms including cinema
- Main house approximately 591 sq m
- Coach House approximately 91.9 sq m
- A spectacular oval spiral staircase

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+353 1 634 2466

GUIDE PRICE
€4,350,000



Gorse Hill

DUBLIN, IRELAND

Gorse Hill is without doubt one of Dublin's finest coastal properties. This landmark home is perched on the seaward side of Vico Road with panoramic views of Killiney Bay from Dalkey Island to Bray Head and along Killiney Beach. This is the perfect family home enjoying a tranquil setting combining exclusivity and seclusion whilst remaining within easy reach of Dublin.

rena.okelly@ie.knightfrank.com
+353 1 6342466

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+ 353 1 6342466

ACCOMODATION INCLUDES:

- 6 bedrooms (all en-suite)
- Overall size approximately 950 sq m
- Reception hallway & 4 reception rooms
- Kitchen/breakfast room
- Family bathroom with sauna
- Located on .81 acres of landscaped gardens
- Tennis court & separate detached summer house

GUIDE PRICE
€8,500,000



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Computer generated images for indicative purposes only



Computer generated images for indicative purposes only



Computer generated images for indicative purposes only

Long & Waterson

LONDON, ENGLAND

Tucked behind the bustling streets of Shoreditch sits Long & Waterson. A collection of one, two, three and four bedroom lofts, apartments and penthouses. This quiet enclave of Shoreditch provides beautifully landscaped gardens surrounded by the retained and converted Long Street workshops and the superb new addition of The Waterson Building. Complete with residents only amenities and interiors designed by New York based ODA Architecture, Long & Waterson offers the opportunity to live in London's coolest borough, in its coolest new address.

nicholas.king@knightfrank.com
+44 20 7718 5213

DEVELOPMENT INCLUDES:

- 24-hour concierge
- Gym, sauna, steam room & treatment room
- Cinema
- Landscaped gardens

PRICES FROM
£600,000

Belvedere Gardens

LONDON, ENGLAND

Belvedere Gardens at Southbank Place is a beautifully designed building of 97 apartments. Set in prime position on the South Bank, this collection of apartments will offer panoramic views of the River Thames, Westminster and central London. These sophisticated homes vary in size from one to three bedrooms and penthouses and are arranged over the 10 and 20 storey building.

james.cohen@knightfrank.com
+44 20 7861 5377

DEVELOPMENT INCLUDES:

- Floor to ceiling windows reveal spectacular views of London's landmarks including the Houses of Parliament, Whitehall & the London Eye
- Private residents' lounge & opulent outdoor terrace for entertaining & business meetings
- Hotel-style reception & concierge facility
- Exclusive residents' health & fitness spa designed by Goddard Littlefair

PRICES FROM
£1,105,000



Gasholders

LONDON, ENGLAND

Gasholders London is a remarkable feat of contemporary design and cutting-edge engineering by award-winning architects Wilkinson Eyre with interiors by Jonathan Tuckey Design. Situated on the banks of the historic Regent's Canal, Gasholders is part of the exciting King's Cross development. The building hosts an exceptional collection of amenities including 24-hour concierge, state of the art gym and spa, business lounge and an entertainment suite featuring a 14 person screening room, games room and dining room. Residents will also benefit from an eighth floor private roof garden with panoramic views across London, landscape architecture designed by Dan Pearson Studio.

james.cohen@knightfrank.com
+44 20 7861 5377

DEVELOPMENT INCLUDES:

- Historic canal side setting
- Entertainment suite with private dining & screening room
- Gym & spa with hydro pool, steam room & sauna
- Rooftop garden with panoramic views of London
- Spacious balconies to the majority of apartments
- 24-hour concierge

PRICES FROM
£810,000



Hampstead Manor

LONDON, ENGLAND

Located on a leafy road only moments from the centre of Hampstead Village, the outstanding new development, Hampstead Manor, embraces all of the qualities that have long made NW3 one of the most desirable British postcodes. Set within resplendent gardens and communal courtyards, the 125 distinguished residences for private sale at Hampstead Manor range from studio apartments to five bedroom homes.

greg.bennett@knightfrank.com
+44 20 7861 1763

DEVELOPMENT INCLUDES:

- 1-5 bedrooms
- Town car service
- Swimming pool, gym & hammam
- Set in all about 3 acres (1.2 ha)
- Secure underground parking
- Converted Grade II listed buildings & new build

PRICES FROM
£755,000



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Computer generated images for indicative purposes only



Computer generated images for indicative purposes only

One Blackfriars

LONDON, ENGLAND

One Blackfriars is a magnificent addition to the London skyline. Envisaged as an awe-inspiring sculpture looking down on the River Thames, the 170-metre high tower with 274 apartments is ideally placed to embrace London's rich cultural life on the South Bank. With sweeping views across the City and built to a unique design by award-winning Ian Simpson Architects, One Blackfriars is set to be a beacon of architectural brilliance. The building has been expertly created for its residents to enjoy the very best that London has to offer.

nigel.fleming@knightfrank.com
+44 20 7861 5409

DEVELOPMENT INCLUDES:

- 50 storey, 170-metre high tower with exceptional interior design, landscaped piazza & boutique hotel
- Fabulous panoramic views over the London skyline & the South Bank
- Outstanding residents' facilities including health club with spa, swimming pool, gymnasium and 24-hour Harrods Estates Concierge
- Private screening room, wine cellar & 32nd floor executive lounge

PRICES FROM
£1,150,000



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One Park Drive

LONDON, ENGLAND

One Park Drive will be both a symbol and the heart of Canary Wharf's new district, an extension of a dynamic global community and the start of a new vibrant neighbourhood. Designed by Herzog & de Meuron, it will be Canary Wharf's signature residential building - a landmark, high-rise building of exceptional architectural quality and the highest profile residential launch of 2017. The building contains 483 apartments arranged over 58 storeys.

tom.rundall@knightfrank.com
+44 20 7718 5223

DEVELOPMENT INCLUDES:

- The first residential building by Herzog & de Meuron in the UK
- Located on Canary Wharf's 128 acre private estate
- A full suite of residential amenities over 2 floors
- Outstanding location surrounded by parks and waterways
- Excellent level of specification
- Terraces to all apartments

PRICES FROM
£575,000



Chelsea Waterfront

LONDON, ENGLAND

Chelsea Waterfront is an exceptional new London development set over eight acres with breath-taking views along the River Thames down towards the Houses of Parliament and the City. It is the first development of its scale on London's north bank of the Thames for 100 years, comprising 10 buildings, including two stand-out towers master planned by world renowned architect Sir Terry Farrell and the iconic Chelsea Power Station. Elegant water gardens designed by Britain's leading landscape architects, Randle Siddeley Associates, add to the development's tranquil setting.

tom.hawkins@knightfrank.com
+44 20 7861 1150

DEVELOPMENT INCLUDES:

- 711 apartments
- 5-star concierge
- Health club including gym & swimming pool
- Signature waterside restaurant
- Direct lift access from the underground car park
- 24-hour security
- First completions from Q3 2017

PRICES FROM
£1,400,000



Fitzroy Gate

LONDON, ENGLAND

Award-winning developer St James present this breath-taking development of 39 houses in South West London. The luxury four, five and six bedroom family homes are set within the grounds of a Grade II listed manor house and surrounded by acres of beautifully landscaped parkland. Just a short journey from Central London and under a mile from Richmond, Fitzroy Gate offers not just the perfect home, but a place of peace and tranquility.

carsten.swift@knightfrank.com
+44 20 7861 1368

DEVELOPMENT INCLUDES:

- Move in from May 2017
- A collection of 39 houses set within the grounds of a Grade II Listed manor house
- Surrounded by 3 acres (1.2 ha) of mature landscaped parkland
- Gated, private, walled estate adjacent to the River Thames

PRICES FROM
£1,400,000



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Computer generated images for indicative purposes only

Lillie Square

LONDON, ENGLAND

Lillie Square is a new and exclusive London development, which takes the traditional garden square as its inspiration. Located in Earls Court where Kensington, Chelsea and Fulham meet, these exceptional apartments, townhouses and penthouses offer the best in contemporary urban living, combined with elegant public spaces and outstanding landscaped gardens. Lillie Square also features a 5-star concierge service, a private residents' club with swimming pool and 24-hour security. As the first development in Terry Farrell and Partners' Earls Court Masterplan, Lillie Square is an exceptional place to live.

christopher.jones@knightfrank.com
+44 20 7861 1048

DEVELOPMENT INCLUDES:

- First development in Terry Farrell & Partners' wider Earls Court Masterplan
- Prime west London location
- Heated indoor swimming pool, Jacuzzi, sauna & steam room
- Fully equipped gymnasium

PRICES FROM
£800,000



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Elgin Crescent

LONDON, ENGLAND

An exceptional opportunity to acquire a newly rebuilt, luxury specification house on one of Notting Hill's most highly sought-after garden square addresses. This house has been meticulously renovated and offers the perfect balance of reception/living space and bedroom accommodation.

caroline.foord@knightfrank.com
+44 20 7229 0229

ACCOMMODATION INCLUDES:

- Master bedroom with walk in wardrobe & en-suite bathroom
- 4 further bedrooms (3 with en-suite shower rooms)
- Bathroom
- Double reception room
- Open plan kitchen/reception room
- Cinema room with en-suite shower room
- Private garden & direct access to communal garden

GUIDE PRICE
£14,950,027

EPC: E



Charles Street

LONDON, ENGLAND

A stunning three bedroom, first floor studio apartment in Mayfair benefiting from separate staff accommodation and a private garage with space for two cars. Offered fully turnkey, Rigby & Rigby presents an extremely rare opportunity to own one of Mayfair's most prestigious apartments, which includes over 1,000 sq ft of lateral entertaining space. Located within a newly refurbished, period building, residents will also enjoy a porter service and lift access. Share of freehold.

alastair.nicholson@knightfrank.com
+44 20 7499 1012

ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Open plan reception/dining room
- Staff accommodation
- Private parking for 2 cars
- Porter & lift
- Communal garden

GUIDE PRICE EPC: E
£15,950,000



Victoria Road

LONDON, ENGLAND

A wide and impressive six bedroom family home, set back from the road in one of Kensington's premier residential addresses close to Kensington Palace. The house is arranged over four floors, offering an abundance of living and entertaining space with excellent volume and width.

tom.tangney@knightfrank.com
+44 20 7938 4311

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- 6 reception rooms
- West facing rear garden
- West facing roof terrace
- Off-street parking for 2-3 cars

GUIDE PRICE EPC: F
£17,500,000

Fitzhardinge Street



LONDON, ENGLAND

A newly refurbished and remodelled three to four bedroom apartment. The property offers generous lateral living space across the second floor of two converted Georgian houses on one of Marylebone's most prestigious streets. Featuring scene setting lighting, climate control and integrated surround sound, the apartment cleverly fuses modern living with its period surroundings.

ACCOMMODATION INCLUDES:

- 3-4 bedrooms
- 3 bathrooms
- 2 dressing rooms
- Reception room & formal dining room
- Approximately 270.5 sq m (2,912 sq ft)

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GUIDE PRICE
£6,950,000



Connaught Place



LONDON, ENGLAND

Offering spectacular views of Hyde Park, this magnificent lateral apartment provides a wealth of luxurious living and entertaining space and is presented to an exceptional standard.

ACCOMMODATION INCLUDES:

- 5 bedrooms (2 with dressing rooms)
- 6 bathrooms
- 4 reception rooms
- Kitchen/breakfast room
- Direct lift access
- Approximately 504 sq m (5,433 sq ft)

john.white@knightfrank.com
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GUIDE PRICE
£14,000,000

Pelham Crescent

LONDON, ENGLAND

An elegant Grade II listed stucco fronted house in one of Knightsbridge's finest addresses with a spectacular 65 foot private landscaped garden and access to the stunning communal gardens of Pelham Crescent. Located in immediate proximity to many of Knightsbridge's most fashionable restaurants and international boutiques. With exceptional proportions, the accommodation includes an impressive double drawing room, dining room, master bedroom suite and five further bedrooms. The basement with a kitchenette, bedroom suite and independent access could make the ideal guest/staff accommodation.

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ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms (3 en-suite)
- Double drawing room
- Dining room
- Kitchen/conservatory breakfast room
- Private landscaped garden
- Access to communal garden

GUIDE PRICE
£11,950,000



Eaton Place

LONDON, ENGLAND

An elegant, impeccably designed home of 12,000 sq ft situated in one of the finest locations in Belgravia. This outstanding Grade II* listed property was built in 1829 by Thomas Cubitt as part of Sir Robert Grosvenor's vision for Belgravia as 'the capital of the fashionable world'. With unparalleled family and entertainment space and generous proportions, the house tastefully combines traditional detailing with contemporary aesthetics.

tom.smith@knightfrank.com
+44 20 7881 7730

ACCOMMODATION INCLUDES:

- 8 bedrooms including staff mews house
- 9 bathrooms
- 7 reception rooms
- Cinema
- Lift
- Roof terrace & decked courtyard
- Gym, pool & spa area
- Display wine cellar

Rental price on application

Wentworth Gate



VIRGINIA WATER, ENGLAND

Situated on the prestigious Wentworth Estate, this magnificent property of grand proportions exudes elegance and quality, benefiting from a fabulous swimming pool complex, garaging for four cars, landscaped grounds, basketball court and direct access onto the 17th green of the East Course.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 7 bathrooms
- 6 reception rooms
- Indoor swimming pool complex
- Garaging for 4 cars
- Staff annexe
- Cinema room, wine store & games room

gordon.hood@knightfrank.com
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Rental price on application

The Manor House



WEST STAFFORD, ENGLAND

A privately positioned Grade I listed manor house on the edge of a picturesque Dorset village, with a cottage and traditional outbuildings. The house stands in stunning landscaped gardens and grounds with a walled garden and views over water meadows.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms
- In all about 20.4 acres (8.3 ha)
- Frontage on River Winterbourne
- Tennis court & swimming pool
- Landscaped gardens and grounds designed by George Carter

james.mckillop@knightfrank.com
+44 20 7861 1528

Price on application

The Old Rectory



COTSWOLDS, ENGLAND

An immaculate period house in one of the most sought-after Cotswold villages. The property sits within an elevated position with breath taking views over the formal gardens, which are meticulously presented and provide a truly stunning setting for the house.

ACCOMMODATION INCLUDES:

- Master bedroom suite with dressing room
- 4 further bedroom suites
- Second floor bedrooms & family bathroom
- 2 bedroom coach house
- Heated swimming pool, garaging & workshops
- In all about 8.4 acres (3.4 ha)

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Price on application

The Manor



LILLINGSTONE LOVELL, ENGLAND

Standing in the middle of over 120 acres of open countryside, The Manor enjoys an enviable private position. Having been recently refurbished, the house is beautifully presented and has two cottages, a stable yard, mature gardens with superb equestrian facilities including an indoor riding arena.

ACCOMMODATION INCLUDES:

- 6 bedroom suites
- 6 reception rooms
- Self contained 2 bedroom staff/guest annexe
- Two 2 bedroom cottages
- 16 stables, indoor arena, post & rail paddocks
- Woodland, lake & tennis court

james.crawford@knightfrank.com
+44 20 7861 1065

GUIDE PRICE
£6,250,000



The Priory

ODIHAM, ENGLAND

A beautiful Grade II listed manor house set on the edge of Odiham. The house sits centrally, in around 4.7 acres of meticulous formal gardens, lawned areas and grounds.

edward.cunningham@knightfrank.com
+44 20 7861 1080

ACCOMMODATION INCLUDES:

- Master bedroom with en-suite & dressing room
- 4 to 6 further bedrooms
- 3 bathrooms
- 2 double and a single garage
- Adjoining Victorian glasshouse
- Swimming pool
- In all about 4.7 acres (1.9 ha)

GUIDE PRICE
£4,000,000



Pinewood House

OXSHOTT, ENGLAND

A stunning Grade II* listed house restored to its original glory with high specification facilities to include an indoor swimming complex with gymnasium and spa. In addition is the magnificent double height grand hall, ballroom, drawing room, library, sitting room, family room, commercial kitchen and wine cellar. Upstairs are two master bedroom suites, six further bedroom suites, cinema and observatory tower with 360° views. Also available are ancillary domestic offices, security flat and detached staff cottage. The stunning gardens take inspiration from their historic origins and the hilltop position giving outstanding vistas over the Crown Estate.

amanda.driver@knightfrank.com
+44 1372 464009

ACCOMMODATION INCLUDES:

- 9 bedroom suites
- 6 reception rooms
- Indoor swimming pool complex, landscaped gardens & grounds
- Underground garaging for 20 cars & observatory tower with 360° views
- Detached 4 bedroom guest/staff cottage
- Approximately 2,671 sq m (29,716 sq ft)

RENTAL PRICE
£60,000 per calendar month



Faldonside House

MELROSE, SCOTLAND

A unique Georgian country house in the Scottish borders. Originally constructed in 1800, this exquisite family home is set in extensive parkland on the banks of The River Tweed in the heart of Sir Walter Scott country.

james.denne@knightfrank.com
+44 1578 722814

ACCOMMODATION INCLUDES:

- 10 bedrooms
- 5 bathrooms
- 6 reception rooms including drawing room & dining room
- Two ancillary flats, plus garaging, stabling, tennis court & trout fishing
- In all about 44 acres (17.8 ha) of parkland & gardens
- Only 2 miles from Borders railway
- Gross internal floor area approximately 13,166 sq ft

GUIDE PRICE
Offers over £2,000,000



ASIA PACIFIC



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One Queensbridge, Crown Residences, Melbourne

Designed by renowned architects Wilkinson Eyre, One Queensbridge Crown Residences is set to become one of the world's finest residential developments. It will offer residents both lateral and duplex apartments with access to a wealth of world class amenities. Situated in the heart of Melbourne, the residences are above a new 6-star hotel and the development has been designed as a vertical neighbourhood where occupants will enjoy sweeping views across Melbourne and Port Phillip Bay.

Soon to be a landmark building within Melbourne, Wilkinson Eyre's elegant solution for the One Queensbridge tower will be created by three interlocking sculptural forms providing a graceful and unique addition to the Melbourne skyline rising to 325m. The tapering forms allow the tower to read as a beautiful object with a unique identity, contrasting against the more rigid forms of the adjacent buildings.

A refined sculptural pedestrian sky bridge will provide residents and their guests with direct access from the lobby

of the new luxury residences to the Crown Melbourne Resort. At the Top of the Tower, the Sky Bar takes the experience all the way from the promenades of Southbank up into the sky, where one can take in the drama of the city in a spectacularly refreshing way. The Top of the Tower is an illuminated architectural jewel, providing a spectacular 'conservatory' to be enjoyed by all. A large dedicated dining and function space provides an extraordinary place for the city and individuals to celebrate.



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Melbourne has been recognised as the 'World's Most Liveable City' for the sixth consecutive year by the respected Intelligence Unit at The Economist magazine.

It is a destination of choice on the international stage with its European style, world class dining, extensive arts and culture, famous sporting arenas and expansive parklands.

This city's vibrancy and allure are often articulated in different ways – thriving laneways, street art, an artisanal coffee scene, 480 hectares of pristine parklands and its iconic tramlines, delivering the world's longest tram network.

The Economist's Global Liveability Index has rated Melbourne in the top three cities in the world since the index began a decade ago and it has topped the list for the past six years. In the index it was given perfect scores for education, healthcare, infrastructure, stability, culture and environment. Melbourne is seen as a safe haven for capital, underlying its attractiveness to investors and owner occupiers alike.

The envy of any city is Melbourne's sporting calendar, hosting the Australian Open tennis tournament, Formula One Grand Prix, Australian Rules football, The Melbourne Cup at the Spring Racing Carnival and the famous Boxing Day cricket test at the iconic Melbourne Cricket Ground.

From the opera to the ballet, art galleries, concert halls and theatres, Melbourne often feels as if its sole purpose is to entertain. The new 6-star luxury hotel within the One Queensbridge complex will set a new benchmark for levels of service and lifestyle within a world class development.

The development partnership between Crown Resorts and Schiavello Group on One Queensbridge is the culmination of a decade-long relationship in design, craftsmanship and enduring quality.

With a design team passionate about creating a legacy development for the city of Melbourne, One Queensbridge is set to become a landmark development.

Crown Residences - where your every desire is our every day

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Mardalup

PERTH, AUSTRALIA

Mardalup is a boutique development which was built with vision, refinement, class and luxury for the discerning few. This development comprises five luxury units in total, and boasts four half floor units, and one of Australia's largest duplex penthouses totalling 1,897 sq m.

callum.davidson@au.knightfrank.com
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richard.mathlin@au.knightfrank.com
+ 61 409 125 205

DEVELOPMENT INCLUDES:

- Generously proportioned open-plan living areas
- High quality chef's kitchen boasting Gaggenau appliances
- Fully sound proofed home cinema room
- Adjustable temperature controlled wine room
- Beautiful Swan River views towards the new Perth Stadium, Crown Casino & Crown Towers
- Private rooftop swimming pool to the penthouse unit

PRICES FROM
AU \$6,245,000



Nananu-i-cake Island

FIJI

Nananu-i-cake, an exclusive freehold private island, sitting on approximately 600 acres (242 ha) with five beaches and an excellent year-round climate. The property sits on one of the island's highest points allowing 360 degree views across the South Pacific Ocean.

rick.kermode@nz.knightfrank.com
+64 9 377 3700

ACCOMMODATION INCLUDES:

- 4 bedrooms in main residence with 2 guest bedroom suites
- 7 bathrooms
- Large, open-plan living, dining & library
- Swimming pool & fresh water supply
- A private, drivable jetty
- A short 30 minute float-plane or helicopter ride, or a 2.5 hour drive followed by a 2km boat trip, from Nadi International Airport

GUIDE PRICE
US \$12,000,000



Horizon Homes at the Fort

BONIFACIO GLOBAL CITY, PHILIPPINES

Horizon Homes, nestled on levels 41 to 61 of the Shangri-La at the Fort, the Group's first mixed-use development in Manila is an ultra-luxurious collection of 98 open-plan hotel residences, each offering unparalleled views of Metro Manila. Each unit comes fitted with top quality finishes such as white marble and boasts a range of world-class appliances, 24-hour security, a personal concierge service, full access to the hotel's services and its elite lifestyle club, Kerry Sports Manila, located in the same complex.

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joey.radovan@santos.knightfrank.ph
+632 759 4158

DEVELOPMENT INCLUDES:

- 2-4 bedroom units available from 250-418 sq m
- Large open-plan kitchen, living & dining areas
- Subzero refrigerator & freezer, Miele induction hob, built-in oven, dishwasher
- Highest level of security and 24-hour management services
- Private swimming pool, gym, BBQ areas & entertainment rooms

GUIDE PRICE
US \$1,500,000 – US \$2,000,000



Anvaya Cove

BATAAN, PHILIPPINES

The country's first world-class golf resort and residential community alongside a 3.5km coastline with magnificent views. Sitting on 4.6 hectares, Seascape Ridge and Sea Breeze Verandas condominiums offer one to three bedroom units all ready for occupancy. This award-winning golf course has thoughtfully designed facilities for discerning families and individuals, featuring the highest standards of construction, design, services and amenities.

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ACCOMMODATION INCLUDES:

- 1-3 bedroom units
- Water sports facilities
- 2 swimming pools
- 2 restaurants
- Veda spa
- Nature camp
- Golf club membership is an additional US \$31,175 per year

GUIDE PRICE
US \$150,000 – US \$470,000



Arnalaya

CANGGU, BALI, INDONESIA

Ideally situated on over an acre of lush beachfront in a highly sought-after location, this property is an architectural dream, the result of a unique collaboration of international-acclaimed Singapore architect and Australian designer. Minimal vertical lines accent this uber cool and contemporary sanctuary with indoor spaces flowing effortlessly into the terraced gardens and stunning sunset ocean views, showing its key design elements – simplicity, balance and luxury.

matthew@elitehavens.com
+62 812 385 6451

ACCOMMODATION INCLUDES:

- 5 bedrooms with en-suites
- 20m private swimming pool
- Ocean front lounge pavilion
- Top-end tennis court
- Gym and spa pavilion
- Expansive garden and courtyard
- Commercial grade kitchen
- Established event villa with income

Price on application



DC Residensi

KUALA LUMPUR, MALAYSIA

Located in the prime Damansara Heights neighbourhood, DC Residensi comprises 370 luxury turnkey apartments built on 8.5 acres. Superb investment potential with burgeoning rental market. As part of the affluent Damansara City integrated development, residents enjoy easy access to a new mall, 5 star hotel and public transport.

parikshat.chawla@my.knightfrank.com
+6 016 903 2350

DEVELOPMENT INCLUDES:

- Choice of 9 different apartment layouts
- 1-5 bedroom options
- Designer appliances and premium fittings
- High-end amenities such as 50m pool, gym, mini theatre and many others
- Freehold development

**PRICES FROM
US \$390,000**



Artist's impression

4-Bedroom, Living and Dining area



Artist's impression

Green Heart



Artist's impression

View towards Marina Bay Sands

Marina One Residences

SINGAPORE

Marina One is a 3.67 million sq ft integrated development that places you on the pulse of Singapore's vibrant Central Business District and beyond. It comprises luxury residences, unique retail offerings and Grade A offices. The development is flanked by open green spaces of Central Linear Park and Marina Station Square.

eric.liew@sg.knightfrank.com
+65 9824 9966

DEVELOPMENT INCLUDES:

- 1-4 bedroom apartments & penthouses
- Panoramic views of the city skyline, the sea & Gardens By The Bay
- Approximately 65,000 sq ft of lush greenery within the development
- Connected to 4 MRT lines (North-South, Circle, Downtown & upcoming Thomson)
- 7 minutes walk to Marina Bay Sands & world-class lifestyle offerings

PRICES FROM
US \$2,403,500



Artist's impression

Park Place Residences

PAYA LEBAR QUARTER, SINGAPORE

Paya Lebar Quarter, Singapore's most progressive city precinct, is a key catalyst in the Urban Redevelopment Authority's masterplan to regenerate Paya Lebar. It will be a bustling, pedestrian-friendly, new city precinct and a dynamic regional business hub with a distinctive sense of place and cultural identity. The inclusive urban spaces will bring together the future of living, next generation workplaces as well as more than 200 exciting retail and entertainment offerings - all set within generous lush green spaces, adding vibrancy to the new Paya Lebar city precinct.

calvin.chua@sg.knightfrank.com
+65 9736 9890

ACCOMMODATION INCLUDES:

- 1-3 premium bedroom units
- 99 years leasehold
- Approximately 44-127 sq m
- 429 units in total
- Completion date: 31 December 2020
- Developed by Lendlease

Price on application

Angsana Beachfront Residences



PHUKET, THAILAND

A prime low-rise beachfront condominium in a unique Thai contemporary style, situated adjacent to the award winning Angsana Laguna Phuket resort.

DEVELOPMENT INCLUDES:

- 2-3 bedrooms with en-suites
- Private pool, outdoor deck area & lagoon view
- Flexibility with investment and lifestyle options
- Sanctuary Club & Golf membership, discount for worldwide Banyan Tree resorts & spa, vacation club.

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+66 84 442 7447

GUIDE PRICE
THB 29,900,000 - THB 46,800,000

Waterfall Bay



PHUKET, THAILAND

Stepping into One Waterfall Bay's serene realm you'll notice a beautiful balance of bright open spaces, refined fittings and luxurious spacious interiors.

ACCOMMODATION INCLUDES:

- 6 bedrooms with exclusive superb ocean views
- A parcel of land with multi-floor villa
- Situated in one of Phuket's most prestigious coastal addresses
- Full rental service managed by Knight Frank Phuket

nattha.kahapana@th.knightfrank.com
+66 84 442 7447

GUIDE PRICE
THB 155,500,000

Marque Sukhumvit



BANGKOK, THAILAND

A highly anticipated luxury condominium in the heart of Bangkok's central business district. Located on Sukhumvit Road, the building soars 50 storeys high with 140 residential units and seven penthouses, all within eyesight of luxury malls and BTS Phrom Phong.

DEVELOPMENT INCLUDES:

- 4 units per floor and 2 units on penthouse floor
- 3-3.4 m high ceilings
- Large living and dining area, powder room and balcony
- Offers an uncompromising standard of specification with a world-class range of premium brands provided in all units

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GUIDE PRICE
THB 38,600,000

Mandarin Oriental



BANGKOK, THAILAND

The Residences at the Mandarin Oriental, Bangkok, offers an extraordinary new mixed-use development, Iconism. Located on a spectacular waterfront promenade, the area offers a variety of attractions and some of the world's most exclusive private apartments.

ACCOMMODATION INCLUDES:

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

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



Whitesands

SOUTH LANTAU, HONG KONG

Whitesands has the best of both worlds. It is surrounded by a unique natural setting, with lush greenery and a beautiful coastline capped off by Hong Kong's longest sandy beach, Cheung Sha Beach, while also enjoying excellent connectivity to the city centre. The development is also around a 15 minute drive from Hong Kong International Airport and proximity to the future Hong Kong-Zhuhai-Macau Bridge.

maggie.lee@hk.knightfrank.com
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EAA (Individual) Lic No E-076435

DEVELOPMENT INCLUDES:

- 28 two-storey houses with 3-4 bedrooms
- Saleable area from approximately 182 to 241 sq m
- Private front and back gardens with spacious rooftop
- 3 units have their own swimming pools
- Designed by PDP London Architect
- Dedicated concierge services by Swire Properties

Price on application

*See page 135 for Whitesands disclaimer



The World Towers

MUMBAI, INDIA

Comprising three towers, uniquely curvilinear in shape, The World Towers form a stunning sculpture of glass and steel. In it's midst, World One soars 117 storeys – the tallest residential tower in the world. A powerful symbol of Mumbai's unfettered aspirations and unstoppable drive, The World Towers dominates and redefines the city's skyline. Set in a magnificent 17-acre estate, The World Towers embodies global standards in luxury. Ready for Immediate occupation.

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DEVELOPMENT INCLUDES:

- Ken Smith designed 7-acre of open spaces & greens
- A club & spa managed by Six Senses
- Interiors designed by Armani/Casa & Common spaces designed by HBA Studio
- Architecture by Pie Cobb Freed and Partners
- Concierge services by Quintessentially
- 10,000 sq ft fitness centre & yoga studio
- Stunning views of the city & the Arabian Sea

PRICES FROM
INR 1,24,000,000



THE AMERICAS & THE CARIBBEAN



Manhattan

NEW YORK, USA

Designed for grand entertaining and breathtaking views, this four-storey home is known for its Midtown brilliance. As you walk into the grand entry foyer of this apartment, you are greeted with custom brass stairway banisters, a private elevator and elegant furnishings, setting the stage for the beauty before you. The main floor establishes the attention to detail that is present throughout this exquisite home. As you step into the living room, sunlight streams through the space from the floor to ceiling windows and you instinctively admire the garden outside on the terrace.

jason.mansfield@knightfrank.com
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ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- 6 private terraces; 2 balconies
- Approximately 410 sq m interior; 183 sq m exterior
- Doorman building

GUIDE PRICE

US \$14,950,000



75 Kenmare

MANHATTAN, USA

The curated collection of residences at 75 Kenmare, born out of the collective vision of Lenny Kravitz's design firm - Kravitz Design, architect Andre Kikoski and developer DHA Capital, introduces the new look of luxury in the heart of downtown Manhattan. Located in the heart of NoLita, a uniquely enigmatic and artistically charged neighbourhood perched at the intersection of four distinct cultural epicentres - SoHo, NoHo, the Lower East Side and Little Italy.

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DEVELOPMENT INCLUDES:

- 1-4 bedroom residences
- Select units with private terraces
- Attended lobby
- Landscaped garden & rooftop terrace
- State-of-the-art fitness centre
- Underground automated garage parking

PRICES FROM

US \$1,765,000



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Computer generated images for indicative purposes only



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III Murray Street

NEW YORK, USA

A world-class condominium tower located in TriBeCa soaring nearly 800 feet, offering 157 residences with cinematic views of the Manhattan skyline, Hudson River, New York Harbour, and beyond. Over 20,000 sq ft of private indoor and outdoor spaces include two levels of state-of-the-art amenities as well as landscaped gardens, seamlessly integrating the indoor and outdoor space. 111 Murray Street is a collaboration between the best and brightest minds in architecture and design. With a gently curved crystalline façade, the building's sculptural silhouette softly flares to a peaked crown at its pinnacle, creating a bold new shape on the city skyline.

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DEVELOPMENT INCLUDES:

- 1-5 bedrooms
- Developed by Fisher Brothers, Witkoff & New Valley
- Architecture by Kohn Pedersen Fox
- Interiors by David Mann
- Amenity space by David Rockwell
- Landscaping by Edmund Hollander

PRICES FROM
US \$2,500,000

Madison Square Park Tower

NEW YORK, USA

The residences at Madison Square Park Tower are perfectly positioned in one of the most iconic and culturally sophisticated neighbourhoods in Manhattan—the Flatiron District at Madison Square Park. Standing 65 storeys tall and rising 777 feet into the sky, residences feature floor-to-ceiling windows offering dramatic cityscapes that include the Empire State Building, Chrysler Building, the clock tower at 1 Madison Avenue, the World Trade Center, the Hudson and East Rivers, and both Madison Square and Gramercy Parks.

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DEVELOPMENT INCLUDES:

- Simplex, duplex & full floor residences
- 24-hour doorman & on-site concierge
- Architecture by Kohn Pedersen Fox Associates
- Interiors by Martin Brudnizki Design Studio
- Garden & terrace landscaped by Oehme van Sweden
- 5 levels of exclusive residential amenities

PRICES FROM
US \$4,975,000



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Computer generated images for indicative purposes only

242 Broome

NEW YORK, USA

242 Broome embodies the latest chapter in the ever-evolving Lower East Side. Masterfully conceived and meticulously finished, the residences of 242 Broome balance serenity with modernism. Designed with a twist, the upper floors torque westward to catch the path of the sun for maximum light and dramatic views. Utilising a sophisticated mix of materials - slab marble, blackened steel and warm woods - the artistic interiors exude calm and comfort. A host of lifestyle-enhancing amenities complete the experience at 242 Broome, in Manhattan's most genuine, enduring neighbourhood.

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DEVELOPMENT INCLUDES:

- 24-hour doorman/concierge & building manager
- Fitness centre with changing areas
- Entertainment lounge with kitchen, flex space & game area
- Rooftop terrace
- Bicycle storage

PRICES FROM
US \$1,600,000

565 Broome SoHo

NEW YORK, USA

A carefully crafted partnership between architects Renzo Piano Building Workshop and interior designers, RDAI, the condominiums at 565 Broome SoHo bring an elegant 21st century tone to the neighbourhood. Establishing a new residential benchmark, the 30 storey structure, with private gated entrance will soar above its surroundings, providing panoramic views of the Hudson River and the city.

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DEVELOPMENT INCLUDES:

- 1-4 bedroom residences
- Automated parking with private driveway & gated entrance
- 24-hour concierge & attended lobby
- Landscaped 9th floor terrace
- 55ft indoor heated lap pool & state-of-the-art fitness centre
- Spa treatment rooms with steam room & sauna

PRICES FROM
US \$2,325,000

Old Westbury



NEW YORK, USA

Majestically situated on approximately two pristine hectares, this architectural masterpiece presents a unique opportunity for lovers of design and nature to bask in the illuminating merger of both. This modern mansion was built with five separate levels of white-painted redwood highlighted by horizontal rows of glass.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 4 bathrooms, 4 powder rooms
- Swimming pool
- Tennis court (Har-Tru Clay)
- Approximately 1,022 sq m

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GUIDE PRICE
US \$5,850,000



Old Westbury



NEW YORK, USA

This magnificent brick manor, with its slate roof and several turrets, stands majestically on four tranquil and mesmerizing acres in the heart of what was once part of the William C. Whitney estate and now called "Round Hill at Old Westbury."

ACCOMMODATION INCLUDES:

- 7 bedrooms
- 7 bathrooms, 3 powder rooms
- Swimming pool
- Tennis court
- Approximately 1,114 sq m

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GUIDE PRICE
US \$7,250,000

Miami Beach

FLORIDA, USA

Located on Miami Beach's prestigious North Bay Road, this property has dramatic wide bay views, gracious rooms, and a contemporary layout. Establishing a new standard for sophisticated design and elegant living, the house features organic and modern materials and sliding glass walls throughout, which allow for the indoor/outdoor lifestyle that makes living in Miami so wonderful.

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ACCOMMODATION INCLUDES:

- 7 bedrooms
- 9 bathrooms
- Swimming pool
- Approximately 1,394 sq m
- Wine storage

GUIDE PRICE
US \$29,000,000

Eighty Seven Park by Renzo Piano



MIAMI BEACH, USA

Eighty Seven Park is a selection of private, ocean front homes designed to seamlessly embrace both park and ocean. Located in Miami Beach's newest neighbourhood, it is the first residential project by Pritzker Prize-winning architect Renzo Piano in the USA.

DEVELOPMENT INCLUDES:

- 70 residences featuring 1-5 bedrooms
- Expansive open floor plan layouts
- Interiors designed by RDAI
- 10ft ceiling heights
- Generous sun decks
- Designated "resident's key" for private park

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PRICES FROM
US \$1,800,000



Four Seasons Private Residences



FORT LAUDERDALE, USA

Introducing Four Seasons Private Residences, where luxury and legendary service combine to create a new global destination. The striking interiors and exteriors are designed by an international team of visionaries including Tara Bernerd, Kob Karp, Martin Brudnizki, Fernando Wong and developed by Nadim Aashi.

DEVELOPMENT INCLUDES:

- 1-4 bedroom residences
- Residences from approximately 780 to over 6,000 sq ft
- Legendary Four Seasons services & amenities
- Expansive living & outdoor terraces
- Panoramas of city & ocean views
- Privileged access to the Fort Portfolio of Four Seasons properties

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PRICES FROM
US \$900,000

Los Angeles

CALIFORNIA, USA

Frank Lloyd Wright Jr's 1928 Samuel Navarro House. The Mayan-inspired Art Deco house has been meticulously restored keeping the architect's vision intact, with Lloyd Wright signatures throughout, including oxidised copper accents on the front exterior. With a perfect indoor/outdoor flow, this home exemplifies the southern California lifestyle. Located in the exclusive neighbourhood of Los Feliz called "The Oaks", this property has been featured in numerous books and publications including Architectural Digest and the book *Lloyd Wright*.

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ACCOMMODATION INCLUDES:

- 3 bedrooms
- 3 bathrooms
- Swimming pool
- Landscaped gardens & terraces
- Listed historic cultural monument

GUIDE PRICE
US \$4,295,000



Old Snowmass

COLORADO, USA

Gorgeous 15 hectare ranch located in the heart of Old Snowmass. This home offers extensive outdoor entertaining areas and a barn for all your outdoor recreation equipment. The expansive patio has a large circular fire pit that overlooks the pond and open pastures. Both indoor and outdoor living encompass striking views from Capital Peak to Mt. Sopris.

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ACCOMMODATION INCLUDES:

- 6 bedrooms
- 6 bathrooms
- Approximately 701 sq m
- Lot size in all about 15 hectares
- Built in 2005

GUIDE PRICE
US \$8,775,000



Mustique

ST VINCENT AND THE GRENADINES, CARIBBEAN

One of Mustique's great houses, internationally acclaimed as a traditionally modern masterpiece. Conceived and created by the joint collaboration of American designer David Kleinberg and Italian architect Paolo Piva, the property is set high in the southern hills with total privacy and seclusion, nestled within tropical gardens. The grand accommodation is designed for family, friends and entertaining, with a fabulous great room and a spectacular 61ft infinity pool and central terrace, perfect for enjoying the magical Caribbean sunsets. In all, there are six bedroom suites, a guest cottage with a lap pool and independent staff accommodation.

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ACCOMMODATION INCLUDES:

- Separate guest accommodation with private lap pool
- Independent staff accommodation
- 61ft infinity pool
- Media room
- Gymnasium
- Games arcade

Price on application



Mustique

ST VINCENT AND THE GRENADINES, CARIBBEAN

Commanding an elevated hillside position with spectacular views towards the famous Macaroni Beach, the property has been designed to incorporate luxurious family living with the ability to entertain on a grand scale. With six generous bedroom suites, including a separate guest cottage, features include vast terraces and entertainment decks, an expansive open living room with a movie projection wall, an 800 sq ft professional gym, fully equipped games room and a 48 ft infinity swimming pool.

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ACCOMMODATION INCLUDES:

- 6 bedroom suites
- Movie projection wall
- Professional gym
- Games room
- 48ft infinity swimming pool
- Separate guest cottage

Price on application

St. Peter

BARBADOS, CARIBBEAN

This incredible property offers two impressive residences with beach access as well as an amazing park positioned directly opposite the main residence. The expansive main residence offers nine spacious en-suite bedrooms, gym, home theatre, tropical landscaped gardens and a large swimming pool. The cottage offers another four bedrooms and has its own private pool. The 13 acre park is adorned with mature trees, tennis court, a small pond and additional beach access. There is a unique opportunity to redevelop the park.

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ACCOMMODATION INCLUDES:

- Tennis court
- Gymnasium
- Home theatre
- Swimming pool with swim-up bar
- Separate 4 bedroom cottage
- Private park

Price on application

Sandy Lane



BARBADOS, CARIBBEAN

A Larry Warren designed home occupying a unique location within Sandy Lane Estate; offering Caribbean Sea views as well as impressive views of the adjoining Country Club Golf Course. Being one of the most elevated houses in Sandy Lane, it benefits from a constant unobstructed easterly breeze which ensures that the house is always cool.

ACCOMMODATION INCLUDES:

- 6 bedrooms
- 5 bathrooms
- Sea views
- Swimming pool
- Attached cottage
- Access to private Sandy Lane Beach Club, tennis courts & use of 3 golf courses at Sandy Lane

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GUIDE PRICE
US \$6,950,000



Turtleback Ridge



BARBADOS, CARIBBEAN

A highly impressive residence located within the prestigious residential development of Turtleback Ridge. Offering many traditional Barbadian-style features including the extensive use of coral stone throughout. Beautifully landscaped gardens, and its superb ridge front location ensures stunning views over the West Coast of the island.

ACCOMMODATION INCLUDES:

- 5 bedrooms
- 5 bathrooms
- Sea views
- Swimming pool
- Landscaped gardens
- Secondary accommodation

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GUIDE PRICE
US \$5,950,000

Colombier

ST BARTS, CARIBBEAN

A jewel of colonial architecture, this home is one of the most beautiful properties on the island, with a breathtaking 270 degree sea view and grounds of more than one hectare. With five bedrooms, the house is made up of several bungalows, with the kitchen, dining room, reception room, TV room and master suite all in a row at the front of the house. All the rooms converge at the heart of the house; the terrace, with its beautiful koi pond at the centre. There is vast outside living space, bordered by the endless infinity pool, that seems to stretch out into the Caribbean Sea.

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ACCOMMODATION INCLUDES:

- 5 bedroom suites
- 6 bathrooms
- Infinity swimming pool
- Jacuzzi
- Gymnasium

Price on application



THE MIDDLE EAST & AFRICA



The Royal Atlantis Residences

THE PALM, DUBAI, UNITED ARAB EMIRATES

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.

maria.morris@me.knightfrank.com
+ 971 4 426 7661

DEVELOPMENT INCLUDES:

- A selection of 2-5 bedroom apartments, skycourts, penthouses & garden suites
- Architectural design by KPF
- Private residential lobby, concierge, indoor & outdoor swimming pools & club room
- Secure allocated underground parking
- An à la carte menu of hotel services
- Built area approximately 130-1,579 sq m

PRICES FROM
AED 7,650,000





Signature Villa, The Palm

DUBAI, UNITED ARAB EMIRATES

Situated in one of Dubai’s most exclusive locations, The Palm, this stunning Signature Villa has been extended and fully remodelled to a very high specification. The modern villa enjoys elegant design and floor-to-ceiling windows throughout to enjoy the spectacular sea views and views of the iconic Atlantis The Palm Resort.

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DEVELOPMENT INCLUDES:

- 6 bedrooms
- 7 bathrooms
- Built-up area of approximately of 790 sq m
- Cinema room
- Swimming pool, hot tub & private beach access
- Sea view outdoor deck with gardens & a BBQ area

GUIDE PRICE
US \$11,165,000



Bespoke Villa, The Palm

DUBAI, UNITED ARAB EMIRATES

With a highly sought-after location, this beachfront home, often recognised as one of the first super villas on The Palm has been masterfully designed with contemporary style and a touch of sophistication. Surrounded by breathtaking sea views, this villa embodies the luxurious lifestyle with its stunning architecture, lavish amenities, and an unparalleled attention to detail.

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DEVELOPMENT INCLUDES:

- 7 bedrooms
- 8 bathrooms
- Built-up area of approximately 1,390 sq m
- Floor-to-ceiling Swiss glass walls
- Accommodation over 4 floors
- Basement with spa, Jacuzzi, steam room, gym & an infinity swimming pool in the garden

GUIDE PRICE
US \$17,700,000

Chiawa Farm



LUSAKA PROVINCE, ZAMBIA

This 21,396 acres (8,658 ha) commercial farm is next to the Zambezi River in the lower Zambezi Game Management Area. Growing soya beans, maize and lucerne in the summer and maize, wheat and lucerne in the winter. This farm has the potential for captive game breeding and time share use.

ACCOMMODATION INCLUDES:

- Fully equipped with the latest machinery
- Private airstrip
- Secure water rights to irrigate the farm
- 5,325 acres (2,155 ha) of centre pivot irrigation
- 6,763 acres (2,737 ha) natural bush land with a game corridor

tanya.ware@zm.knightfrank.com
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Price on application

Sinazongwe Farm



SOUTHERN PROVINCE, ZAMBIA

This prime farm of 6,301 acres (2,550 ha) is located on the shores of Lake Kariba, with 4,477 acres (1,812 ha) of first class irrigation. The farm grows winter wheat, winter maize, summer maize, soya beans and rhodes grass, and all equipment to run the farm is included.

ACCOMMODATION INCLUDES:

- Offices and management houses
- Fully equipped workshops, storage and machinery sheds
- Excellent gravel road network throughout
- Airstrip landing, a camp site and chalets on the lake shore
- Access to Chete Island, big game Tiger fishing and water sports

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Price on application



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Azuri

RIVIERA AND GOLF VILLAS, MAURITIUS

Located on the stunning North East coast of Mauritius, Azuri provides a complete range of unique lifestyle prospects to its homeowners. Integrated amongst the collection of high end villas and apartments is a vibrant village with its own market place, offering lifestyle experiences, bars and restaurants, monthly markets, culinary delights, and boutique shopping. The real estate structure in Mauritius gives automatic residency upon acquisition of a property by a foreign national for the purchaser and his/her dependants.

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DEVELOPMENT INCLUDES:

- 3 bedroom en-suite villas
- Open plan kitchen
- Dining room
- Living room
- Private swimming pool & outdoor gazebos
- Golf membership, beach club, hotel, spa & restaurants

Price on application

Constantia Upper



CAPE TOWN, SOUTH AFRICA

Simplicity and style are the hallmark of this prestigious property. With beautifully proportioned rooms, high-end finishes and exquisite décor, the home offers the ultimate in sophisticated, modern living. Plot size approximately 2,271 sq m, wonderful mountain views, manicured gardens, borehole, staff accommodation, storeroom and ample secure parking.

ACCOMMODATION INCLUDES:

- 5 bedrooms (incl. guest suite)
- 5 bathrooms
- 4 reception rooms
- Double garage
- Heated salt water swimming pool
- Excellent security

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GUIDE PRICE
ZAR 26,900,000

Kenilworth Upper



CAPE TOWN, SOUTH AFRICA

Grand residence situated on approximately half an acre of landscaped grounds, offers extensive accommodation and generous entertainment areas. Beautifully appointed three storey home meeting all the requirements of luxurious living for a growing family. Six en-suite bedrooms and well designed living spaces offers a seamless flow to an expansive veranda with magnificent views of the garden and swimming pool.

ACCOMMODATION INCLUDES:

- 6 deluxe en-suite bedrooms
- Luxurious living spaces
- Expansive entertainment room & wine cellar
- 15m heated pool & landscaped garden
- 1,000 sq m of internal space
- State of the art security

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GUIDE PRICE
ZAR 23,500,000



Uligani House

NANYUKI, KENYA

Situated on approximately 81.4 acres (32.9 ha) just outside Nanyuki is Uligani House – an impressive and elegant farmhouse which boasts views of Mt. Kenya. The property comprises a four bedroom main house, three further guest houses and staff quarters for five. The main house features a fusion of contemporary style and rustic charm, whilst the guest houses provide relaxed and amiable extra accommodation. Located just over two hours drive from Nairobi and a 45 minute flight from Nairobi's Wilson Airport.

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ACCOMMODATION INCLUDES:

- 4 bedroom main house spread over 3 floors
- 3 guest houses, 2-4 bedrooms
- Entire property electrically fenced
- Guest houses can be rented to provide an income return.
- Portions of land can be used for further residential development and/or commercial farming
- Located off the Nanyuki–Meru highway approximately 9km from Nanyuki town centre

GUIDE PRICE
US \$2,950,000

CONTRIBUTORS



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WRITER & EDITOR

Stephen Doig works as Men’s Style Editor of The Telegraph, and is the Assistant Editor of Telegraph Luxury magazine. He has worked at Mr Porter and Harper’s Bazaar, having started his career by winning the Vogue Talent Contest, and has covered subjects as diverse as Valentino’s haute couture atelier to the rise in extreme men’s grooming trends.



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WRITER & EDITOR

Former Style Director of GQ and Editor-in-chief of Arena, Esquire, and Man About Town, Peter Howarth has also written for The Guardian, The Observer, L’Uomo Vogue, Men’s Health, The Times, and the Financial Times. In 2002, he and two colleagues established Show Media, a creative agency specialising in content (for both print and digital) and brand consultancy. He lives in London with his wife and six sons.



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WRITER & AUTHOR

Nick Smith is a travel writer specialising in places that are hard to get to or rarely heard of. A fellow of both the Royal Geographical Society and the Explorers Club, he read English at Balliol College, Oxford. His latest book is the acclaimed “Travels in Search of a Photograph”.



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WRITER & EDITOR

Sophia Wilson is Travel and Property Editor for Boat International Media, meaning she is fortunate enough to have visited many of the destinations mentioned in her list of ports. Before Boat International, Sophia worked for Horse & Hound, Eventing, Perform, CNN and The Telegraph. She lives in south London but likes to escape to the sun at any given opportunity.



STEFAN CHOMKA
WRITER & EDITOR

Restaurant magazine Editor Stefan Chomka can also be found writing about food in titles such as Olive and Waitrose Kitchen and has contributed to a number of books, including Where Chefs Eat and The MEATliquor Chronicles. As a long-time devoted commentator on the restaurant sector, he has an expanding waistline and dangerously high blood pressure – but not yet a Nando’s black card.



JOSHUA SIMS
WRITER & EDITOR

Josh Sims is a UK-based writer and editor, contributing on style and design among other subjects to the likes of The Times, Wallpaper and the South China Morning Post. His latest book, Blue Blooded, recounts the story of modern denim.



PADDY DRING
HEAD OF INTERNATIONAL
RESIDENTIAL

Paddy Dring has more than 25 years’ experience at Knight Frank, during which time he has worked in the UK country house and international markets. For the past two decades, his focus has been on the core international markets of Europe and the Caribbean, as well as on regions further afield, including Asia and the US. He has built up an elite client base and provides a specialised service for the super prime market. He chairs the Knight Frank EMEA & Americas Board and also sits on the Knight Frank Global Residential Board.



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Kate Everett-Allen has been a member of Knight Frank’s Residential Research team since 2004. Since 2008, she has led its international research output, collating and analysing data from the firm’s global research network of 413 offices in 60 countries.



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District: South Lantau Coast, Name of the Street and Street Number: 160 South Lantau Road, Website: WWW.WHITESANDS.COM.HK

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I Vendor: Bao Wei Enterprises Limited

Holding Company of the Vendor: John Swire & Sons Limited, John Swire & Sons (H.K.) Limited, Swire Pacific Limited, Swire Properties Limited

Authorized Person: Mr. Ronald P.C. Liang of LWK & Partners (HK) Limited

I Building Contractor: Gammon Building Construction Limited

I Solicitors for Vendor: Mayer Brown JSM

I Any Authorized Institution that has made a loan, or has undertaken to provide finance for the construction of the Development: Not applicable

I Any other person who has made a loan for the construction of the Development: Swire Properties Limited

I Date of Printing: 24 March 2017

OUR EXPERTISE

INDEPENDENT, INTERNATIONAL, COMMERCIAL, RESIDENTIAL.

Local expert, globally connected.

There's a human element in the world of property that is too easily overlooked. At Knight Frank, we build long-term relationships that allow us to provide personalised, clear and considered advice on all areas of property in all key markets. We believe personal interaction is a crucial part of ensuring that every client is matched to the property that best suits their needs – be it commercial or residential. We provide a worldwide service that's locally expert and globally connected. We believe inspired teams naturally provide excellent and dedicated client service. Therefore, we've created a workplace where opinions are respected, where everyone is invited to contribute to the success of our business and where they're rewarded for excellence. And the result? Our people are more motivated, ensuring that your experience with us is the very best it can be.

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Knight Frank knows the world. With over 120 years' experience, we provide our clients with global coverage via 413 offices and more than 14,800 property professionals throughout Europe, Asia-Pacific, Africa, the Middle East and the Americas, focusing on all the prime residential and commercial property markets of the world. For a full listing of our international offices, visit knightfrank.com.

GLOBAL PROPERTY WEALTH

Ours is a fully integrated residential and commercial real-estate advisory service focusing on the needs of high-net-worth clients, family offices and wealth advisors. Based in London, we work closely with all Knight Frank offices around the globe, providing a single point of contact for the firm's services, including sales, acquisitions, leasing, valuations, and asset and property management.

Commercial: DEBORAH WATT
on +44 20 7861 1678
Residential: PADDY DRING
on +44 20 7861 1061

PRIME CENTRAL LONDON

The Prime Central London team is based at Knight Frank's global headquarters on Baker Street. We focus our attentions purely on the property requirements of ultra-high-net-worth individuals in the capital's super prime market.

DANIEL DAGGERS on +44 20 7861 1758

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Our London network of 30 strategically placed offices ensures that we offer comprehensive coverage of the capital's foremost property hotspots. The network is constantly evolving in tandem with the ongoing growth and development of London, and agents from each office work together to ensure clients benefit from a joined-up approach, no matter where in London they're buying or selling.

NOEL FLINT on +44 20 7861 5020

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Through our global network, we sell some of the finest homes and developments across Europe, the Americas, the Middle East, Asia-Pacific and Africa. Our London-based international team is at the heart of a network of the very best worldwide offices and associates.

PADDY DRING on +44 20 7861 1061

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As one of the country's largest and most experienced new homes property consultancies, we work with major house builders and developers across the country to bring clients their perfect new home or investment property, with the highest specifications, workmanship and after-sales care. We have properties to suit all budgets and aspirations, whether a family home or a pied-à-terre.

RUPERT DAWES on +44 20 7861 5445

INTERNATIONAL PROJECT MARKETING

Knight Frank's International Project Marketing business promotes new residential developments into overseas markets. Managing bespoke campaigns for clients across a range of locations and price points. Buyers are generated through media promotion, exhibition launches and private 'one-to-one' events.

SEB WARNER on +44 20 7861 5426

RENTING, LETTING AND MANAGING RESIDENTIAL PROPERTY

Our trusted agents provide a comprehensive residential lettings and management service in some of the most desirable locations across the United Kingdom. From studio flats to country estates, we offer the best advice and have the expertise to guide buyers seamlessly through the entire process. Our services include rental-property search and tenancy arrangement, investment lettings and management, valuations, global corporate relocation and a UK tax-compliance service.

TIM HYATT on +44 20 7861 5044

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Our dedicated team has more than 300 combined years of experience and an unrivalled knowledge of the national country house, farm and estate markets. Covering the UK, Ireland and Channel Islands, we work closely with our national office network to ensure we help buyers find their ideal home in the country.

RUPERT SWEETING on +44 20 7861 1078

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Our dedicated Customer Care team links overseas buyers of UK apartments with Knight Frank's award-winning residential services. Comprehensive and bespoke to each buyer, the experienced Customer Care team will guide buyers through the purchase process from original commitment, to practical completion.

FREDDIE HILLS on +44 20 7861 1732

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Knight Frank Finance is a market leading adviser on mortgages and insurance. Our team of brokers offer specialist advice tailored to meet your specific needs, whatever your situation. With access to a unique and extensive network of high street lenders, major financial institutions and private banks you can be assured that you're getting the very best deal.

SIMON GAMMON on +44 20 7268 2580

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LIAM BAILEY on +44 20 7861 5133

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Our highly qualified and experienced valuers work closely with our agency and research teams to offer professional valuations – whether for lending, legal requirements, taxation or private purposes – on property across the UK and Europe. A full range of consultancy services is also provided across the complete property spectrum.

London:
JAMES THOMPSON on +44 20 7861 1075
Country & International:
TOM BARROW on + 44 20 7861 1438

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Country:
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