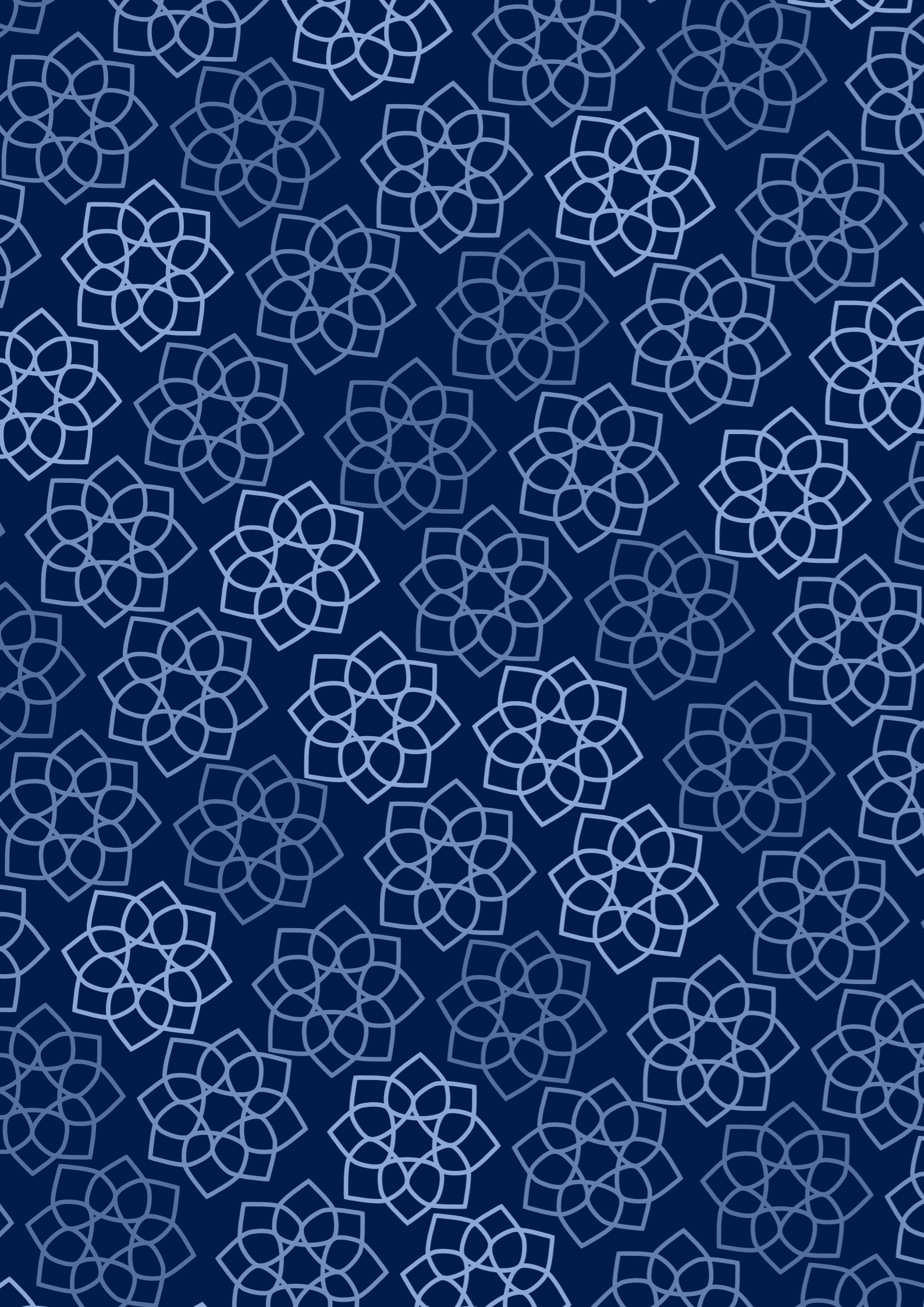


# MIDDLE EAST DESK



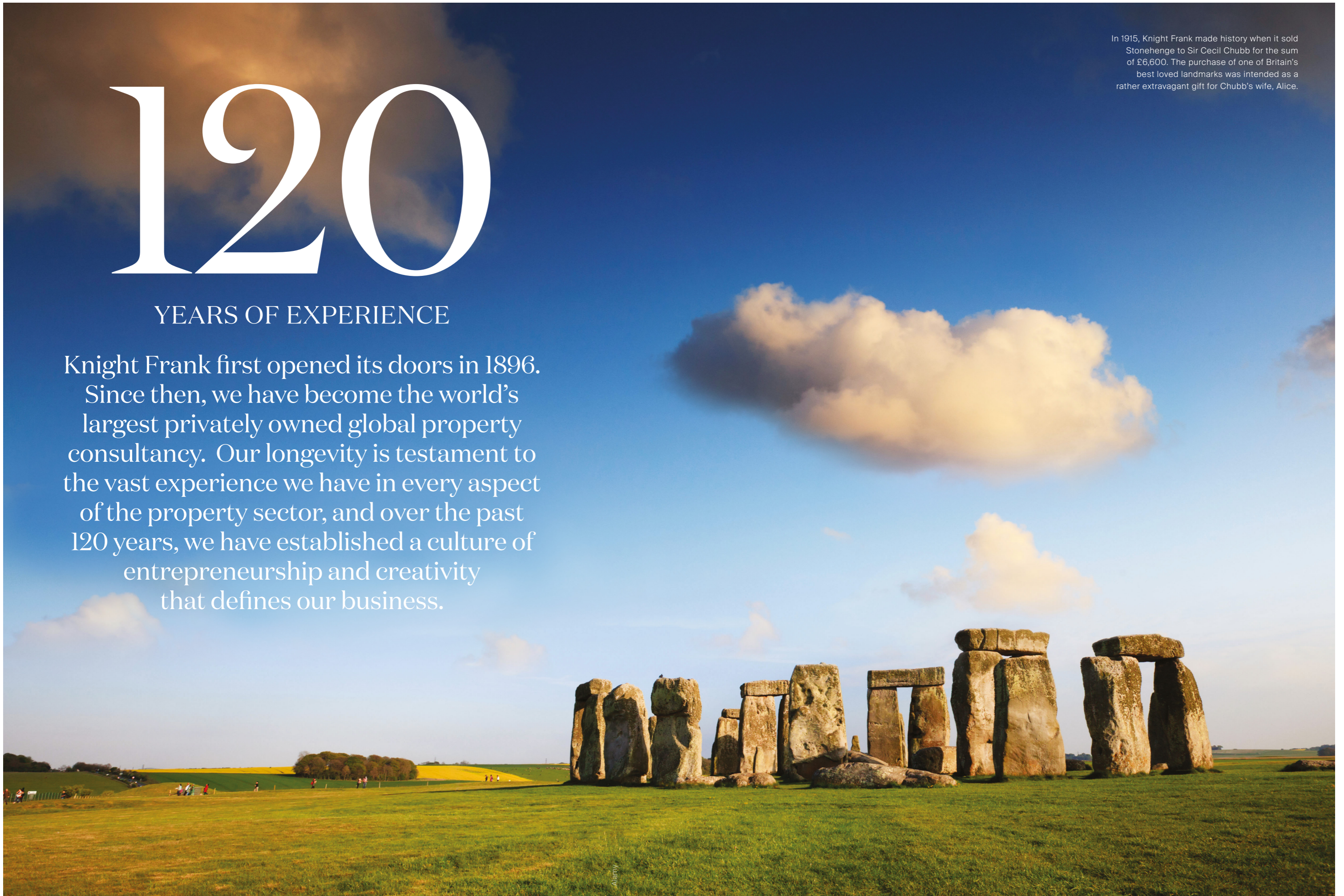
OUR APPROACH

# 120

YEARS OF EXPERIENCE

Knight Frank first opened its doors in 1896. Since then, we have become the world's largest privately owned global property consultancy. Our longevity is testament to the vast experience we have in every aspect of the property sector, and over the past 120 years, we have established a culture of entrepreneurship and creativity that defines our business.

In 1915, Knight Frank made history when it sold Stonehenge to Sir Cecil Chubb for the sum of £6,600. The purchase of one of Britain's best loved landmarks was intended as a rather extravagant gift for Chubb's wife, Alice.



# OUR APPROACH

At Knight Frank, we provide considered and timely consultancy services informed by a wealth of experience.

## The property adviser for you

With over 110 years' experience, we provide our clients with global coverage via 417 offices and over 13,000 people throughout the Middle East, Europe, Asia Pacific, Africa and the Americas, focusing on all the prime residential and commercial property markets of the world.

We are an independent consultancy with a partnership culture that puts our clients first. We provide market-leading advice and transaction support to investors, corporates and homeowners for their personal and business property needs. We back this up with industry-leading technology and market research.



**JAMES LEWIS**  
PARTNER / OFFICE HEAD

James oversees the operations of Knight Frank across the Middle East region and works closely with our international operations across the globe.

He holds a BSc (Hons) in Land Management from the University of Reading, an MBA from Cass Business School and is a member of the Royal Institution of Chartered Surveyors.

James has a historic involvement in development and leasing advice to institutional landlords and corporate occupiers throughout the office market of the UK. He has also been involved with investment disposal and acquisition advice on office buildings for institutional, property company and private clients. James moved to the Arabian Gulf in 2008 to assist in establishing Knight Frank's capital markets presence in the region. His client base comprises financial institutions, boutique investment houses, private clients and banking corporations across the Gulf Cooperation Council.



“

Knight Frank sold our last three houses. Staff are well drilled and a real pleasure to deal with. The depth of experience they offer is a great asset for anyone selling a house.

CHRISTOPHER BARNES, VENDOR

”

## How you benefit

We advise on buying and selling trophy homes around the world for regional clients. Our London New Homes team has exclusive representation of prime central London off plan and newly completed residential developments and we provide a central contact point for lettings & management, furnishing and interior design, finance, tax services and resale.

Our local area specialists get to know your current and anticipated needs. You may be a first-time buyer, perhaps you need more space or you're looking for a sound investment; whatever your circumstances, we'll help you find and help you acquire your ideal property.

And we'll make sure it all happens as quickly as possible with minimum stress on your part, ensuring a seamless property buying experience.



# LONDON NEW HOMES

Every Knight Frank service is tailored to match the individual needs of our clients.



**VICTORIA GARRETT**

PARTNER, HEAD OF INTERNATIONAL PROJECT MARKETING (MENA)

Victoria started working in Property in 2003 in London working for a large independent agency progressing quickly through the ranks. She then spent a couple of years in commercial agency managing a boutique serviced office in Knightsbridge alongside studying for her masters in surveying, before deciding on setting her career firmly in residential agency.

Joining Knight Frank in 2011, Victoria specialised in house sales in Chelsea, South Kensington, Belgravia and Knightsbridge dealing with HNW and UHNWI clients from around the world. In 2015 Victoria was promoted to manage the London New Homes team covering the MENA area selling investment and trophy assets to clients.



**OLIVER BANKS**  
NEGOTIATOR

Oliver came to Knight Frank with an impressive knowledge of the UK market, in particular new build developments in the capital. Since moving to Dubai, his focus has been on the GCC market, whilst specialising primarily on Bahrain. Oliver works closely with his colleagues across the Knight Frank network to achieve the best possible outcome for his clients. He offers professional advice and in-depth knowledge of the London residential market whether it be in regards to management, leasing, development, financing or sales.

In a previous role as a Client Manager he understands and strongly believes in building long term relationships with his clients, focusing on their individual requirements to provide the highest level of professional advice when buying their home or investment.

**HENRY FAUN**

ASSOCIATE PARTNER

Henry Faun is a Senior Surveyor in the Knight Frank International Residential team. He holds a first class honours degree in Real Estate and is qualified member of the Royal Institution of Chartered Surveyors (MRICS).

Having worked with Knight Frank for the past five years in London and the Gulf, Henry specialises in advising Middle East clients on the purchase, sale and management of UK residential property aided by his ability to speak, read and write modern standard Arabic. He also works alongside colleagues on prime residential property in wider Europe, Africa and the Americas.

Henry has experience in leasing, development and valuation of residential property with a focus on London transactions. He frequently assists his clients with single properties for personal use, through to bulk transactions for investment.



**TARA WELSH**

ASSOCIATE PARTNER, INVESTOR CARE

Tara joined Knight Frank in 2010 as part of the Residential Lettings Division, working from the Global Head Office in London. Relocating to the UAE in 2014 to launch the Investor Services department, Tara looks after overseas clients from the Middle and Far East who invest into the London market, providing one stop service from the UAE, ensuring all requirements for a London property are met post purchase.

As part of the International Project Marketing team, Tara acts as a central contact point for lettings & management, furnishing and interior design, finance, tax services and resale.



**NICHOLAS PAINE**

NEGOTIATOR

Nicholas joined Knight Frank after working at a prominent international real estate company in Dubai, where he was part of the international residential team but focusing primarily on the domestic market. Whilst working in Dubai, Nicholas built strong relationships with UAE and international HNW clients and families maintaining the belief that deals are made from building solid and trusting relationships, formed over time.

Nicholas' in depth knowledge and experience of both his clients and markets has provided him the ability to give bespoke advice to clients looking to acquire anything from their first home to investing in a portfolio of properties.

## Tailor-made advice

We provide unrivalled sales and marketing expertise for developers across MENA, delivering a holistic approach encompassing in-house research, product development, marketing and sales operations. We also service the personal property needs of both homeowners and investors throughout the UAE, marketing our properties through our global network in over 58 countries.



# MENA PROJECT MARKETING & PRIME RESIDENTIAL

Every Knight Frank service is tailored to match the individual needs of our clients



**NADA AL HASHIMI**  
FAMILY OFFICE ANALYST

Nada joined Knight Frank in September 2015 as the Family Office Analyst in the Development Consultancy and Research team. Nada holds a BA in Economics from the American University of Beirut in Lebanon.

She started her career as a research analyst in the Economic Research Department in BlomInvest in Beirut, Lebanon. She was responsible for writing the bank's weekly financial publication 'The Lebanon Brief', in addition to calculating the Blom Stock Index, and creating and updating all macroeconomic, financial and banking databases for Lebanon and the region.

In 2008 Nada took on a role as a senior research analyst in Strategy& (formerly Booz & Co.) working alongside consultants in creating market and benchmark analysis for real estate, investment and family business clients. She created several databases across the three sectors and supported her practice with research publications.

**AHMAD AOUN**  
PROJECT SALES MANAGER

Ahmad joined Knight Frank Middle East in 2015, after having previously worked with the Al Futtaim Group. Whilst there he focused on off plan and completed properties sales for Dubai Festival City and was consistently their top performing sales person. This level of experience as well as his insightful knowledge of the UAE market has enabled him to successfully continue delivering sales for Knight Frank. With over 10 years of experience in the market as a property consultant, Ahmad manages sales budgets and targets and negotiates sales deals with some of our top high net worth clients.



**MARIA MORRIS**  
PARTNER, RESIDENTIAL PROJECT MARKETING

Maria moved to Dubai in 2014 to join Knight Frank and lead the MENA Project Marketing and Prime Residential teams. Based in Dubai, she works with developers to provide holistic sales and marketing consultancy services on a variety of Prime and Super-Prime developments across the region, adding value to the development chain. Maria is an integral part of the Knight Frank network, working alongside our international teams across Europe, Asia, Africa and the US; promoting our properties not only domestically within the GCC but also to our database of international high-net-worth individuals.

Maria is a seasoned sales and marketing professional with over 15 years of real estate experience. She held senior management positions for top-tier developers in the UK, such as the Berkeley Group. Having worked on a variety of luxury new build residential projects, she was responsible for devising and executing successful sales and marketing strategies to both domestic and international markets. Maria has a wealth of experience not only in successfully achieving sales volumes and profit margins, but also in the initial design concepts required for high-end residential projects.

**GREGORY LEWIS**  
ASSOCIATE PARTNER, RESIDENTIAL SALES

Gregory started his career within the real estate sector in 2000 assuming a position within one of the largest independent real estate agencies in the UK.

Gregory moved to Dubai in 2012 and started working at Knight Frank in 2014 in the role of Senior Negotiator specialising in the prime market which includes Emirates Hills, The Palm Jumeirah and Penthouses across Dubai. Gregory has recently completed a record breaking transaction within Emirates Hills, solidifying his own and Knight Frank's reputation within the community.





# CROSS COUNTRY

For those looking to buy or sell in the towns and cities outside the capital and across the UK, our 84 national offices offer unparalleled service. The level of communication and cooperation between our London and national offices is paramount to our success.

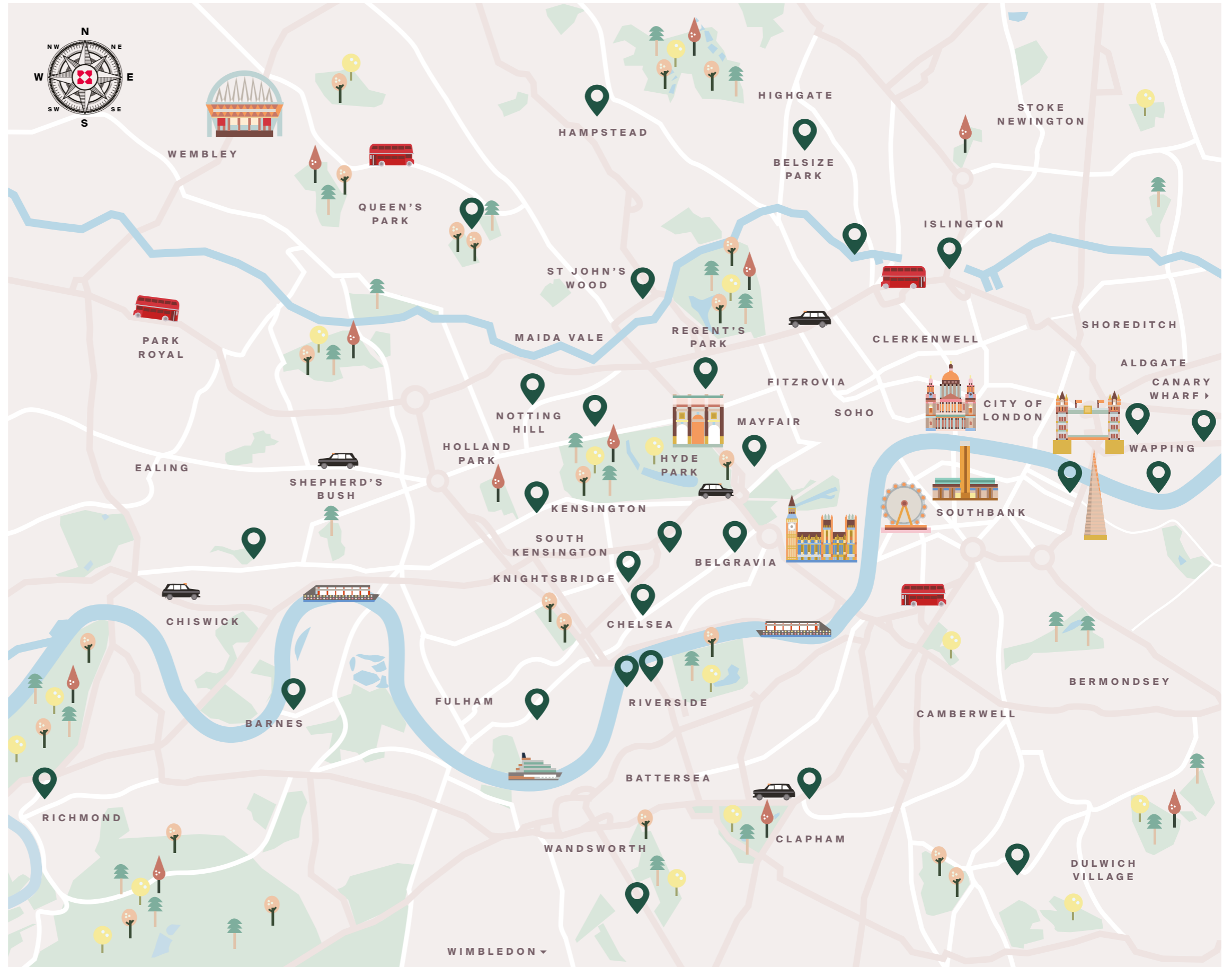
## KNIGHT FRANK UK OFFICES



ASCOT	COBHAM	HORSHAM	VIRGINIA WATER
BASINGSTOKE	EDINBURGH	HUNGERFORD	WEYBRIDGE
BATH	ESHER	LAUDER	WINCHESTER
BEACONSFIELD	EXETER	OXFORD	WORCESTER
BERKHAMSTED	GUILDFORD	SEVENOAKS	
BISHOP'S STORTFORD	HARROGATE	SHERBORNE	
BRISTOL	HASLEMERE	STOW-ON-THE-WOLD	
CHELTENHAM	HENLEY	STRATFORD-UPON-AVON	
CIRENCESTER	HEREFORD	TUNBRIDGE WELLS	

# LONDON FULLY COVERED

Our London network comprises 29 strategically placed offices. We ensure that we offer coverage of the capital's more established areas together with the foremost developing hot spots. Having a well-established presence where it matters is pivotal to our success.



## KNIGHT FRANK LONDON OFFICES

- |                 |                |
|-----------------|----------------|
| ALDGATE         | KING'S CROSS   |
| BARNES          | KNIGHTSBRIDGE  |
| BATTERSEA       | MARYLEBONE     |
| BELGRAVIA       | MAYFAIR        |
| BELSIZE PARK    | NOTTING HILL   |
| CANARY WHARF    | QUEEN'S PARK   |
| CHELSEA         | RICHMOND       |
| CHISWICK        | RIVERSIDE      |
| CLAPHAM         | SOUTH          |
| DULWICH VILLAGE | KENSINGTON     |
| FULHAM          | ST JOHN'S WOOD |
| HAMPSTEAD       | TOWER BRIDGE   |
| HYDE PARK       | WANDSWORTH     |
| ISLINGTON       | WAPPING        |
| KENSINGTON      | WIMBLEDON      |



# LONDON

For over a century, we've been helping London property owners, buyers and vendors let, purchase and sell residential properties. We see ourselves as London's property consultants and, as such, we've amassed years of experience advising on some of the capital's most iconic and sought-after London residential properties.

## 1. STAR AND GARTER, RICHMOND, TW10

The meticulous refurbishment of this Grade II Listed landmark, provides a stunning range of luxuriously specified 1, 2, 3 and 4 bedroom apartments. It has a magnificent setting, with the iconic view of the river Thames (famously painted by Turner and other artists) visible from the restored gardens.

Richmond Park, the largest of the Royal Parks at 2,500 acres, is so close that it is effectively your front garden, while Petersham Common and Meadows are also within a few minutes' walk, from your back garden.

These unique residences are restored and specified to the highest standards. Private facilities, including a leisure suite with pool, spa and treatment room, Harrods concierge, and town car ensure an incomparable lifestyle for residents.



## 3. No. 1 PALACE STREET, ST JAMES', SW1

In an unparalleled location opposite Buckingham Palace and in the heart of London's St. James', No.1 Palace Street offers the rare opportunity to live at a prestigious address in an architecturally and historically significant property.

The residence provides over 10,000 sq ft of exceptional private leisure facilities and has been meticulously restored with the highest degree of craftsmanship, to house 72 exquisite apartments, each benefiting from a 24 hour concierge and valet car parking.



## 2. KEYBRIDGE, VAUXHALL, SW8

In the heart of London's regenerated Vauxhall, a new future is rising. At its centre stands Keybridge, a stunning fusion of the capital's mansion blocks with elements of Manhattan architecture, all brought to life in Britain's famous brick. It's a bold and ambitious development that's destined to become the standout landmark in the capital's most exciting new neighbourhood.

This unique development includes 8 storey Keybridge House, and Keybridge Lofts, which at 37 storeys is the UK's tallest brick tower. In total, Keybridge offers 441 new homes from studio to three bedrooms, as well as 37,000 sq ft of new commercial retail space.

Proudly standing apart, it's a place where heritage reaches new heights.



## 4. ELEPHANT PARK, WEST GROVE, SE1

Elephant Park is a new residential development designed around a leafy landscape that boasts Central London's largest new park in 70 years. This is a rare opportunity to enjoy the convenience of Zone 1 London as well as a lifestyle that brings you closer to nature and your community in a vibrant city neighbourhood.

Elephant & Castle is one of Central London's most exciting regeneration areas, and Elephant Park will provide almost 2,500 new homes in a green parkland neighbourhood of over 9 hectares. By 2025, the neighbourhood will also be home to at least 1,600 mature trees - more than even London's famous Green Park.

Elephant Park will set world leading standards in urban sustainability, through exceptionally designed public green spaces, and homes and shops that use smarter materials and technology designed to enable people to use less energy and water and enjoy cleaner air quality.



## 5. MOORE HOUSE, CHELSEA, SW1

Situated just moments from Sloane Square, Moore House is ideally positioned to enjoy all that the exclusive district of Chelsea has to offer, from world-class museums, theatres and restaurants, to a plethora of flagship designer stores and fast links to the City as well as London airports.

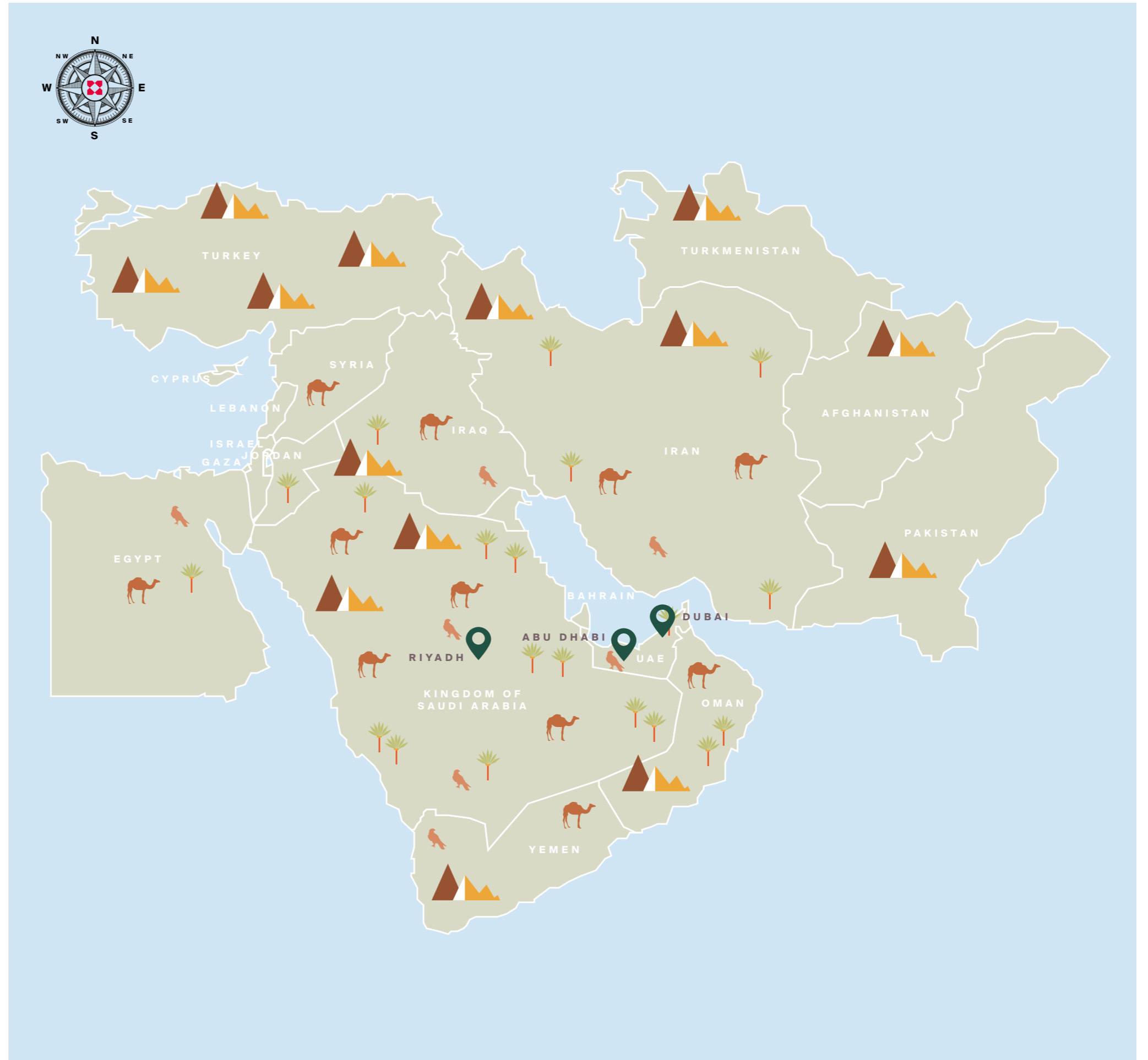
Built to the very highest standards and inspired by the ancient waterway nearby, Moore House is set in landscaped gardens in a tranquil dockside setting, a peaceful oasis in one of the most prestigious addresses in London, set to benefit from the nearby redevelopments of Chelsea Barracks and Battersea Power Station.

Designed to the most exacting standards, these high specification apartments feature a 24-hour concierge service, state-of-the-art gym and spa, and secure parking, for the very best in London living.

“  
Leafy and peaceful, life here is  
a world away from the hustle  
and bustle of the city centre.  
”

# MIDDLE EAST

From our strategically positioned offices in Abu Dhabi, Dubai and Saudi Arabia, Knight Frank provides integrated residential and commercial real estate transaction, consultancy and management services across the United Arab Emirates, the Middle East and globally. Our four distinctive components that sets us apart from our competitors are our global network, our independence and our commercial and residential platforms.



KNIGHT FRANK  
MIDDLE EAST OFFICES



ABU DHABI  
DUBAI  
RIYADH

# THE MIDDLE EAST

From our strategically positioned offices in Abu Dhabi, Dubai and Saudi Arabia, we provide integrated residential and commercial real estate transaction, consultancy and management services across the United Arab Emirates, the Middle East and globally.

## 1. THE ROYAL ATLANTIS, DUBAI

As Dubai's first truly Super Prime development, the residences at The Royal Atlantis offer the ultimate in luxury with best in class architecture from KPF in New York, high-specification interiors designed by Sybille De Margerie in Paris, and incredible lifestyle living experiences with water features designed by WET in Los Angeles.

Located on the Palm Jumeirah, the Residences offer a selection of 2, 3, 4 & 5 bedroom apartments, penthouses and garden suites, with 82 individual layouts tailored to the needs of our international high-net-worth clients. This in itself has set The Royal Atlantis apart from any other development in Dubai and is on par with the best in class schemes globally.



## 2. EMIRATES HILLS, DUBAI

Passing through the gates of Emirates Hills, a truly stunning and awe-inspiring villa can be found in the R sector with fabulous views over the famous Montgomerie golf course. Beautifully designed by the famous Pierre-Yves Rochon, the design work is similar to that found across Europe in such hotels he has designed including the Savoy in London, the Four Seasons George V in Paris and the Peninsula Shanghai. The same balance between luxury and functionality is prevalent in this superb eight-bedroom home.

## 3. NURAI ISLAND, ABU DHABI

Nurai Island is the United Arab Emirates' most sought after luxurious private island resort of a residential community. The ultimate exclusive haven is surrounded by crystal clear waters and ringed with pristinely beautiful sandy beaches. Nurai enjoys a truly unique location lying minutes away from Abu Dhabi and offering seclusion yet maintaining easy accessibility to an influential and growing business centre and emerging cultural hotspot.

Designed to provide residents with extensive internal built-up areas, generous private plots of land, panoramic sea views and the utmost levels of privacy, Nurai island beachfront villas are without a doubt a true luxury.

Nurai is home to a single world-class boutique retreat, which will include world class spa and fitness facilities, multiple restaurants and lounges, and most importantly the limited number of breath-taking exclusive Water Villas, and Beachfront Estates that encompass of a unique architectural design concept called the 'Green Carpet'.



## 4. BURJ KHALIFA, DOWNTOWN, DUBAI

A unique property in the world famous Burj Khalifa, offers striking views over the Dubai fountains and city life.

With continuing rising popularity, The Burj Khalifa has become a well-known world wonder and is recognized as a high end prestigious tower.

This exceptional apartment benefits from a plethora of facilities. Covering 1,888 sq. ft. the apartment enjoys outstanding direct views over the popular 'Dubai fountains' located at the base of the tower. The property has been fitted to high specifications and includes a modern style fitted kitchen, a sitting room and dining area with superb city views, and two bedrooms which have their own en-suites. This contemporary apartment also includes a utility room, various storage areas, and one allocated parking space. Within the development itself, is a swimming pool, gym, concierge, and valet parking.

“

Dubai is the world's most cosmopolitan city.

”

## 5. FROND C, PALM JUMEIRAH, DUBAI

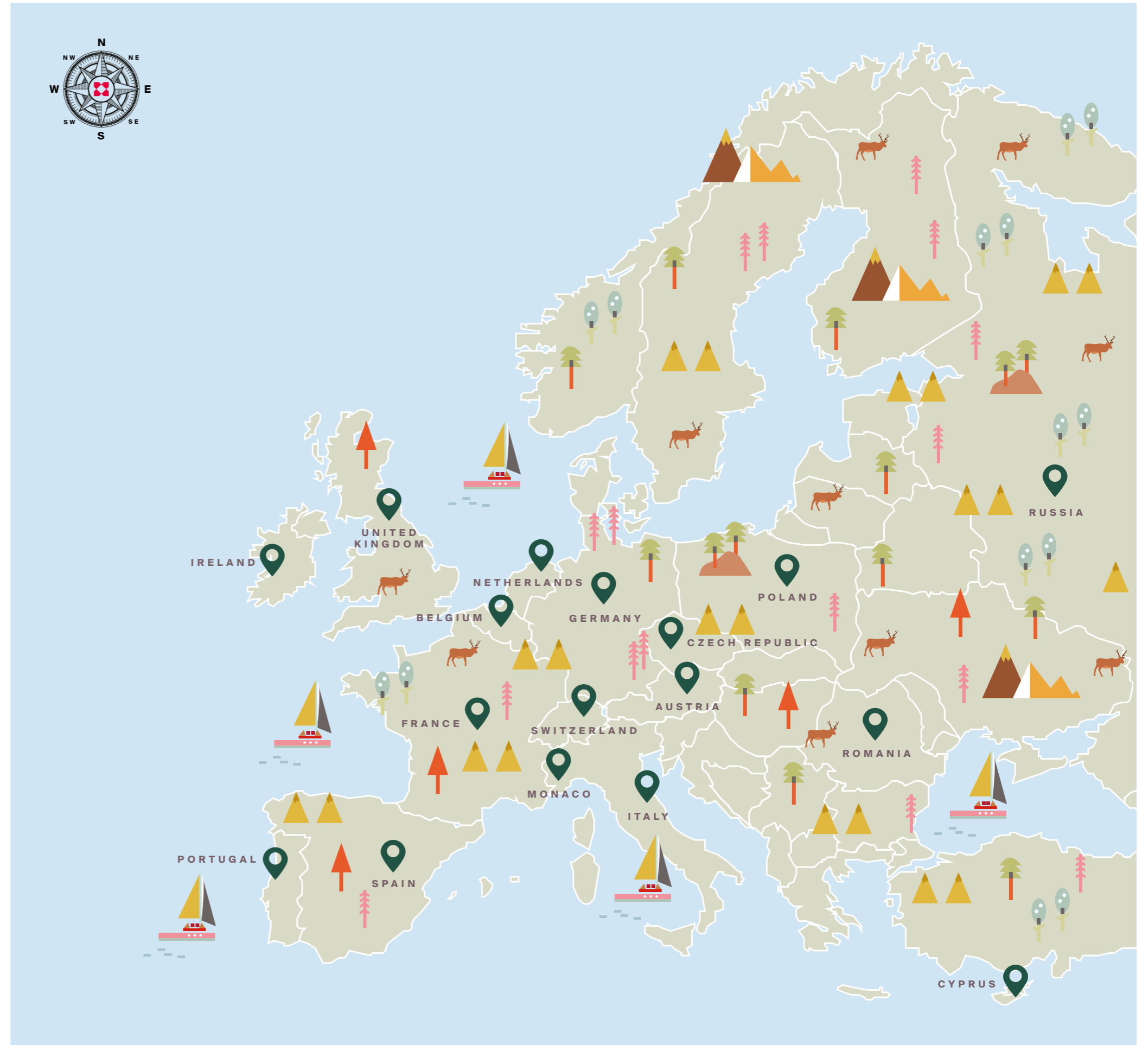
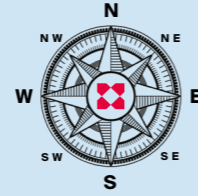
The Palm Jumeirah is home to some of Dubai's finest properties. This superb example of an upgraded Signature villa sits shoulder to shoulder with some of the Palm Jumeirah's best, and offers a tranquil lifestyle away from the hustle and bustle of the city. Having been meticulously designed and modernised throughout, the owners have paid close attention in delivering a truly impressive home.

The property offers excellent internal alterations and modifications throughout featuring a fully fitted high specification kitchen and other modern additions.



# EUROPE

With offices spanning four continents your international property search begins and ends with Knight Frank. A global database of sellers ensures a constant stream of international properties coming to market – your ideal international property could be just one click away.



KNIGHT FRANK  
CONTINENTAL EUROPE OFFICES



- |                |             |                |
|----------------|-------------|----------------|
| AUSTRIA        | IRELAND     | ROMANIA        |
| BELGIUM        | ITALY       | RUSSIA         |
| CYPRUS         | MONACO      | SPAIN          |
| CZECH REPUBLIC | NETHERLANDS | SWITZERLAND    |
| FRANCE         | POLAND      | UNITED KINGDOM |
| GERMANY        | PORTUGAL    |                |

# EUROPE & AFRICA

Luxury homes including ski chalets, relaxing beach villas and glittering city penthouses, through to sprawling country houses, quaint cottages and working vineyards, we bring you the very best the international property market has to offer while adding value and maximising returns on investment, every step of the way.

## 2. COTE D'AZUR, FRANCE

Luxurious penthouse apartment ideally situated on La Croisette offering spectacular panoramic views over the Bay of Cannes. Newly renovated to the highest standard the accommodation offers an open plan reception room, four bedrooms and four bathrooms. In addition there are two underground garages, two storage cellars and an independent studio apartment. Approximately 227 sq m of living space.



## 1. KENYA COAST, KENYA

This five bedroom mansion is nestled in Kikambala on approximately 0.76 acres with direct access to a white sandy beach. Accommodation includes a foyer, spacious living and dining room, large kitchen with pantry, lounge, terrace and five bedrooms.

The property has a separate self-contained two bedroom guest house, well-manicured garden, and swimming pool with delightful views of the Indian Ocean.

## 3. COMO LAKE RESORT, LAKE COMO, ITALY

A contemporary new build development featuring spacious lakeside apartments with striking views over Lake Como. Each apartment features high quality finishes and materials and enjoys private gardens or terraces overlooking the lake.

Below the residences is a boathouse with the capacity to accommodate ten boats in 'dry store' and four further external berths. Owners will benefit from direct access from the boathouse to the residences and car park above using a central elevator.

In addition to the open air car spaces, there is a three-floor underground garage and communal pool.



## 4. VERBIER, SWITZERLAND

This newly constructed chalet has been meticulously crafted using the very finest materials alongside the latest in-home technology. The attention to detail allows a sense of total luxury further enhanced by light-filled volumes that take advantage of the incredible views. This stunning chalet features sumptuous bedroom suites, approximately 966 sq m of living space, gym and spa areas, an indoor swimming pool and underground parking.

“  
Today, Verbier is the main resort  
in Switzerland’s biggest ski area.  
”



## 5. MARBELLA, SPAIN

Fabulous palatial front line beach residence in the sought after Los Monteros private estate, a well-established residential area elegantly settled by one of the best beaches of Marbella boasting magnificent homes, luxury 5-star hotel and beach club, just a short drive to the centre of Marbella and Puerto Banús. Fine materials and beautiful finishes distinguish every room of the main villa and guest quarters.



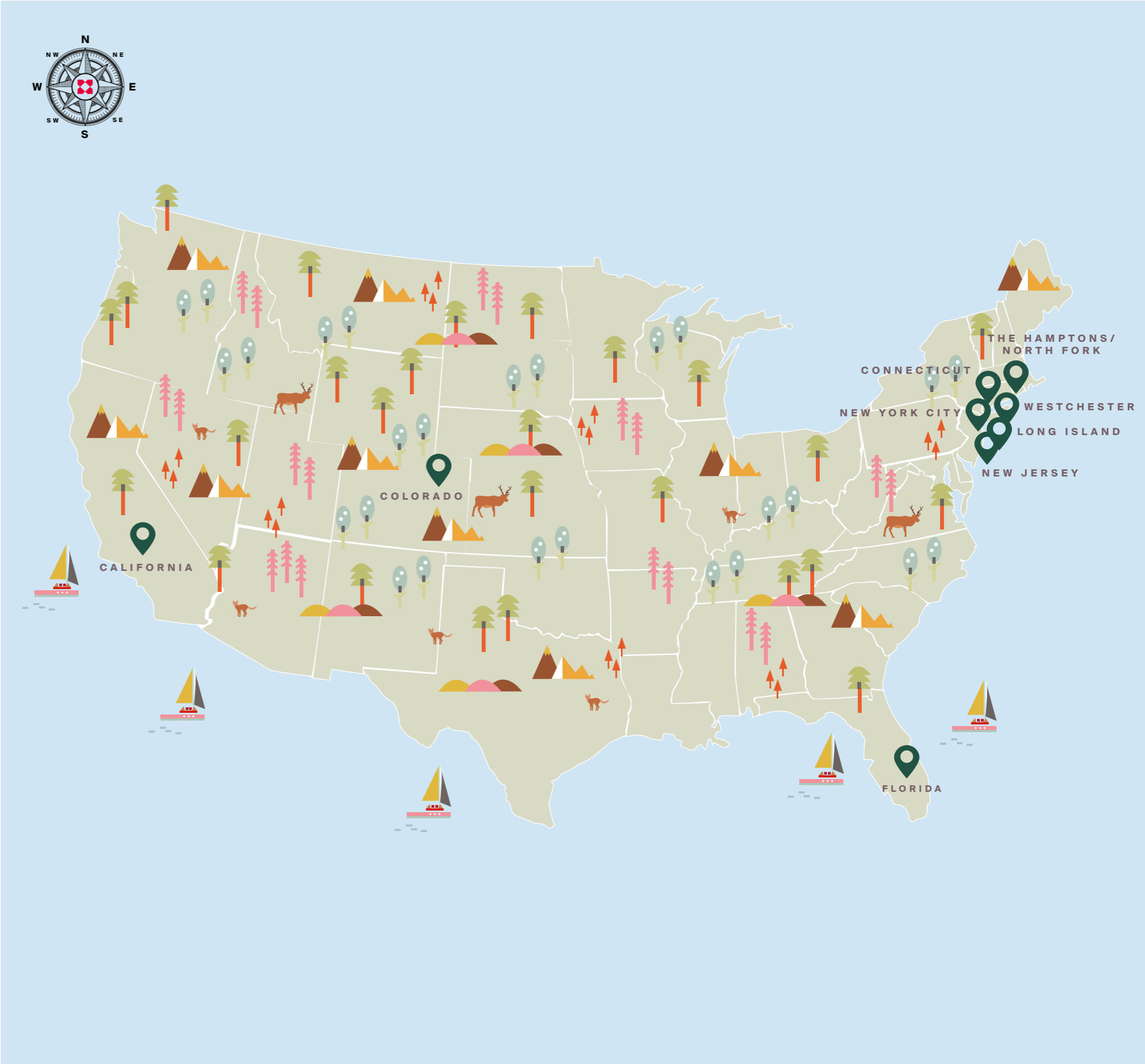
## 6. CAPE TOWN, SOUTH AFRICA

Spectacular penthouse duplex within the V&A Marina with panoramic views of the yacht basin and Table Mountain from the wraparound patio.

The lower floor comprises three en-suite bedrooms, living area, dining room and state-of-the-art kitchen with scullery. While the top floor consists of a spectacular master bedroom suite with walk-in dressing room, well-equipped bar area, private pool, separate shower room and barbecue area. There is also 24-hr security, three parking bays and store room.

# UNITED STATES OF AMERICA

Knight Frank provides the very best real estate transaction, consultancy and management services together with US-based leading residential real estate brokerage, Douglas Elliman and commercial real estate firm Newmark Grubb Knight Frank. Our goal is to create wealth for our clients by improving operations, maximising returns on investment and adding value, which makes us an invaluable partner in the commercial and residential property markets across the US.



DOUGLAS ELLIMAN  
USA OFFICES



- COLORADO
- CALIFORNIA
- CONNECTICUT
- FLORIDA
- LONG ISLAND
- NEW JERSEY
- NEW YORK CITY
- THE HAMPTONS / NORTH FORK
- WESTCHESTER

# USA

Douglas Elliman and Knight Frank Residential are the fourth largest residential brokerages in the United States and the largest independent brokerage in the United Kingdom, respectively.

## 2. GRAMERCY SQUARE, GRAMERCY, NEW YORK

Gramercy Square, an exclusive residential enclave designed by visionary international firm Woods Bagot in Gramercy Park, one of New York's most privileged addresses. Four architecturally distinguished buildings surrounding a 25,000 square foot private oasis of tree-lined walks and lush courtyard gardens in Gramercy Park.

Gramercy Square comprises 223 gracious residences ranging from studios to four-bedrooms, as well as garden homes and dramatic penthouses. Over 12,000 square feet of private amenities include a state-of-the-art fitness centre, 75-foot lap pool, resident's lounge, private dining room and wine room, screening room, golf simulator, playroom and private parking.



## 3. 550 MADISON AVENUE, MIDTOWN, NEW YORK

Thirty years ago, preeminent architect Philip Johnson created his postmodern opus in the heart of Manhattan's esteemed Plaza District. Now, Robert A.M Stern, his onetime student, returns to create a select series of residences that capture the elegance of New York City living. Introducing 550 Madison Avenue. Residences and amenities that exemplify an unprecedented attention to detail, setting a new standard for perfectly calibrated opulence, while respecting the grandeur and tradition that Johnson aspired to and achieved.



## 1. BACCARAT HOTEL & RESIDENCES, MIDTOWN, NEW YORK

Baccarat Hotel & Residences is a 50-storey tower located off 5th Avenue, directly across from the Museum of Modern Art and is an instant icon. The project is designed by Project Architect Skidmore, Owings and Merrill to be timeless, exquisite and inspired by Baccarat's jewel-like perfection. One to five bedroom homes from 18th - 49th floors, including duplexes, fully floor residences and one spectacular penthouse raise the art of living to new heights.



## 4. EIGHTY SEVEN PARK, MIAMI, FLORIDA

Eighty Seven Park is a selection of 70 private Miami Beach oceanfront residences designed by Pritzker Award-Winning architect, Renzo Piano. The project offers unobstructed views of park and ocean in addition to views of Biscayne Bay and the Miami Skyline. The grounds are surrounded by lush, green areas consisting of the redesigned 35-acre North Shore Park to the south and a private garden, designed by renowned landscape architect West 8 for residents to the North.

The 70 beachfront residences are across eighteen floors with private elevator access. One to five bedroom residences are available with expansive terraces and two full floor penthouses offering 360-degree views of ocean, park, bay and city.

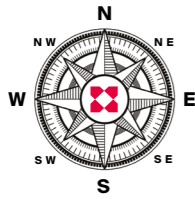
## 5. 1 SEAPORT, FINANCIAL DISTRICT, NEW YORK

1 Seaport consists of eighty homes encased in floor-to-ceiling glass with elevated 11-foot ceilings and singular terrace experiences. The waterfront lifestyle includes two levels of amenities that overlook the river featuring 360-degree views of New York Harbour, bridges and landmarks that define Manhattan.

This well-designed drama is the first soaring residential tower at the Seaport and is surrounded by the best of the New Downtown, including Brookfield Place, One World Trade Center and the Brooklyn Bridge. One, two and three bedroom simplex and duplex residences designed by S. Russell Groves. Exterior architecture by Goldstein Hill & West Architects LLP.

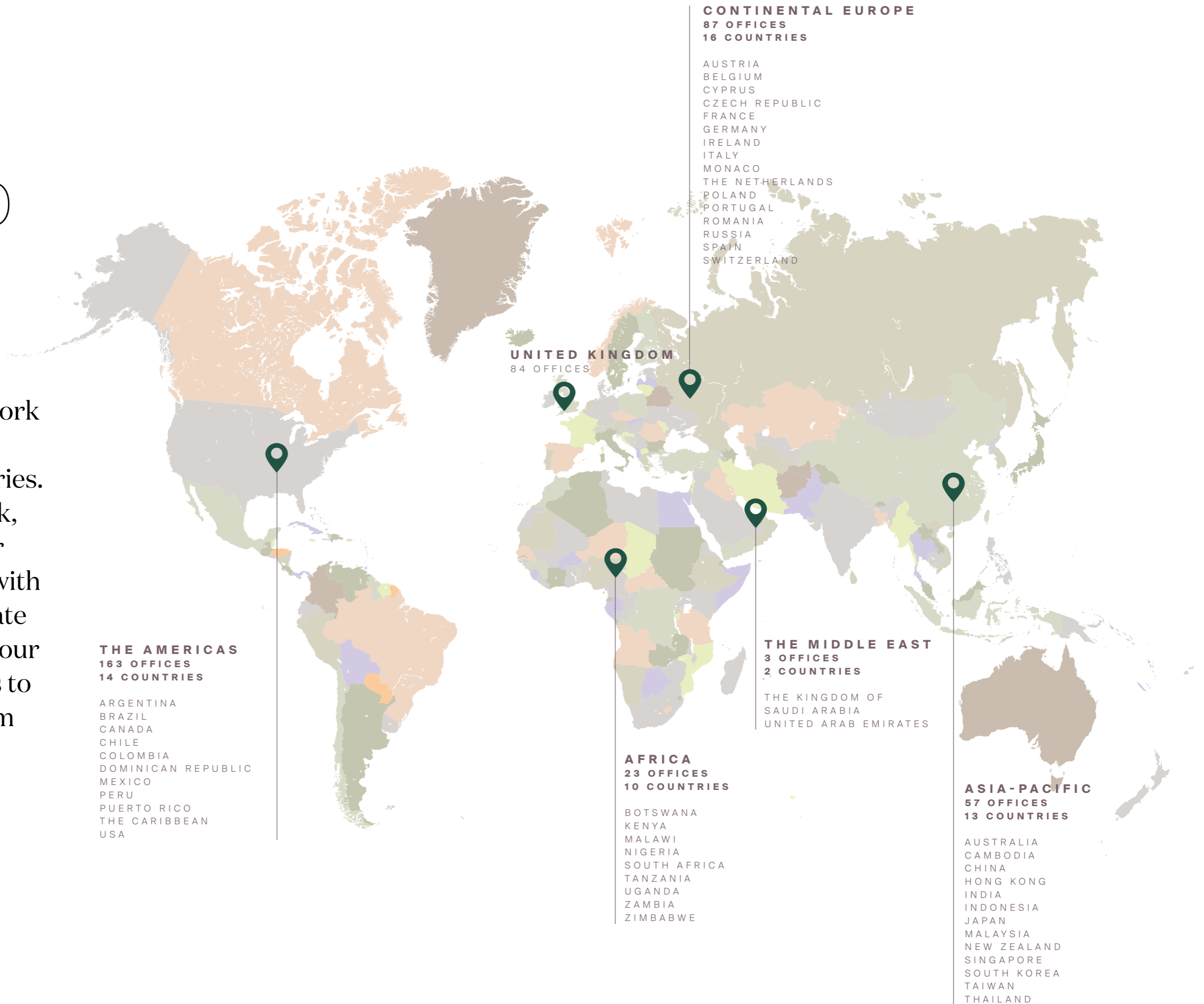


“ You could spend a year exploring and feel as if you'd barely scratched the surface. ”



# WORLD CLASS

Knight Frank's international network encompasses 417 offices in 58 countries. Our global network, which includes our exclusive alliance with Douglas Real Estate in the US, ensures our clients have access to the properties from around the world.





# DIGITAL PLATFORMS

On average, 42% of traffic to our global residential website comes from international visitors



Our global property search page has been viewed more than 52 million times in the past 12 months



\*Source: Property Industry Eye, January 2015; independent analysis undertaken by digital customer-service and sales firm The Chat Shop of five online agents and five traditional estate agents.

With over 90% of buyers carrying out property searches online, a solid web presence has never been more important.

“

Knight Frank leads the way in social media, with the highest number of followers and interactions on Twitter and Facebook of 10 agencies surveyed.\*

”

At Knight Frank, we have invested heavily in digital technology to strengthen our online presence and that of our clients' properties. Our website is available in 20 languages, allowing buyers to search from over 12,000 properties across six continents, and searches can be made using a number of criteria.

Our cutting-edge 'My Knight Frank' platform allows users to save preferred properties and create personalised alerts. What does this mean for you? Increased visibility and a wider pool of potential buyers from across the globe.

## EMBRACING THE DIGITAL AGE

Knight Frank is at the forefront of digital property marketing. We are constantly devising new ways to give our buyers the best possible user experience and we continually update our website so content remains accurate and relevant. Responding to the notable increase in property searches from mobile devices, we have also made our online service available via our world-class smartphone and tablet apps. We feature on key portals around the world, including the agent-led site OnTheMarket.com and Rightmove.com, the most established property website. We believe this approach gives our clients' properties

the optimum online exposure. Search-engine optimisation (SEO) of our content also helps ensure that our properties appear on the first page in Google and other major search engines.

## CAPITALISING ON SOCIAL MEDIA

We fully utilise social media in order that your property appears on multiple platforms. Using websites such as Facebook, Twitter, Google+ and LinkedIn, we constantly monitor the online behaviour and enquiries of buyers.

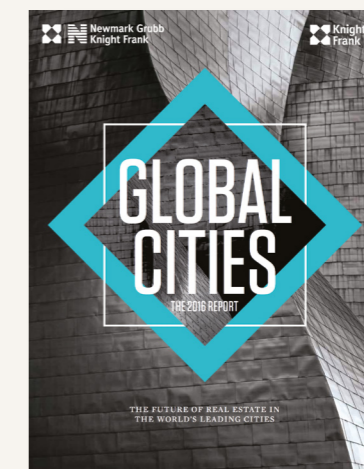
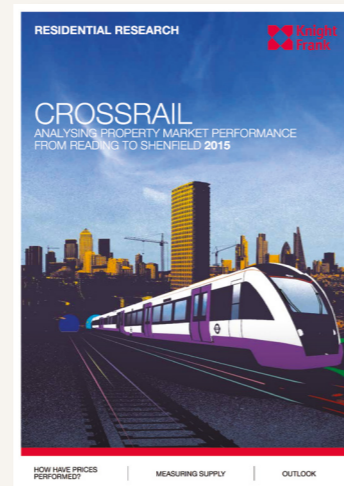
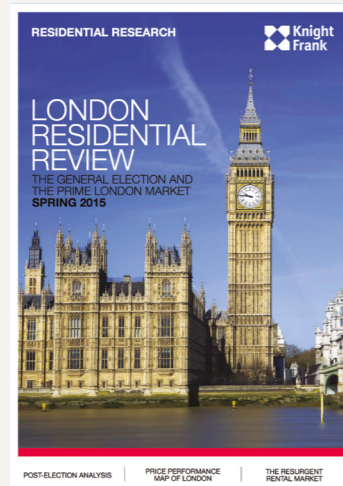


## GLOBAL DATABASE

Our database is one of our most valuable assets. Two out of three properties that are sold by Knight Frank are to buyers who already have a relationship with us. Whether you are selling a flat in London or villa in Dubai, every office in our global network will be able to show your property to their buyers. Our national and international e-marketing campaigns target potential investors through tailored monthly e-newsletters, event invites, award-winning research reports and property alerts. We inform and inspire through e-campaigns that stimulate an immersive buying experience and drive traffic to our website and to your property.

# KNOWLEDGE IS POWER

Our teams produce market-leading residential and commercial reports that are frequently featured in the worldwide press.



Our market intelligence and analysis is shared with our agents every day, giving them a thorough understanding of all aspects of the property sector, including key market drivers and global, national and local trends. Armed with this additional knowledge, our agents help answer the questions that matter most to our clients.

Our team is highly respected in the industry. Liam Bailey, Global Head of Residential Research, and Grainne Gilmore, Head of UK Residential Research, both appear regularly on Sky News, the BBC and CNN to discuss UK and international trends and the state of the UK housing market.

Our industry flagship publication *The Wealth Report* provides invaluable insight into international property trends, informing our agents across the world about global hotspots, safe havens, areas where property will perform well and those areas that may be at risk.

In March 2016, Knight Frank launched its 10th annual *Wealth Report* in 29 global locations. Last year's report generated more than 5,400 media articles in the three months following its circulation, and over 126,000 web hits, with 343,400 social media impressions on the dedicated *Wealth Report* website.



## MIDDLE EAST RESIDENTIAL SERVICES

### UAE RESIDENTIAL SALES

Offering advice and transaction support to investors and homeowners for their personal property needs. Our personalised service is backed up with leading technology and market research and through our global network of 417 offices we match clients to properties in the UAE.

**Gregory Lewis**  
+971 56 6695 908  
Gregory.Lewis@me.knightfrank.com

### RESIDENTIAL PROJECT MARKETING

We provide unrivalled sales and marketing expertise for developers across MENA, delivering a holistic approach encompassing in-house research, product development, marketing and sales operations. We market our properties through our global network in 58 countries.

**Maria Morris**  
+971 56 4542 983  
Maria.Morris@me.knightfrank.com

### LONDON NEW HOMES

Our dedicated London New Homes team has exclusive representation of prime central London off plan and newly completed residential developments which we showcase into MENA. Working with major residential developers from the UK to bring clients their perfect new home or investment property.

**Victoria Garrett**  
+971 56 7835 523  
Victoria.Garrett@me.knightfrank.com

### INVESTOR SERVICES

A central contact point for lettings and management, furnishing and interior design, finance, tax services and resale. Knight Frank can offer you a one stop service from the UAE to ensure the requirements for your London property are met post purchase.

**Tara Welsh**  
+971 50 8189 846  
Tara.Welsh@knightfrank.com

## MIDDLE EAST COMMERCIAL AND ADVISORY SERVICES

### OFFICE AND INDUSTRIAL LEASING

Our tenant advisory team provides international companies with seamless professional real estate advice on corporate relocation and expansion. We are retained to provide strategic advice to high profile institutional landlords on their UAE office portfolios.

**James Lewis**  
+971 50 2265 368  
James.Lewis@knightfrank.com

### RETAIL

Appointed by private investors, developers and retailers, we work with some of the most prestigious brands and retail developers around the world. We offer the expertise and foresight to maximise financial returns, strike the best deals in the most sought-after locations, minimise operating costs and add value wherever possible.

**Matthew Dadd**  
+971 56 6146 087  
Matthew.Dadd@me.knightfrank.com

### HOSPITALITY

Our hospitality real estate team provides strategic advice to clients ranging from large government related entities to high net worth individuals looking to develop hospitality real estate as part of a mixed-use scheme or just a single component hotel.

**Ali Manzoor**  
+971 56 4202 314  
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### VALUATION

Our qualified teams produce comprehensive reports in compliance with professional standards (RICS & IFRS). Valuations are undertaken across all asset classes for a wide range of purposes with a firm focus on the client and their requirements.

**Stephen Flanagan**  
+971 50 8133 402  
Stephen.Flanagan@me.knightfrank.com

### PROPERTY ASSET MANAGEMENT

We provide bespoke, creative solutions that will enhance and protect your property investments, reduce operating costs, minimise risk and ensure optimal occupier retention. We have extensive experience of providing hands-on operational property management and property management consultancy across the Middle East.

**Simon Nash**  
+971 56 4202 315  
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### DEVELOPMENT CONSULTANCY & RESEARCH

We provide comprehensive real estate development recommendations and feasibility advice to developers, governments and funding institutions. Our research ensures clients have access to the latest data and trends across all sectors of the market.

**Harmen De Jong**  
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Harmen.DeJong@me.knightfrank.com

### CAPITAL MARKETS / INVESTMENT

We advise investors on real estate transactions internationally, providing origination, execution, asset management and disposition services across all sectors. We work with investors to source both Islamic and conventional finance for European investment acquisitions.

**Joseph Morris**  
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Joseph.Morris@me.knightfrank.com

### PROJECT MONITORING

Our team of Valuation and Quantity Surveyors provide an independent Project Management Service for client's including funding institutions, banks and investors to effectively manage their security in the development process. Reporting options include initial audit reports, progress reports and practical completion reports.

**Paul Chisholm**  
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Paul.Chisholm@me.knightfrank.com

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# 417

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COUNTRIES

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PEOPLE

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