



PRIVATE  
VIEW  
EXCLUSIVE VIEWS OF  
EXTRAORDINARY LIVING  
2014



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WHY KNIGHT FRANK

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“For those who demand something more than just a room with a view – we’ve been presenting the best residential properties in the UK for over 100 years.”

Andrew Hay





# Wel cOME

“UK property is recognised globally as an exceptional asset class within a proven and mature market.

At Knight Frank we have three principal aims: to provide our clients with market-leading research, to deliver excellent advice and to provide access to the global market via industry-leading technology.”

Andrew Hay

As the world’s largest independent property consultancy with a network of over 370 offices, selecting the world’s finest residential properties to fill these pages is both a privilege and a challenge.

Private View focuses primarily on the UK markets; in London (page 6), a market which continues to perform strongly, and the Country (page 62), where ‘good value’ has never been so tangible. As many of our clients also own overseas assets, we include a broad selection from the most popular destinations around the world (page 96).

Over the past 12 months these diverse residential markets have continued to react to world events, both economic and social, that continue to drive global market sentiment. UK prime property has withstood ongoing global upheaval better than most. London and the South East of England have become a global safe haven of choice. However, a testament to the recovery of UK Plc can be seen by the growing number of domestic buyers, who once again account for the majority of prime purchases in London.

Our research of client requirements confirms that a significant percentage are planning to attribute a greater proportion of their wealth to property in the coming years. Our ability at Knight Frank to provide them with world-class insight and research is a critical part of their investment strategy. A growing number of clients are registering for instant alerts through ‘My Knight Frank’ on our website KnightFrank.com giving them the research and new property alerts of their choice.

The growing influence of private investors within the commercial marketplace draws on Knight Frank’s unique ability to provide private clients with not only market leading residential property advice, but also best-in-class commercial property expertise, as highlighted by John Snow on page 122.

The Partners of Knight Frank have put our clients’ requirements first for over 116 years. We continue to develop our services to meet their changing needs. A list of our key services can be found on page 124.

If you would like to find out more, please contact me, or alternatively, go to our award-winning website KnightFrank.com and explore over 12,000 properties in any one of 16 languages.

I hope you enjoy reading Private View 2013.

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the joy  
of london



# LONDON SALES



“The UK’s capital city has so much going for it that it continues to stand out as arguably the world’s strongest and most dynamic property market.”

Noel Flint  
Head of London Residential

For those who don’t know the London residential market very well, its continued upward trajectory sometimes seems rather surprising.

London’s appeal as an investment ‘safe haven’ during times of global political and economic turbulence has been well documented in the media since the credit crunch, but its strength is founded on much more than that.

The UK’s geographic location and time zone means it is uniquely placed as a hub joining the spokes of the Americas, Asia, Africa,

the Middle East and Europe, while English is still the lingua franca for much of the business world. Its low-rise nature is also very attractive to wealthy buyers. Few, if any, of its competitors provide the opportunity to buy a large private residence with its own garden in a centrally located area equivalent to the likes of Knightsbridge or Mayfair.

To add further strength to the current market we are seeing a significant increase in the number of UK buyers across all price brackets. The most active markets are for those properties around the £2m mark, where a lot of people are buying apartments as an investment or for their children, and for those special £15m plus properties. Current market dynamics suggest price growth will continue.

RECENT SALE HIGHLIGHTS

Lansdowne road,  
Notting Hill

An exceptional house of impressive width. In a perfect position, with off-street parking and direct access to magical communal gardens and a wonderful westerly outlook.



Old Rectory, Wimbledon

An exquisite medieval house set in 2.5 acres of mature landscaped gardens, once owned by the Crown and purported to have been used by Henry VIII. The house is Wimbledon’s best kept secret due to its discreet location within the heart of the Village.



Albert Bridge House,  
Battersea

Guide price £1,980,000

Albert Bridge House is one of the most popular boutique buildings on the river. With park and river views as well as proximity to Chelsea and the King’s Road. Albert Bridge is one of London’s most decorative and ornate bridges and is favourite with riverside buyers.



Pelham Crescent,  
Knightsbridge

Guide price £10,000,000

An excellent Grade II listed family house of 3,062 sq ft which enjoys an additional floor concealed from the street and forms part of this fine early 19th century terrace.







# A WORLD-CLASS CAPITAL CITY

### City dwelling, village life

One of the joys of moving to London is that you don't even need to feel like you are living in a big city. Areas such as Richmond, Kew and Wimbledon have much more of a family-friendly village feel with their large expanses of open space and more intimate high streets. Owners can buy a larger home than in central London, while still retaining a relatively short commute to work thanks to excellent transport links.

### Capital appreciation

There's no doubt that London's property market has successfully bounced back following the financial crisis. Prices for the very best homes in the city have risen by almost 60% since they fell to their lowest post-crisis point in March 2009 and they continue to grow – our forecasts predict that prices for homes in London's best postcodes will rise a further 40% between now and 2021. London's reputation as a safe haven for investment, its accessibility, stability and cultural life mean that buyers from all over the world have put owning property in the city at the top of their investment list.

### Culture and history

As a city in which to live, work and play, there aren't many locations which can match London. Home to over 300 museums and art galleries, as well as countless theatres and music venues, London is one of the most culturally vibrant cities in the world. The West End district alone is a top cultural, entertainment, shopping and dining destination, with a cosmopolitan mix of over 2,500 restaurants and bars, 2,000 shops, 40 renowned theatres, 30 museums and galleries, 17 Michelin-starred restaurants and seven tranquil green spaces.

### Schools and education

With one of the largest concentrations of universities and higher education institutions in the world, London is recognised as a global leader in education, attracting students from all over the world (recent figures suggest that the city's student population includes 102,735 international students). Among the top universities are King's College London, Imperial College London and University College London – considered some of the best higher education institutions in Europe.





# Pembridge Place, Notting Hill W2

A rare opportunity to acquire an elegant house that has not been seen in the marketplace for over 30 years. Arranged over four floors, the house offers fantastic light space, grand proportions and is the perfect family home.

Guide price £12,000,000

Sarah May-Brown  
International Residential  
+971 4451 2000  
sarah.may-brown@knightfrank.com

- Accommodation includes:
- 5 bedrooms
  - 3 bathrooms
  - Double reception room
  - Kitchen/breakfast room
  - Dining room
  - Garden
  - Approximately 341 sq m (3,673 sq ft)





# Park Lane, Mayfair W1

A truly unique apartment in one of Mayfair's premier addresses on Park Lane. Marrying the best in interior design with the latest in technology, this apartment is a shining example of sophisticated and modern luxury living.

Guide price £6,995,000

Sarah May-Brown  
International Residential  
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Accommodation includes:

- Double reception room and separate study
- 3 bedrooms with en suite bathrooms
- Fully integrated kitchen with Miele appliances
- Crestron Smart Home System
- Air conditioning
- 24 hour uniformed portage and security
- Approximately 189 sq m (2,034 sq ft)





# Ebury Square, Bel gravia SW1

Ebury Square is a luxurious development set around a remodelled traditional garden square in the heart of Belgravia, one of London's most distinguished neighbourhoods, and one of the most sought-after addresses in the world.

Guide prices from £1,950,000 - £23,750,000

Henry Faun  
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Accommodation includes:

- 1-4 bedroom apartments and penthouses
- Designed by leading practice Squire & Partners and with interior architecture by Martin Goddard
- 24 hour Harrods concierge service
- Private residents' gym
- Secure underground parking
- Walking distance to Buckingham Palace, Sloane Street and Knightsbridge
- Approximately 83 sq m (897 sq ft) to 560 sq m (6,028 sq ft)



# 50 St. Edmunds Terrace, London NW8

St Edmund's Terrace is an exclusive gated development of 37 luxury apartments. This elegant and private retreat offers outstanding modern architecture immersed in peaceful natural surroundings.

Prices from £2,050,000 - £16,500,000

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Accommodation includes:

- Designed by Squire & Partners
- Elegant landscaped courtyard gardens
- Parkland views
- 2-4 bedrooms
- Leisure facilities with swimming pool
- Private parking
- Porter / concierge





# South Eaton Place, Belgravia SW1



A beautifully presented townhouse which has recently been refurbished to a very high standard. The house is located in one of Belgravia's prime residential streets and is within close proximity to Sloane Square and Knightsbridge.

Guide price £12,000,000

Accommodation includes:

- 6 bedrooms
- 6 bath/shower rooms
- 4 reception rooms
- Kitchen
- Garden
- Approximately 316 sq m (3,404 sq ft)

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# One Hyde Park, LONDON SW1

One Hyde Park: The Residences at Mandarin Oriental is London's most iconic address. The beauty, luxury and prestige of these apartments have placed them in a class of their own on a global scale, offering an incomparable London living experience.

**Sarah May-Brown**  
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Accommodation includes:

- Uninterrupted views over Hyde Park
- Iconic architecture by Rogers Stirk Harbour + Partners
- Interior design by Candy & Candy
- Service and security by Mandarin Oriental Hotel Group
- Acclaimed art by James Turrell
- World-class facilities available exclusively for residents





# Sloane Street, Knightsbridge SW1



A superb third floor lateral apartment which has recently been refurbished to the highest international standards and is located in an optimum position opposite the Carlton Towers Hotel, above the Prada flagship store.

**Guide price £13,750,000**

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Accommodation includes:

- 3 large bedroom suites
- 2 Boffi kitchens
- 42ft x 23ft reception room
- Media room
- Lift and resident porter
- Access to communal gardens by separate arrangement
- Car parking by separate arrangement
- Approximately 329 sq m (3,544 sq ft)



# ABELL & CLELAND, Westminster SW1P



Abell & Cleland is a prestigious development at the heart of London's iconic Westminster, with stunning apartments designed to complement their remarkable location in an area world renowned for government and the very grandest private dwellings.

**Guide prices from £1,810,000 - £7,950,000**

Accommodation includes:

- 2-4 bedroom apartments and penthouses
- Private residents' gymnasium, pool, sauna and changing facilities
- Dedicated 24 hour concierge service
- Secure underground parking
- Minutes' walk to the Houses of Parliament and Tate Britain
- Approximately 94 sq m (1,027 sq ft) to 281 sq m (3,055 sq ft)

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Computer generated image for indicative purposes only.



# St. James's Park, LONDON SW1



A stunningly designed penthouse in the historic area of St James's Park and benefiting from a large roof terrace with iconic views of the Park and the central London skyline.

Guide price £32,500,000

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Accommodation includes:

- 9 bedrooms including staff quarters
- 232 sq m (2,500 sq ft) reception room with 7 windows overlooking the park
- Large roof terrace
- Porter and direct lift access
- Billiards room, sauna, steam room, gymnasium
- 3D cinema room, wine cellar
- Approximately 828 sq m (8,912 sq ft)



# Henry Moore COURT, Chel sea SW3



In the heart of London's finest village a new landmark is revealed. Henry Moore Court is a magnificent collection of just 15 exceptional two, three or four bedroom apartments and two superb self-contained townhouses.

Guide prices from £6,000,000 - £14,970,000

Henry Faun  
International Residential  
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Accommodation includes:

- Allocated secure underground parking
- Private on-site gymnasium
- 24 hour security
- Full concierge service
- Elegantly landscaped garden courtyards
- Walking distance to Sloane Square and South Kensington stations
- Approximately 169 sq m (1,819 sq ft) to 409 sq m (4,402 sq ft)





# Riverwalk, Westminster SW1



Redefining riverside living in the heart of London. A selection of one, two, three and four bedroom apartments and penthouses on the north bank of the Thames, moments from many of London's world famous landmarks.

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Riverwalk features:

- Striking architecture by Stirling prize-winning practice Stanton Williams and luxury interiors by United Designers
- Spectacular views over the Thames and London's best known attractions including the Houses of Parliament, Tate Britain and Westminster Abbey
- Exclusive private fitness suite
- Concierge, 24 hour security and secure underground parking
- Highly specified interiors with high ceilings ensuring stunning views and an abundance of natural light
- Completion end of 2015

# Queens Gate, South Kensington SW7



A quite outstanding first floor lateral apartment set within two imposing white stucco-fronted buildings. The flat has been refurbished to a breathtaking standard with a clever mix of contemporary living within period splendor.

**Guide price £9,250,000**

Accommodation includes:

- 5 bedroom suites
- Kitchen/dining room
- Drawing room
- Roof terrace
- Direct lift access
- Porter
- Approximately 339 sq m (3,648 sq ft)

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# The Lancasters, Hyde Park W2



Set against the stunning backdrop of Hyde Park is this spectacular, David Linley interior-designed apartment in The Lancasters, an exclusive Grade II listed development with concierge service, private parking, gymnasium and swimming pool.

Guide price £6,500,000

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- Accommodation includes:
- 4 en suite bedrooms
  - Reception room
  - Kitchen/dining room
  - Terrace
  - Study
  - Access to swimming pool and gymnasium
  - Approximately 251 sq m (2,709 sq ft)



# Upper Phillimore Gardens, Kensington W8

A rare opportunity to acquire this magnificent family house situated on one of the most exclusive roads in Kensington located in the heart of the Phillimore Estate.

Guide price from £20,000,000

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- Accommodation includes:
- 6 bedrooms
  - 5 bathrooms
  - 4 reception rooms
  - Kitchen/breakfast room
  - Terrace and garden
  - Approximately 574 sq m (6,180 sq ft)





# Campden Hill , Kensington W8

One of Kensington’s finest houses with a commanding landscaped garden, set within a plot of approximately one acre. Planning permission has been granted to extend the main house and guest cottage to approximately 30,000 sq ft.

Guide price £65,000,000

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Accommodation will include:

- 9 bedrooms
- 9 bathrooms
- 9 reception rooms
- Guest cottage
- 25m swimming pool
- Extensive parking and garaging
- Approximately 2,787 sq m (30,000 sq ft)



# The Bishops Avenue, Hampstead Garden SUBURB N2



Truly spectacular, brand new extended and refurbished mansion occupying 0.75 acre with over 20,000 sq ft of accommodation. Brilliant leisure and large scale entertaining facilities.

Guide price £34,000,000

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Accommodation includes:

- 9 bedrooms
- 8 bathrooms
- Leisure facilities
- Grand reception/ballroom
- Guest/staff cottage
- Approximately 1,951 sq m (21,000 sq ft)





# Avenue Road, St John's Wood NW8

A substantial, detached freehold ambassadorial residence with mews house located in this prestigious location on the east side of St John's Wood. Newly refurbished to the highest of standards with a beautiful landscaped garden and parking.

Guide price £29,950,000

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Accommodation includes:

- Master suite with 2 dressing rooms and his and her bathrooms
- 5 further bedrooms (2 with en suites)
- Formal reception, 2 further reception rooms, formal dining room and cinema room
- Swimming pool, spa facilities and landscaped garden
- Mews house including 2 bedrooms
- Off-street parking for 5-6 cars
- Approximately 1,040 sq m (11,195 sq ft)



# NEO Bankside, South Bank SE1

The London Penthouses at NEO Bankside sit adjacent to the Tate Modern and epitomise some of the world's greatest residential trophies. They feature spectacular views across the river to St. Paul's Cathedral, the City and London's iconic skyline.

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Features include:

- Architecture by Rogers Stirk Harbour + Partners
- 24 hour concierge and security
- Residents' leisure club and wine cellar
- Secure underground parking and storage
- 2 large private roof terraces
- Spectacular double height living space
- Approximately 656 sq m (7,080 sq ft)





# One Tower Bridge, London SE1



One Tower Bridge, a Berkeley Group development, is situated on one of the last great riverside sites in London. Just moments from the city it offers the ultimate 5 star luxury living experience in the most exciting city in the world.

Accommodation includes:

- Iconic location: positioned at the foot of Tower Bridge, opposite the Tower of London, and within walking distance of the City
- Designed by world renowned architects Squire & Partners
- All apartments have spectacular balconies and terraces overlooking the internal courtyards or River Thames
- Highly specified interiors using the finest stones from around the world, home automation systems and comfort cooling
- 5 star facilities, including: 24 hour Harrods Estates concierge, 20m swimming pool, vitality pool, fully appointed gymnasium with fitness suite, treatment room, business centre and urban golf

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# One Blackfriars, London SE1



London's new landmark tower launching in 2014 – register now. On the south side of Blackfriars Bridge, a stunning new riverside quarter within the heart of the South Bank is planned.

Guide prices from £899,950\*

Accommodation includes:

- A mix of 274 studios, 1, 2, 3 and 4 bedroom apartments available over 50 floors of the impressive 170m tower
- Exceptional interior design
- Outstanding first-class facilities including dedicated concierge by Harrods Estates Asset Management
- Fabulous panoramic views
- Landscaped public piazza with commercial and retail properties and a boutique hotel

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\*Price correct at time of going to press





# CHELSEA CREEK, LONDON SW6

Chelsea Creek is London's newest and most sought-after dockside development, combining luxurious city living with blissful tranquility. Stunning apartments and interior designed penthouses are available to purchase now with completions from 2014 onwards.

Guide prices from £774,950 - £10,000,000 plus

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- Development includes:
- Spa, gymnasium and swimming pool
  - 24 hour concierge
  - Penthouses with expansive roof terraces and outdoor kitchens ideal for entertaining
  - Rail and bus connections from adjacent Imperial Wharf station
  - Neighbouring amenities include stylish shops, bars and restaurants
  - Short taxi ride to King's Road, Sloane Square, Knightsbridge and Belgravia

Computer generated images for indicative purposes only.

# Tapestry, King's Cross N1c



All images are computer generated for indicative purposes only.

An outstanding collection of townhouses and penthouses around a private landscaped garden square overlooking the Regent's Canal. This is a rare opportunity to purchase off-plan in central London's most exciting and best connected district.

- Tapestry offers:
- Breathtaking views across the Regent's Canal, Gasholder No.8 urban park, and central London
  - Private garden in the sky, designed by the internationally acclaimed Dan Pearson Studio
  - Inspirational interiors by renowned interior architects Johnson Naylor
  - 24 hour concierge and fitness suite
  - Secure parking available
  - Estimated completion late 2015
  - The King's Cross development is home to the University of the Arts London and will shortly welcome Google's new UK Headquarters and a Waitrose store and cookery school.

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# Coombe Park, Kingston-upon-Thames KT2



A beautifully appointed seven bedroom detached house with an indoor pool, set in landscaped gardens of over 0.5 acre overlooking Coombe Hill Golf Course. The house extends to over 12,000 sq ft and has been finished to truly exceptional standards.

Guide price £8,950,000

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- Accommodation includes:
- 7 bedrooms
  - 7 bathrooms
  - 5 reception rooms
  - Kitchen/family room
  - Swimming pool/gym
  - Double garage and off-street parking
  - Approximately 1,128 sq m (12,148 sq ft)



# Percy Lodge, London SW14

This beautiful Grade II listed Georgian family home, a classic country house in London, is set within secluded gardens and grounds and was originally built for the Duke of Northumberland in 1740 as a hunting lodge for Richmond Park.

Guide price £10,950,000

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- Accommodation includes:
- 7 bedrooms
  - 4 bathrooms
  - 4 reception rooms
  - Self-contained 2 bedroom, 2 bathroom flat
  - Garaging
  - Stables
  - Approximately 815 sq m (8,772 sq ft)
  - Freehold





# London Lettings



“Confidence in London as a business centre remains high, with expansion in the technology, media and telecoms sectors in particular driving demand for corporate lettings.”

Tim Hyatt  
Head of Residential Lettings

London’s private rental sector has undergone marked changes over the last decade, the pace of change is only set to quicken.

Over recent years we have seen a wave of new investment in London’s prime residential postcodes, as equity rich landlords looked to capitalise on London’s growing economy and to benefit from gentrification and value creation in emerging micro-locations. As a result, the share of privately rented homes in London’s key prime central locations has risen from 33% to 38% over the last decade.

We are now beginning to see the results of the first large scale

investments from institutional landlords beginning to filter into the market. While embryonic, I believe this trend will expand substantially over the next 10 years and will bring improvements to both property quality and service offering.

Confidence in London as a business centre remains high, with expansion in the technology, media and telecoms sectors in particular driving demand for corporate lettings. As a result, we have just

experienced the busiest 12 month period in our history, with lettings to 77 different nationalities across our office network.

Although rents remain flat, they are still almost 22% higher than they were during the market trough in the second half of 2012. Given the promising economic indicators emerging from key markets around the world, such as the US, the outlook for rental growth is starting to look more positive.

RECENT LETTING HIGHLIGHTS

Egerton Crescent,  
Knightsbridge SW3

Guide price £6,950 per week

Classic white stucco crescent overlooking communal gardens. Egerton Crescent is one of the most sought-after streets in Knightsbridge and to have the opportunity to rent a fully furnished family house on this street is quite unique.

Frogna l , Hampstead NW3

Guide price £8,950 per week

Nestled within the very heart of Hampstead Village, this secluded mansion is the very epitome of sumptuous elegance. A spa complex and car port instantly immerse you into a world of peerless quality in one of London’s most quintessentially English villages.

One Hyde Park,  
Knightsbridge SW1

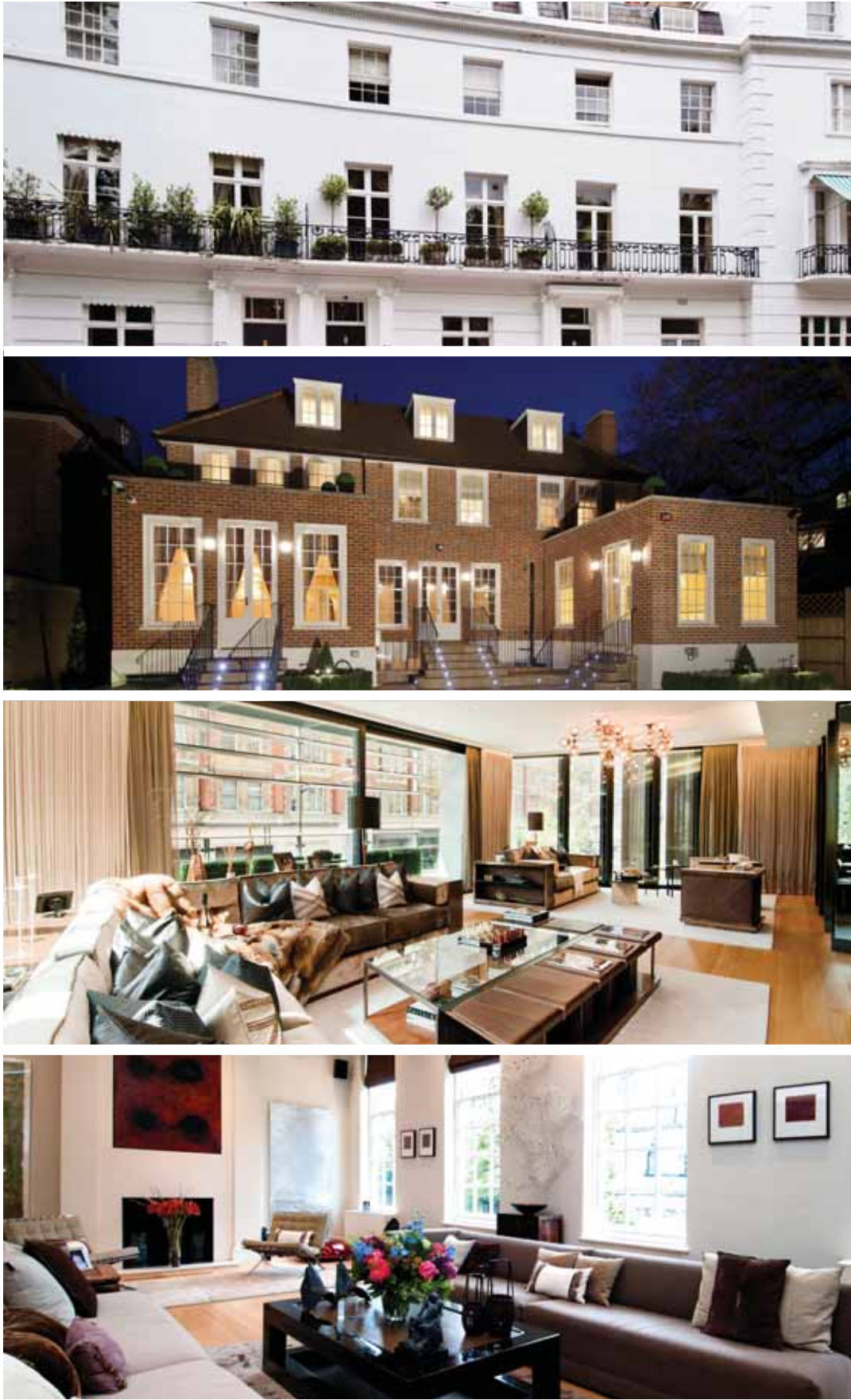
Guide price £1,850 per week

One Hyde Park is fast becoming the most exclusive address in the world. The combination of leading architects, designers, artists and the Mandarin Oriental Hotel Group ensure that One Hyde Park delivers a unique experience and service on every level.

The Val e, Chel sea SW3

Guide price £9,000 per week

A fantastic five bedroom house which is a stunning example of an Arts & Crafts house that is presented to the very highest of standards.





# Cheyne Walk, Chelsea SW3



Interior designed by Fiona Barratt, this exceptional house has been extensively renovated. Offering an unsurpassed standard of finish the property is presented in a contemporary fashion, whilst retaining the grandeur and period features the location demands.

Guide price £15,000 per week

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- Accommodation includes:
- 5 double bedrooms with en suites
  - 4 reception rooms
  - Kitchen
  - Double garage
  - Separate staff mews house
  - Garden
  - Approximately 674 sq m (7,247 sq ft)



# Chester Square, Belgravia SW1

An impressive Grade II listed corner house located on this prestigious garden square. The property benefits from well-proportioned reception rooms providing generous entertaining space, fantastic garden views and a double garage.

Guide price £13,000 per week

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- Accommodation includes:
- 5 bedrooms with en suites
  - 4 reception rooms
  - 2 staff rooms
  - Terrace
  - Double garage
  - Passenger lift
  - Approximately 686 sq m (7,384 sq ft)





# Collingham Gardens, South Kensington SW5



Collingham Gardens represents the very best of late Victorian architecture and this is a unique opportunity to rent one of the period's finest houses.

Guide price £9,500 per week

Henry Faun  
International Residential  
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Accommodation includes:

- 6 bedrooms
- 5 bathrooms
- 4 reception rooms
- Lift, communal gardens, patio, 2 balconies, library, study
- Cinema room, wine cellar, security systems
- Approximately 702 sq m (7,557 sq ft)



# UPPER Brook Street, Mayfair W1

An elegant Grade II listed townhouse split over four floors, located between Grosvenor Square and Hyde Park. Splendidly refurbished and with access to communal gardens, The Old Rectory offers luxurious and spacious accommodation. With a large master suite and three further bedrooms, this beautifully finished townhouse would make a lovely family home.

Guide price £6,000 per week

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Accommodation includes:

- 4 bedrooms
- 3 bathrooms
- Reception room
- Kitchen
- Communal garden access
- Approximately 373 sq m (4,015 sq ft)





# Upper Wimpole Street, Marylebone W1

A magnificent Grade II listed Georgian townhouse which has been beautifully restored and architecturally enhanced with voluminous room sizes and bespoke interiors, located in the heart of Marylebone close to Regent’s Park.

Guide price £12,000 per week

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Accommodation includes:

- 8 bedrooms
- 9 bathrooms
- 5 reception rooms
- Kitchen/breakfast room
- Gym and cinema room
- 2 terraces
- Approximately 745 sq m (8,019 sq ft)



# Virginia Water, Surrey GU25

This superb Georgian-style property is built to the highest specification. The house is well suited for entertaining and comfortable family living and includes a spectacular swimming pool, gymnasium, games room and self-contained flat.

Guide price £25,000 per calendar month

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Accommodation includes:

- 5 bedrooms
- 4 bathrooms
- 4 reception rooms
- Staff flat
- Games room and cellars
- Leisure complex with indoor pool
- Approximately 1,232 sq m (13,266 sq ft)







rural  
retreats



# COUNTRY SALES



“In the countryside you can be surrounded by idyllic landscapes, yet still be within easy commuting distance of London.”

Rupert Sweeting  
Head of Country House Department

Now is the perfect time for anybody thinking of moving from the capital to the country to take advantage of the difference in house prices.

An example which confirms this trend is the fact that over 70% of the enquiries for Michelmersh Court in Hampshire (see opposite) were from Londoners.

What I love about our countryside is that you can be surrounded by idyllic landscapes offering a fantastic lifestyle, yet still be within easy commuting distance of London and have access to some world-class schools. It is often quicker from some of the mainline

commuter stations, such as Sevenoaks, Didcot or Milton Keynes, to get into your office, than coming in from the boroughs of Fulham, Wandsworth or Richmond.

International buyers have long been a feature at the top end of the London market, but the UK’s rural charms are now also attracting their interest. In the past year, 55% of those buying property over £5m have been from abroad. The three leading bidders for the glorious

Hadpsen Estate in Somerset, (see opposite) which we sold recently for over its guide price, were all from overseas. Other hotspots outside the capital include Oxford where we sold Boars Hill House to a Far Eastern buyer taking advantage of the schooling there. As ever, pricing strategy is paramount for a successful sale. Hallams in Surrey, (see opposite) for example, sold with strong competition for over 20% above its guide price.

RECENT SALE HIGHLIGHTS

Michelmersh Court

Guide price £5,250,000

Michelmersh Court stands in some of Hampshire’s most attractive rolling countryside close to the popular market towns of Romsey and Stockbridge, and is an extremely elegant Queen Anne Grade II\* listed country house.

The Hallams

Offers in excess of £2,500,000

An important Richard Norman Shaw Grade II listed mansion in beautiful gardens and grounds. The property sits in an area of some 250 acres of heathland and common land in the heart of the Surrey Hills, over which it has panoramic views. The Hallams represents an excellent renovation opportunity.

Hadspen

Guide price £13,000,000

The Grade II\* Hadspen House sits in a slightly elevated position taking full advantage of the views over its own parkland and avenue beyond.

Tilhill House

Offers in excess of £3,000,000

Tilhill House is a fine Georgian country house set in its own stunning grounds which stretch down to the River Wey. This outstanding setting with beautiful gardens can be viewed from every room within the property.







LIFESTYLE

An idyllic country retreat is regarded as the ultimate home by many would-be purchasers and with the potential to have acres of stunning countryside and landscapes on your doorstep it's easy to see why. There are 15 National Parks in the UK including the Lake District, the Yorkshire Dales and the Brecon Beacons. Add to this over 4,100 designated sites of special scientific interest in England alone and it's not difficult to see why rural retreats catch the eye of affluent buyers, especially those relocating out of London.

WORK-LIFE BALANCE

The rise in home working in recent years (a total of 59% of employers who responded to a survey by the CBI offered home working, up from 13% in 2006) means that increasingly buyers are happy to look at properties further away from London. Fast, reliable internet access is essential in order for this to happen and the ability to work effectively from home means that the commuting week can be shortened. Ongoing government investment means that broadband and 3G are now available across 99% of the UK.

SCHOOLS AND EDUCATION

Buyers, many relocating from London, often do so in order to release capital from the sale of their homes in order to fund school fees. These tend to be cheaper the further you travel outside of London, but that's not to say such schools don't adhere to the same high

standards. In fact, five of the top 10 independent senior schools in the UK last year based on exam results were located outside London including Wycombe Abbey School in Buckinghamshire, Oxford High School and Oxford High School for Girls.

FOOD

Freshly grown and locally sourced food is a major draw for the countryside with 'foodie' meccas such as the Daylesford Organics farm shop in the Cotswolds, becoming so popular that they can even have an impact on local house prices. Pub dining is also a far cry from the typical scampi-in-a-basket offering of just a few years ago with many village hostelries now offering excellent, gourmet food. Living outside of London doesn't even mean you have to sacrifice fine dining. Of the UK's 158 Michelin-starred restaurants, 85 are located outside London.

SPORTING ACTIVITIES

Sporting estates offer spectacular landscapes as well as carrying historical resonance. The salmon rivers of Scotland, winding chalk streams of Hampshire, majestic uplands and rolling woodlands packed with game, all offer a package unique to the UK countryside. Country sports such as stalking, fishing and shooting attract interest from all over the world. Equestrian lovers are also spoilt for choice with a plethora of race tracks, polo grounds, horse trails and hunts to choose from.





# KINGSTONE LISLE PARK, OXFORDSHIRE

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

**Sarah May-Brown**  
**International Residential**  
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- Accommodation includes:
- Spectacular hall
  - 5 reception rooms
  - 14 bedrooms
  - 8 bathrooms
  - 4 cottages
  - Golf course, swimming pool, tennis court
  - Parkland, woodland and arable land
  - Excellent shoot
  - In all about 1,021 acres





# THE SHAKENHURST ESTATE, WORCESTERSHIRE

A quintessential English sporting estate.

Offers in excess of £16,000,000

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- Accommodation includes:
- 9 reception rooms
  - 12 bedrooms
  - 10 bathrooms
  - Formal gardens, parkland and lake
  - 15 farmhouses and cottages
  - Traditional farm buildings
  - Excellent sporting shoot and fishing
  - In all about 1,323 acres





# BALLAMONA, DOUGLAS, ISLE OF MAN



Computer generated image for indicative purposes only.

A unique opportunity to purchase a prestigious private estate in a secluded countryside location with panoramic sea views, within 10 minutes of the airport and Douglas.

Accommodation will include:

- 6 main reception rooms
- 5 luxurious bedroom suites
- Open-plan kitchen, breakfast room, snug, cinema and spa complex
- Gate house, mill, farm and staff accommodation
- Landscaped gardens and grounds with equestrian facilities
- In all about 112 acres

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# GREAT MARTINS, NR ASCOT, BERKSHIRE



An elegant Grade II listed country house in beautiful mature gardens with extensive outbuildings and staff accommodation within easy reach of London. Also available with one of the UK's premier polo grounds with stabling and a cottage.

**Guide price £6,500,000 for Lot 1**

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Accommodation includes:

- 7 reception rooms
- 7 bedrooms
- 4 bathrooms
- 3 staff flats
- Indoor swimming pool, squash court and tennis court
- Lot 2: A highly regarded polo ground with stabling, exercise arena, track and 4 bedroom cottage in about 55 acres
- In all about 72 acres





# LYONS DEMESNE, COUNTY KILDARE, IRELAND

One of the world's best private estates; arguably Ireland's greatest. A rare example of classical Georgian architectural elegance, meticulously renovated over the years.

Guide price €30,000,000 (£25,400,000)

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- Accommodation includes:
- Main house with north and south wings
  - 5 estate cottages
  - Extensive equestrian facilities
  - Private air strip and hangar
  - 24 hour helicopter landing facility
  - Formal gardens, parkland and lake
  - In all about 600 acres





# HAMPNETT HOUSE, NR NORTHLEACH, GLOUCESTERSHIRE

A recently refurbished and stylish, edge of village house with extremely well-proportioned rooms providing excellent family accommodation, cottage, beautifully landscaped gardens and grounds all with far-reaching Cotswold views.

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Accommodation includes:

- 4 reception rooms
- 7 bedrooms
- 6 bathrooms
- 2 bedroom cottage
- Tennis court and swimming pool
- Beautiful landscaped gardens
- Approximately 843 sq m (9,075 sq ft)
- In all about 6 acres



# HARTLEY PLACE, HARTLEY WINTNEY, HAMPSHIRE



An exceptional and beautifully presented six bedroom, five reception room Edwardian house set in approximately 14.45 acres, that has undergone a refurbishment by the current owners to create a family home of charm and elegance.

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Accommodation includes:

- 5 reception rooms
- 6 bedrooms
- Studio/office
- Swimming pool
- Tennis court
- Approximately 716 sq m (7,703 sq ft)
- In all about 14 acres





# HIGH TREES, CHALFONT ST PETER, BUCKINGHAMSHIRE



Substantial family home set in mature gardens and grounds with its own arboretum.

**Guide Price £4,850,000**

Accommodation includes:

- 6 reception rooms
- Master bedroom suite with 7/8 further bedrooms
- 4 bathrooms
- Staff accommodation
- Indoor swimming pool complex
- Stables and paddocks
- Approximately 1,156 sq m (13,000 sq ft)
- In all about 20 acres

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# LYNNCROFT, OXSHOTT, SURREY

Situated within 20 miles of central London on the prestigious private Crown Estate. A simply outstanding bespoke family home of approximately 12,000 sq ft that has been beautifully renovated throughout by the current owners, and is set in 1 acre of the most magnificently landscaped, private, south-facing gardens and grounds.

**Guide price £6,995,000**

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Accommodation includes:

- 5 reception rooms
- Bespoke master bedroom suite and 4 further en suite bedrooms
- Formal guest suite and separate staff flat
- Cinema lounge with bar and custom wine room
- Swimming pool complex and gymnasium
- 4 car garage
- Full home automation by Crestron
- In all about 1 acre





# PENBURY GROVE, PENN, BUCKINGHAMSHIRE

A rare opportunity to acquire an outstanding 25 acre site with planning consent for a new mansion of approximately 2,315 sq m (25,000 sq ft) in total.

Guide price £10,000,000

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Accommodation will include:

- 8 reception rooms
- 8 bedroom suites
- Indoor swimming pool complex
- Gate lodge, 2 staff apartments, staff lodge
- Tennis court
- Magnificent gardens and grounds with walled garden
- In all about 25 acres



# PARK PLACE, ENGLEFIELD GREEN, SURREY



An elegant period house in a mature parkland setting with a private gate into Windsor Great Park.

Guide price £20,000,000

Accommodation includes:

- 7 reception rooms
- 9 bedroom suites
- Swimming pool with pool house
- 5 cottages and coach house
- Formal gardens and lawns
- Paddock and woodland
- In all about 15 acres

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# ROTHERHILL, MIDHURST, WEST SUSSEX



A beautifully refurbished country house, with exceptional equestrian and leisure facilities, in breathtaking Sussex countryside.

**Guide price excess £6,950,000 (Lot 1)**

Accommodation includes:

- 6 reception rooms
- 10 bedrooms (4 en suite)
- Indoor swimming pool complex
- 3 cottages
- Stable yard with 21 loose boxes
- Landscaped gardens, pond, paddocks, parkland and woodland
- In all about 50 acres (as a whole or in three lots)

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# STOCKTON HOUSE, WILTON, WILTSHIRE



An outstanding Elizabethan country house in a classic parkland setting.

**Guide price £5,950,000**

Accommodation includes:

- 5 reception rooms
- 8 bedrooms
- 5 bathrooms
- 2 staff flats
- Stable courtyard
- Formal and informal gardens
- Approximately 1,775 sq m (19,106 sq ft)
- In all about 39.9 acres

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# THE ASTOR, COOKHAM, BERKSHIRE

A beautifully and sympathetically restored building that originally formed part of The Model Farm belonging to Lord Astor of the nearby Cliveden Estate.

Guide price £4,500,000

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Accommodation includes:

- 3 open plan reception areas
- 6 bedroom suites
- Home cinema
- Gymnasium and sauna
- 2 garage blocks
- Approximately 1,016 sq m (11,420 sq ft)
- In all about 2.28 acres



# THE WHITE GATE, BINFIELD, BERKSHIRE



A beautifully presented Grade II listed house in picturesque gardens and grounds with far reaching views. Situated in Monks Alley, which is a very rural, quiet lane with direct access to a bridleway network.

Accommodation includes:

- 4 reception rooms
- 5 bedrooms
- 4 bathrooms
- Bedroom 6/office/studio
- Double garage with studio/games room
- Stabling, outbuildings and paddocks
- Approximately 428 sq m (4,606 sq ft)
- In all about 5.3 acres

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# THE MYNDE PARK ESTATE, MUCH DEWCHURCH, HEREFORDSHIRE



A stunning Grade I listed manor house at the heart of a magical, diverse estate.

Accommodation includes:

- 8 reception rooms
- 12 bedrooms
- Secondary house and 7 cottages
- Pheasant and partridge shoot
- Tennis court and swimming pool
- Stunning lake and parkland
- Mature woodland, arable and pasture
- In all about 1,180 acres



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# BLETCHINGDON PARK, OXFORDSHIRE



A stunning Grade II listed Palladian villa in a superb location, a stone's throw from Oxford.

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Accommodation includes:

- 7 reception rooms
- 9 bedrooms
- 8 bathrooms
- 2 staff flats
- Tennis court
- Beautiful gardens and grounds
- 2 cottages
- Estate yard
- In all about 126 acres





# A WORLD OF DESTINATIONS





# INTERNATIONAL SALES



“Demand for luxury properties across the globe has continued despite the political and economic uncertainty still being experienced in many areas.”

Paddy Dring  
Head of the International Residential Department

Over the past year we have sold more properties in more locations than ever before. The most active market has been for properties priced from around €1m to €4m.

In my experience, buyers tend to split any decision to purchase equally between investment and lifestyle factors. From the investment perspective, it seems buyers are now more sanguine about capital appreciation. If they can satisfy themselves that a location is politically and economically stable, has the potential for steady price growth and is attractive to an international

market, then they are happy to buy there, especially if it means they can enjoy better weather than at home and spend quality time with their families. Reflecting this, demand in traditional hotspots such as France, Italy and the Caribbean, remains very strong.

The continued weakness of sterling against the euro now seems to be accepted as a fact of life and

no longer deters the majority of potential buyers. For those from areas of rapid wealth creation like Asia and the CIS, property portfolios are global and the number of international buyers in many locations continues to rise. In New York, for example, over 50% of properties over US\$10m are sold to those from overseas. Ten years ago this figure was about 10%.



**GREENWICH VILLAGE, MANHATTAN**

Soaring above Downtown’s most desired block in NOHO, this penthouse delivers on every level. A private elevator opens up into the sprawling, sleek living room; low-set windows immediately expose the superb views and southern light.



**CHATEAUNEUF DE GRASSE, COTE D’AZUR**

A newly-built, attractive, contemporary property set in a century old olive grove with panoramic views of the countryside, golf course and the Mediterranean. Offering five bedrooms and three reception rooms with large terraces, a Jacuzzi, lap pool and a fire pit.



**FUSTIC HOUSE, BARBADOS**

A spectacular 10 acre Plantation Estate in Barbados, dating from 1740. Transformed by Oliver Messel, the property is set on a coral ridge with views overlooking the Caribbean Sea.



**MARECHES, SWITZERLAND**

Built in 1981 and renovated in 2011, this delightful waterfront property offers more than 5,000 sq m of land and 800 sq m of living space in a peaceful residential area.





# BEYOND OUR SHORES

LIFESTYLE

Escaping increasingly busy work lives, having a home overseas has long been established as a target for individuals, couples and families prioritising a healthy balance in their home lives. Travelling overseas for a complete change of scene often helps to make that mental break to be able to relax and spend quality time with the family. For a real escape, lying in a hammock with a foot in the sand or immersing oneself in other cultures is hard to beat.

CLIMATE

The search for sunshine is an undeniable factor for buyers looking for homes abroad. Classic European favourites remain popular and properties in France, Italy and Monaco remain on the radar of affluent buyers. With Tuscany only a two hour flight from London and boasting over 60% more sunshine hours and Bordeaux in the South of France receiving around 30% more sunshine, there is no need to limit your horizons. Prime long-haul locations such as Barbados receive over 3,000 sunshine hours per year – more than double the UK average.



CULTURE

Whether you plan to admire Africa’s wildlife, take in New York’s latest shows or simply laze over Mediterranean lunches, there’s a wealth of history, nature and culture to be found in strikingly different destinations around the world. Owning a home abroad provides your own unique and perfectly suited base for exploring what the local area has to offer as well as providing your children with a wider perspective on the world.

ACCESSIBILITY

The world is a smaller, more interconnected place than ever before. Cheap flights and improved communications mean you can be in more places, faster. For those client calls you cannot miss, mobile technology and ever-improving conferencing facilities also mean that you can continue to work in even the most remote destinations.

INVESTMENT FOR THE FUTURE

With clients looking for low risk long-term investments, particularly in times of economic instability, property in established locations is an increasingly popular asset class. The investment is however more than simply bricks and mortar; broadening horizons for the next generation, often with places at specific target schools and universities, is firmly on the international buyer’s mind.





# AL BARARI, DUBAI



Al Barari is a unique private sanctuary of privileged luxury. Spacious villas reflect the vibrant culture and complement the exotic garden, meandering waterways, and tranquil retreats.

Accommodation includes:

- 5 to 7 bedroom suites
- Staff accommodation equipped with kitchenette, terrace and private entrance
- 2 fully fitted kitchens – family and service kitchen with utility room
- Fully landscaped gardens, fitted with beautifully designed water features

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# GOLF HOMES ARABIAN RANCHES



An attractive Hispanic style villa offering spacious family accommodation, situated in a prime position in one of the most popular communities in Dubai. The property has direct views over the Desert Golf Course, an 18-hole, par 72 signature course designed by Ian Baker-Finch and Nicklaus Design.

**Price range: AED 14,500,000 (£2,417,000)**

Accommodation includes:

- 5 bedrooms
- 6 bathrooms
- Open-plan kitchen with breakfast area
- Great reception room
- Dining room
- Family room
- Maids room
- Courtyard
- Private driveway and garage for three cars

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# NURAI SHORELINE ESTATE, NURAI PRIVATE ISLAND, ABU DHABI



The ultimate haven of shoreline estates and waterfront villas. Modern design, each waterfront property is in a truly unique location, lying offshore from Abu Dhabi, with access to the emerging cultural hotspot of Saadiyat Island.

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- Accommodation includes:
- Homes ranging from 929-1,765 sq m
  - Panoramic sea views and total privacy
  - World-class spa and fitness facilities
  - Boutique hotel and signature restaurant
  - Helipad and private berthing
  - 24-hour security



# EMIRATES HILLS, DUBAI



This beautifully presented quintessentially English house set in the prestigious Emirates Hills with direct golf course views, was exquisitely remodelled by its owners in collaboration with Von Saldern Hamed Design Group (VSHD).

- Accommodation includes:
- 4 to 5 bedrooms
  - 3 reception rooms
  - Private Pool
  - Golf Views
  - 24-hour security
  - Integral garaging

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# SAADIYAT BEACH VILLAS, ABU DHABI

An exclusive collection of contemporary Arabian Mediterranean villas, all designed to meet the highest standards; located on the natural island of Saadiyat and within close proximity to the Abu Dhabi CBD.

Price range: AED 12,000,000 to AED 23,000,000 (£2,000,000 to £3,900,000)

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- Accommodation includes:
- Villas ranging from 9,709 sq ft to 14,930 sq ft
  - 5 to 6 bedrooms
  - Landscaped community gardens with swimming pools and health club
  - Within security controlled, gated communities
  - Within 5 minute drive of Louvre Abu Dhabi (opening 2015)
  - Close to the retail destination 'The Collection'
  - Home to world class educational institutions; NYU Abu Dhabi and Cranleigh School





# EMIRATES CROWN, DUBAI

A one of a kind Penthouse style apartment, created in meticulous detail. Set on the 39th floor of the Emirates Crown Tower in Dubai Marina, offering a spectacular panoramic vista that's always changing.

Price range: AED 33,000,000 (£5,500,000)

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Accommodation includes:

- 4 bedrooms, all en-suite
- Built-up area of approximately 8,000 sq ft
- Home office with balcony
- Main master suite with separate his and hers bathroom and dressing room.
- Modern open-plan kitchen with wraparound balconies
- Home theatre room with full sound proofing
- A Majlis room with panoramic views of The Palm and Marina



# THE PENTHOUSE, MARINA VIEW TOWER B, DUBAI

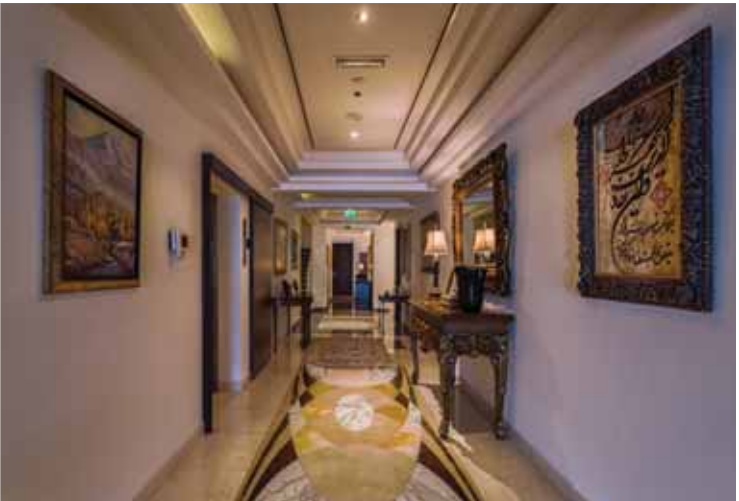
Enjoy the pleasures of luxurious Marina living. With its own private elevator offering total exclusivity, separate reception hall, swimming pool and a state-of-the-art integrated home automation system.

Price range: AED 30,000,000 (£5,000,000)

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Accommodation includes:

- 5 bedrooms
- 5 bathrooms
- Built-up area of 15,320 sq ft
- Game area and study room
- 6,814 sq ft Moroccan themed rooftop garden
- Roof terrace with private swimming pool and Jacuzzi





# Eze, Cote d'Azur, France



Overlooking the village of Eze with stunning views extending over and beyond Cap Ferrat, this beautiful property offers extensive land and accommodation.

**Guide price €8,500,000 (£7,400,000)**

Accommodation includes:

- 3 reception rooms
- 3 bedrooms
- 3 bathrooms
- Independent studio with terrace
- 3 bedroom guest house and guardian's accommodation
- Infinity swimming pool with pool house

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# Cannes Californie, Cote d'Azur, France



An exceptional, recently modernised villa set in the heights of Cannes Californie, offering exacting standards of finish and stunning views over the Bay of Cannes.

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Accommodation includes:

- 3 reception rooms
- 5 bedrooms
- 4 bathrooms
- Guest accommodation
- Infinity swimming pool
- In all about 1 acre



# St. Tropez, Cote d'Azur, France



Beautiful Provencal Bastide set approximately 1.5km from the centre of town, with landscaped garden offering lovely views.

Accommodation includes:

- Reception room
- 5 bedrooms
- 3 bathrooms
- Infinity swimming pool
- Pool house
- Small vineyard
- In all about 0.5 acre

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# Luberon, Provence, France

A fine 17th century château for sale at the foot of the Luberon Mountains. Wonderfully situated within beautiful formal gardens and parkland, enjoying fabulous views of the emotive, rolling Provencal landscape.

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Accommodation includes:

- 7 reception rooms
- 7 bedrooms
- 7 bathrooms
- Large farmhouse and 4 further houses
- 3 swimming pools
- 2 lakes and vineyards
- In all about 135 acres





# Lake Geneva, France

Remarkable architect-designed home on the waterfront of Lake Geneva. With its vast cathedral-like living room with a 9m high ceiling, there is simply nothing to compare to this modern architectural masterpiece.

Guide price €3,900,000 (£3,383,000)

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Accommodation includes:

- Open plan living/dining room
- 5 bedrooms
- 5 bathrooms
- Covered parking
- Pontoon and mooring buoy
- Direct lake views

# Evian, Lake Geneva, France



Elegant lakeside living, offering privacy within easy access of an international hub. Ideal for entertaining, the property faces directly over the gleaming expanse of Lake Geneva.

This luxury estate includes a spacious main home and nearby caretakers house as well as the option, subject to appropriate planning permissions, to build an additional guest house in the grounds.

Guide price €18,000,000 (£15,000,000 )

The property enjoys access to all the benefits of life on the water:

- Main house approximately 600m2
- Swimming pool (12m x 19m)
- Private harbour
- Landscaped grounds of 2.2ha
- Option to build additional residence of 700m2 (stpp)

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# Courchevel 1850, French Alps



Located in the Cospillot area of the renowned alpine ski resort of Courchevel 1850, this magnificent ski chalet enjoys an idyllic location coupled with wonderful mountain views. Part of the 5 star K2 hotel development on the edge of the Cospillot piste.

**Guide price €25,000,000 (£21,671,000)**

**Sarah May-Brown**  
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Accommodation includes:

- 2 grand salons
- 6 bedrooms
- 6 bathrooms
- Ski in ski out
- Swimming pool and wine cellar
- Garage parking



# Du Parc Kempinski, Vevey, Switzerland



Located within a restored Belle Epoque hotel perched in the UNESCO-protected Lavaux vineyards, and enjoying stunning views over Lake Geneva, these luxurious residences offer a truly unique concept and opportunity in Switzerland.

**Guide prices from CHF 6,300,000 (£4,350,000)**

Accommodation includes:

- Serviced by the internationally renowned 5 star Kempinski hotel group
- Wellness and fitness centre, including a Givenchy private treatment room
- The best in terms of integrated technology
- Approximately 80 km from Geneva
- Apartments available for purchase by non-Swiss residents range from approximately 198 sq m (2,131 sq ft) to 215 sq m (2,314 sq ft)
- Larger apartments for Swiss residents range from approximately 318 sq m (3,423 sq ft) to 465 sq m (5,005 sq ft)

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# L'église Russe, Geneva, Switzerland



This unique and elegantly designed period townhouse, located in one of Geneva's most prestigious squares near the Russian church, provides its occupants with exceptional quality and comfort in a privileged setting.

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- Accommodation includes:
- Spacious entertaining rooms
  - 6 bedrooms
  - 5 bathrooms
  - Guest apartment
  - Home cinema room
  - Living space approximately 520 sq m (5,597 sq ft)



# Gol denes Quartier, Vienna, Austria

Located in the historical heart of Vienna, next to Hotel Park Hyatt and around the corner from the Imperial Palace, this UNESCO World Heritage site development consists of 12 luxury apartments with premium fittings.

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henry.faun@knightfrank.com

- Accommodation includes:
- Spacious terraces with beautiful views
  - Magnificent architecture in listed building
  - Excellent infrastructure
  - State-of-the-art technology





# Sierra Blanca, Golden Mile, Marbella



An exclusive property comprising of two independent villas in one of the most sought after estates of Sierra Blanca. Built on three levels with fantastic sea views and offering first class finishes throughout.

**Guide price: €15,000,000 (£12,300,000)**

**Sarah May-Brown**  
International Residential  
+971 4451 2000  
sarah.may-brown@knightfrank.com

Accommodation includes:

- 31 bedrooms
- 22 bathrooms
- 2 Large dining rooms
- Large chef's kitchen
- Sea Views
- Approximate built area 3,171 sq m
- Approximate plot 6,159 sq m



# Ibiza, Spain

Contemporary excellence and elegant minimalistic living at its finest, this very special villa graces a dramatic cliff top and waterfront location, perfectly positioned for one of the best sunsets in Ibiza.

**Sarah May-Brown**  
International Residential  
+971 4451 2000  
sarah.may-brown@knightfrank.com

Accommodation includes:

- 4 bedroom suites
- Reception room
- Swimming pool
- Terraces
- Rock gardens and covered bar area
- Staff accommodation
- In all about 1.5 acres





# Lucca, Tuscany, Italy



A country estate comprising a central villa and three cottages dating back to the 16th century and enjoying outstanding panoramas. Completely restored, retaining its unique charm, the property achieves a perfect blend of elegance within a rural setting.

**Sarah May-Brown**  
International Residential  
+971 4451 2000  
sarah.may-brown@knightfrank.com

- Accommodation includes:
- 12 bedrooms
  - 12 bathrooms
  - Further staff accommodation
  - Private chapel
  - 2 swimming pools
  - Perfectly maintained landscaped grounds including Italian garden
  - About 22 hectares of land including 20 hectares of certified organic olive grove in production



# Serenity, Sandy Lane, Barbados

Located within the exclusive Sandy Lane Estate on the prestigious West Coast of Barbados. This magnificent villa sits on approximately one acre of land, and provides accommodation on three levels.

Guide price US\$7,500,000 (£4,861,300)

**Sarah May-Brown**  
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sarah.may-brown@knightfrank.com

- Accommodation includes:
- 7 bedrooms
  - 7 bathrooms
  - Outdoor dining
  - Swimming pool
  - Landscaped garden
  - Home theatre
  - Private beach facility





# St. James, Barbados



One of the finest residences in Barbados, this exceptional property has immaculate, extensive accommodation and wonderful open plan reception rooms that take full advantage of the highly sought after beachfront position and aquamarine sea views.

Accommodation includes:

- 8 bedrooms
- 7 bathrooms
- Guest house
- Swimming pool
- Tennis court
- Separate staff accommodation
- Beautiful gardens and grounds
- In all, about 3 acres

**Sarah May-Brown**  
International Residential  
+971 4451 2000  
sarah.may-brown@knightfrank.com



# Mustique, St. Vincent and the Grenadines

A lavishly appointed seven bedroom home comprising a main family residence and three private guest villas, all connected by an expansive palapa with two infinity pools hugging a beautifully landscaped ridge.

**Sarah May-Brown**  
International Residential  
+971 4451 2000  
sarah.may-brown@knightfrank.com

Accommodation includes:

- 7 bedrooms
- 5 reception rooms
- 7 bathrooms
- Swimming pool
- Tennis court
- 6 staff bedrooms
- Approximately 13,830 sq m (148,864 sq ft)
- In all about 4.9 acres





# The Residences at The Miami Beach EDITION, Miami, FL, USA



Ian Schrager presents just 26 limited edition residences in Miami Beach. Designed by world-renowned architect John Pawson. Each residence is light filled with generous living areas and floor-to-ceiling windows.

**Guide prices US\$2,390,000 (£1,570,000)**

Accommodation includes:

- Resident-only private entrance with 24 hour doorman
- Concierge services
- Priority access to all hotel facilities and amenities
- 1-4 bedroom residences ranging in size from approximately 84 sq m (909 sq ft) to 427 sq m (4,597 sq ft)
- Situated between the ocean and the bay with breathtaking views of each

**Henry Faun**  
**International Residential**  
+971 4451 2000  
henry.faun@knightfrank.com



# Faena House, Miami Beach, FL, USA



A one of a kind, full floor duplex penthouse crowns the highly anticipated Faena House, the first element of Faena District Miami Beach. Featuring 47 residences designed by the world-renowned **Foster+Partners**, Faena House blends indoor and outdoor life seamlessly and harmoniously.

**Guide price US\$50,000,000 (£32,520,000)**  
**1-5 bedrooms and half floor penthouses also available**

**Henry Faun**  
**International Residential**  
+971 4451 2000  
henry.faun@knightfrank.com

Accommodation includes:

- Total living space approximately 1,696 sq m (18,253 sq ft)
- 5 bedrooms
- 5 bathrooms
- 2 powder rooms
- Breathtaking panoramic ocean, bay and skyline views
- Private outdoor pool, cabana and kitchenette
- Private elevator vestibule, interior elevator and service entrance
- Additional private amenities, services and preferred access at Faena Hotel





# Puck Penthouses, New York, NY, USA



Computer generated images for indicative purposes only.

Introducing a limited edition collection of just six iconic penthouses atop the fabled Puck Building, in the heart of coveted Soho.

Accommodation includes:

- Custom designed, approximately 455 sq m (4,895 sq ft) to 650 plus sq m (7,000 plus sq ft) condominium loft penthouses
- Crafted to retain their inherent authentic loft character with soaring barrel vault brick ceilings, cast-iron columns, and oversize windows
- Sprawling open layouts mixing the best of modern loft and pre-war aesthetics
- Finest quality custom finishes throughout
- Sweeping cinematic city views
- 3 penthouses offer deep, set-back outdoor space

**Henry Faun**  
**International Residential**  
+971 4451 2000  
henry.faun@knightfrank.com



# South Side, Hong Kong



A waterfront detached house situated in the quiet district of South Side, with extensive private gardens and uninterrupted views over the bay.

**Guide price HKD 350,000,000 (£28,847,500)**

**Sarah May-Brown**  
**International Residential**  
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sarah.may-brown@knightfrank.com

Accommodation includes:

- 4 bedrooms
- 4 bathrooms
- Extensive dining area with custom built floor-to-ceiling Italian wine rack
- Working fireplaces in the master bedroom, living room and study
- Sauna and steam room
- Roof garden with Jacuzzi
- Front and rear garden approximately 133 sq m (1,472 sq ft)
- Saleable area approximately 443 sq m (4,774 sq ft)







# commercial property services

**“Knight Frank is appointed on some of the most high profile commercial instructions around the world, including The Shard in London, Burj Khalifa in Dubai, Aurora Place in Sydney, Torre de Cristal in Madrid and the Empire State Building in New York.”**

**John Snow**

**Complementing our best-in-class residential business, Knight Frank has a highly respected commercial business with an integrated office network around the globe.**

Our global service lines cover capital markets, office agency and valuations and we employ specialists around the world who can advise on everything from buying a single hotel or office investment, to developing a new world-class business district. We can introduce property owners in Europe to investors in Asia and the Americas, as well as accessing occupiers from all corners of the globe.

Knight Frank's greatest asset is our team of highly motivated and talented individuals. Being a partnership, we attract professionals who share our values and high standards which is recognised and valued by our clients. Our outstanding graduate scheme sets the gold standard for our industry, providing us with a wealth of 'home grown' talent and people we know have had the best career training.

Supporting our people are dedicated research teams to ensure that we have the very best up-to-date market data from which we can intelligently forecast trends across all property sectors. We have won industry awards for in-depth analysis and produce a number of market leading publications, coupled with industry leading Twitter and LinkedIn followings.

## SERVICES ACROSS THE GLOBE

Our global capital markets teams operate from five core regions – the UK, Europe, Asia, the Middle East and the Americas. We have unrivalled access to institutional, corporate, sovereign and private wealth and in the last 24 months have concluded over £8bn worth of UK transactions alone.

Knight Frank is valued to the UK's two largest REITs and can manage the valuation of a portfolio of global assets from a single location, whilst working closely with our teams at a local level. Last year we valued almost US\$1trillion of land and buildings and transacted US\$27billion worth of commercial sales and purchases across the globe.

We have a highly developed global corporate services business with hubs in London, New York and Hong Kong. Working with occupiers of commercial premises, our teams are able to offer an outstanding level of service globally, regionally and at a country or city level. We excel at portfolio strategy, lease advisory, workplace consultancy, tenant representation and project management.

With no external shareholders to answer to, the only people we are working for are our clients, and we aim to give each and every occupier and investor client the highest level of professional service across the globe.

## For commercial inquiries

**James Lewis**

+971 44512 000

[james.lewis@me.knightfrank.com](mailto:james.lewis@me.knightfrank.com)



# RESIDENTIAL property services

Whether you are buying a beautiful house for personal enjoyment or want to invest in a portfolio of rental properties, we can help.

We put clients at the heart of what we do and our service levels are driven by our clients’ needs. As a result we have created an environment that nurtures the best people in the business and genuinely allows us to give the best advice – the sort of advice you’d give your family. What can be a life-changing process for many people – buying, selling, renting, or letting a property – is handled with care, discretion, service, and professionalism at all times.

It’s not just about the years of experience, it’s about the results we deliver. The statistics support our performance, with an enviable track record of clients coming back to us again and again.

Adjacent is an overview of our specialist teams and how they can help.

If you can’t find what you are looking for here, please visit [KnightFrank.com](#)

## BUYING AND SELLING RESIDENTIAL PROPERTY

- Finding a property to buy
- Financing your purchase
- Property search and acquisition
- Services for international buyers
- Investing in property portfolios
- Valuations
- Residential development

To find out more about Knight Frank’s Residential services please contact:

**UAE Residential**  
**Victoria Garrett** on +971 4451 2000  
[victoria.garrett@me.knightfrank.com](mailto:victoria.garrett@me.knightfrank.com)

**International Residential**  
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## RENTING, LETTING AND MANAGING RESIDENTIAL PROPERTY

- Finding a property to rent
- Arranging a tenancy
- Rental property for corporates
- Relocation services
- Valuations
- Services for landlords
- Letting your property
- Property management
- Lettings management

## CONSULTING AND PROFESSIONAL SERVICES

Our world-class research team ensures that we lead the field in understanding the key drivers of the residential property market. This means that we price and market property to deliver a sale or rental in the most effective way.

- Valuations
- Rural consultancy
- Country house consultancy
- Renewables and sustainability
- Leasehold reform
- Property research

To find out more about Knight Frank’s consultancy services contact **Stephen Flanagan** on +971 4451 2000

# WORLDWIDE RESIDENTIAL OFFICES

**Knight Frank knows the world.**

With over 116 years’ experience, we provide our clients with global coverage via 370 offices and over 13,700 staff throughout Europe, Asia Pacific, Africa, the Middle East and the Americas, focusing on all the prime residential and commercial property markets of the world.

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Our addresses are as renowned



As the local Knight Frank teams

## KNIGHT FRANK KNOWS THE WORLD

Sarah May-Brown Associate Director, International Residential - Through her 14 years in top tier agency Sarah has been involved in the sale and acquisition of super prime trophy homes and multi-unit investments through a range of global markets. She specialises in providing strategic advisory services for developers looking to enter international markets.

Discover how Knight Frank can help with your property requirements.

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## KNIGHT FRANK KNOWS THE UAE

Victoria Garrett, Residential Associate Director in our Dubai office, is renowned for her global residential sales experience and managing high net worth individuals from across the world.

With our network of global offices and international database of active buyers, the chances are that she already knows who your buyer is.

Discover how Knight Frank can help with your property requirements.

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