



INTERNATIONAL VIEW

THE FINEST PROPERTIES FROM
AROUND THE WORLD



FROM ABU DHABI TO DUBAI



DUBAI'S ADDRESSES ARE AS RENOWNED



AS THE LOCAL KNIGHT FRANK TEAMS

KNIGHT FRANK KNOWS THE UAE

Helen Tatham, Residential Director in our Dubai office, is renowned for her years of experience and in-depth knowledge of the UAE's most desirable addresses.

Like her colleagues throughout our global network, she knows exactly how to market the finest homes to buyers across the globe.

Discover how Knight Frank can help with your property requirements.

04 451 2000
KnightFrank.ae



WELCOME



Andrew Hay
Global Head of Residential

Welcome to the 2013 edition of Knight Frank's International View. In the following pages we would like to share with you a handpicked selection of some of the most prestigious residential properties for sale through Knight Frank around the world.

Over the past 12 months we have expanded our global network, which now exceeds 240 offices. This growing network has helped us to source buyers for our clients from no fewer than 63 countries and provides our residential, commercial, and development clients with unparalleled access to international capital flows.

2012/13 has been a frenetic year in many parts of the world, with both significant political and economic events affecting many regions. As a result, 'capital flight' to 'safe havens' has produced peaks of demand from and to many new markets. In order to service this global marketplace for both investor and selling clients, we created market-leading technology including a free, world-class app for iPhone and iPad which has now been downloaded by over 110,000 people, and a facility which allows you to create a personal property library and set up research alerts, 'My Knight Frank'.

Other recent technological innovations include the launch of our new website, which has an improved navigation and provides a more intuitive user experience. Of particular note, our Global Property Search now features residential, commercial and investment properties, a first within the industry. In 2013 the languages available on our multilingual website will increase from 8 to over 20 making it even easier and more enjoyable for our international clients to search over 12,000 properties online.

All of the above initiatives ensure that our clients continue to trust us with their property requirements, and in turn, they have helped us to identify why they chose Knight Frank and what sets us apart.

As a partnership with a track record of over 116 years, high quality advice and depth of service are at the core of all we do for our clients. If you are likely to require property advice in the coming months please do let us know. You can find a list of some of our services on pages 78 and 79 and a full listing of our Residential offices on pages 80 and 81.

Alternatively, I would be delighted to hear from you and to help in any way I can. I hope you enjoy this edition of International View.

A handwritten signature in black ink, appearing to read 'A Hay', with a long, sweeping horizontal line extending to the right.

Andrew Hay
Global Head of Residential





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OUR MISSION IS TO DELIVER FANTASTIC RESULTS

KNIGHT FRANK'S INTERNATIONAL NETWORK CONTINUES TO PLAY A CRUCIAL ROLE IN SERVICING THE GROWING DEMANDS OF INTERNATIONAL CLIENTS EXPANDING THEIR GLOBAL PROPERTY PORTFOLIOS

A recent survey into private bankers and wealth advisors revealed that over a quarter of their clients' (each worth on average US\$65m and in total almost US\$1tr) net worth is accounted for by residential property (not bought purely as an investment). The evidence is clear; HNWIs are continuing to expand their global property portfolios and this article explores the reasons why Knight Frank is in a position to meet this demand.

The emergence of global market wealth is reflected by the changing shape of Knight Frank's international network. Whilst retaining our strong presence in the traditional key prime markets of Europe (where the network began over 20 years ago), and the Americas, we have seen a huge influx of interest in New York and Miami over the last year. Whilst there remains significant wealth among traditional buyers in the USA, UK and Europe, the huge growth in emerging market wealth has meant that genuinely global agencies must have an ever broader network if they wish to service this expanded base of global investors.

Paddy Dring, Head of Knight Frank's International Network comments: "It might be logical to assume that the global economic uncertainty since 2007 would have dampened the enthusiasm of HNWIs for expensive homes, but in the 20 years I have been selling luxury international property for Knight Frank, I have never experienced such strong demand from a geographically diverse range of potential clients."

The two most 'international' residential markets remain London and New York, and Paddy adds: "In New York over half of the properties sold last year over US\$10m were bought by international purchasers. We see a similar pattern in many global residential hotspots."

London and New York may continue to draw buyers from all regions, but other markets are also becoming more global with prime residential centres in Europe, the Middle East and Asia starting to experience an influx of new international buyers. This is certainly evident in the new developments sector, with trophy buildings across a number of locations very much on the shopping list of portfolio investors. James Price, Head of Residential Development in Europe suggests: "Knight Frank's

experience with new residential developments all over the world, and ability to sell into other markets will win business where developers are increasingly adopting international standards and looking for new markets to sell in to."

In looking to open new markets to buyers, it is clear that having the right people and the right 'tools' in place is key. In the Middle East, Knight Frank is rapidly growing its team by targeting exceptional individuals with long-term experience of property in that region. Helen Tatham, Residential Director in Dubai comments: "This is a hugely exciting time for us; we are not just building a business for the markets here, but one that can become a real hub for our global network."

Ben Woodhams, Managing Director of Knight Frank Kenya, was posted to Dar es Salaam 14 years ago, and during that time has seen the property sector develop significantly. Ben feels that one critical element is the visibility such markets as Nairobi and coastal Kenya are afforded through the website: "The website gives our clients the kind of global exposure that our competitors cannot offer."

This is echoed by Renu Budhrani, Executive Director of Residential in Hong Kong: "The website is key for us. The fact that it's both a global and multilingual website is a huge asset when dealing with our mainland clients who are actively purchasing in several key world destinations."

Renu is also a strong advocate of having the right team in place, adding: "All the technology in the world means nothing without the back-up of the kind of expertise that only an experienced property agent, supported by a global network, can offer. It is the combination of Knight Frank's global reach and local real estate experience that sets us apart and means that we can service clients from every corner of the globe with a local touch."

Knight Frank places huge importance in earning its reputation for expertise and sound advice, which is demonstrated through our in-depth global research that offers our clients a better understanding of the world's luxury property markets.

Paddy adds: "Our global research enables clients to make more informed decisions, whether they are monitoring the value of assets in one location or considering a purchase in another."

Our research, and indices such as the Global House Price Index, are key in supporting our global teams. Frank Khan, Executive Director in Thailand, who has been based in Bangkok for nearly 10 years (which itself has seen one of the sharpest rises in Knight Frank's Global House Price Index) comments: "Knight Frank has overwhelmingly attained the trust of our clients, in both the domestic and international residential markets, through our research and expertise. Experience, knowledge, integrity and trust are at the core of Knight Frank's business. Clients trust us to deliver, to keep our word and act in their best interests. Our mission is to deliver fantastic results and in doing so clients come back to Knight Frank time and time again."

So, having a network that genuinely works on a global scale and that can offer property product and advice across the world's main markets, both established and emerging, is based on a combination of factors: industry leading use of technology; genuine local expertise evidenced through first rate research; establishing experienced teams with the right people; exceptional presentation and marketing; and perhaps most importantly, a clear view to establishing and maintaining long-term client relationships.

Paddy summarises: "Despite the emphasis on expanding our network to meet the increasing global appetite we continue to ensure that we know the markets where we are selling (both the wider market dynamics and the individual properties), what, how and why something sells, and to whom. We'll do everything we can to secure the best deal possible for our clients, but we are equally focused on building long-term relationships and giving the best possible advice."

EUROPE

INSIDE VIEW CAP D'ANTIBES & TANAH MERAH

In the 1920s, there were few more enticing places in Europe to be than Cap d'Antibes. The Cote d'Azur's warm temperatures and turquoise sea had long held an attraction for wealthy American and British entrepreneurs and artists, but the Roaring Twenties saw a new influx desperate to escape post-war dourness for carefree decadence in the South of France.

The likes of F Scott Fitzgerald, Douglas Fairbanks and Frank Jay Gould built lavish Art Deco homes, held outrageous parties and brought jazz to Juan Les Pins, earning it the moniker of the 'New Orleans of Europe'.

Among the new arrivals was Barry Dierks, an American architect who arrived on the Riviera in 1925 and never left. His first client, whom he met in the bar of the Ritz, was the English playwright Somerset Maugham,

who commissioned a complete rebuild of the Villa Mauresque on Cap Ferrat. From there, Dierks and his English partner Eric Sawyer, a well-connected social butterfly, mingled with stars and royalty and designed landmark homes for the rich and famous.

There was a fever for building holiday villas on the coast. But few had quite as dramatic a location as Tanah Merah, a once-magnificent Art Deco villa whose land stretches down to the water's edge.

Tanah Merah (meaning 'red earth', a reference to the terracotta coloured rock of the nearby Esterel mountain range, where Dierks lived) was built in 1937 for an American couple and later owned, until recently, by Princess Borghese of Rome. She had held on to the house for 30 years after the death of her husband, but let it fall into desperate disrepair. Now, the 450 sq m

villa has been rescued by a local property developer, Patrice Montuoro from the Regis Group, who specialises in restoring the 'beauty, luxury and shine' to historic properties – often buying up several in a row to revitalise and enhance the value of an entire neighbourhood. After 15 months Montuoro is close to finishing the restoration of the villa to its former glory.

"It is a balcony on the sea and a pure Art Deco villa, which is very hard to find," says Montuoro, who has spent millions of Euros on Tanah Merah's restoration. Mr Montuoro doesn't stop at restoring the building, however, he also sources every light, bed and table to provide a completely furnished turn-key home for its next owner.



"Our credo is to do real estate works of art for a highly demanding clientele," he says. "I focused on preserving all the 1930s features and decor. We have retained the original dimensions of the rooms, created cornices from the period, sourced Art Deco handles, laid lacquered floors and built an Art Deco gate."

A children's swimming pool flows over a black stone wall into the main pool, with a glass window that gives the impression of swimming in the sea, and the house sits hidden in its own Mediterranean paradise with huge bamboos, palms and orange trees to conceal it from neighbouring properties.

While nearby Cap Ferrat attracts international buyers seeking a trophy asset, Cap d'Antibes also

has a great deal to offer. "Cap d'Antibes had already been a popular destination for decades since King Leopold of Belgium put Cap Ferrat on the map in the 1890s and turned it into a very exclusive place," comments Mark Harvey in our French department. "Cap d'Antibes has plenty to offer in terms of lifestyle, with a strong, year-round, authentic dynamic in the old port of Antibes at one end and Juan Les Pins, with its famous jazz festival, at the other," says Harvey. "When Barry Dierks arrived on the Cap, the town's reputation had been sealed by Juan Les Pins, the hub of all activity, and Hollywood descended."

Patrice Montuoro agrees that there is little on the Riviera to compare with Cap d'Antibes. "It was, is and always will be the place to be, not just a place

to be seen, but a place to live. The quality of life is like nowhere else," he says. "Russians come here because of their strong historical connection with the Riviera, as do the British, northern Europeans and Americans. You can sit in the Jacuzzi at Tanah Merah looking at both the Mediterranean Sea and the Alps. There are few places you can boast that." Tanah Merah is just one of the unique properties for sale through Knight Frank's global network and further details can be found on page 32. The following pages showcase a selection of some of the other amazing properties currently available in Europe.



HYDE PARK

LONDON, ENGLAND

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Set against the stunning backdrop of Hyde Park are a selection of spectacular apartments in The Lancasters, a fully restored parade of 19th century, stucco-fronted Grade II houses.

Accommodation includes:

- 1, 2, 3 and 4 bedroom apartments
- All apartments feature contemporary kitchens, Fantini bathrooms, comfort cooling system
- Underfloor heating
- Gymnasium and swimming pool
- Concierge service
- Private parking

GUIDE PRICE FROM: £1,100,000 - £6,500,000





REGENT'S PARK

LONDON, ENGLAND

GUIDE PRICE £21,000,000

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One of the grandest, most prestigious houses in super prime London, on the most exclusive terrace inside Regent's Park. Meticulously refurbished with unsurpassed quality and design.

Accommodation includes:

- Master suite and 3 further bedrooms
- Reception room with terrace and spectacular park views
- Formal dining room
- Cinema room
- Private garden
- Separate mews house with parking, gym and 2 additional bedrooms
- In all approximately 625 sq m



KNIGHTSBRIDGE

LONDON, ENGLAND

A beautifully refurbished family house within this exclusive private road in Knightsbridge. This is the key house in the terrace enjoying a three window wide, first floor drawing room.

Accommodation includes:

- 5 bedrooms and 4 bathrooms
- Kitchen/breakfast room
- 3 reception rooms
- Additional staff kitchen and laundry room
- Garden
- Approximately 402 sq m

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GUIDE PRICE £12,500,000





KNIGHTSBRIDGE

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An exquisite apartment which has been reconfigured and refurbished to a superb standard throughout, with an exceptional master bedroom suite leading onto a private terrace.

Accommodation includes:

- 3 bedrooms
- 3 bath/shower rooms (2 en suite)
- Kitchen/breakfast room
- Open plan reception/dining room with study area
- 2 terraces and private parking space
- In all approximately 218 sq m

GUIDE PRICE £10,750,000



KNIGHTSBRIDGE

LONDON, ENGLAND

A beautifully designed wide corner house positioned in one of Knightsbridge's finest addresses. It is presented in immaculate condition and benefits from excellent ceiling heights, large room proportions and a stunning roof terrace.

Accommodation includes:

- 3 receptions
- 5 bedrooms (2 en suite)
- 2 further bath/shower rooms
- Kitchen with breakfast area
- Balcony/terrace/courtyard
- In all approximately 347 sq m (3,744 sq ft)

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GUIDE PRICE £11,750,000





KNIGHTSBRIDGE

LONDON, ENGLAND

An exceptional apartment in this outstanding development, located in the internationally renowned Knightsbridge. One Hyde Park is fast becoming the most exclusive address in the world. Designed by Internationally renowned interior designers Candy & Candy.

Accommodation includes:

- 3 double bedrooms
- 3 en suites
- 2 reception rooms
- Indoor swimming pool and spa
- Fully equipped gym and squash court
- 4/7 concierge, serviced by Mandarin Oriental Hotel Group

£18,000 PER WEEK

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BELGRAVIA

LONDON, ENGLAND

A newly refurbished light and spacious apartment benefiting from high ceilings, grand proportions, a large south facing roof terrace and a private courtyard. The property also has the latest automated audio visual and lighting systems.

Accommodation includes:

- 2 reception rooms
- 3 bedrooms
- 3 bathrooms
- Roof terrace
- Private courtyard
- All in approximately 261 sq m

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BELGRAVIA

LONDON, ENGLAND

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.

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

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PRICES FROM £1,950,000 TO £24,000,000



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HYDE PARK

LONDON, ENGLAND

Located in a beautiful Grade II listed white stucco building with fantastic communal areas, is this stunning interior designed penthouse apartment, originally part of the Craven Collection. Arranged over two floors with wraparound roof terrace and direct lift access.

Accommodation includes:

- 4 bedrooms and 4 en suite bathrooms
- Open plan reception room/dining room
- Bespoke Italian kitchen
- Roof terrace
- Direct lift access
- Air conditioning, underfloor heating and Niko home automation system
- In all approximately 244 sq m (2,630 sq ft)

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GUIDE PRICE £4,750,000



ST JOHN'S WOOD

LONDON, ENGLAND

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Newly constructed duplex penthouse with wraparound balconies and views of Regent's Park. This beautifully presented apartment is finished to the highest standard and benefits from a secure garage and direct lift access.

Accommodation includes:

- 4/5 bedrooms
- 4 bathrooms
- Double reception room
- Open plan kitchen
- Terraces on both 4th and 5th floors
- Lift and garage
- In all approximately 276.4 sq m

GUIDE PRICE £5,500,000



CHELSEA CREEK

LONDON, ENGLAND

This luxurious new, mixed-use development, moments from Chelsea, King's Road and Sloane Square currently offers a selection of two and three bedroom apartments and stunning penthouses in a dockside setting.

Accommodation includes:

- Prime London location
- 24 hour concierge
- Health spa and fitness centre
- Shops, bars and restaurants
- Landscaped parkland and courtyards
- Unrivalled transport links

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PRICES FROM £1,299,950 TO £7,749,950





ONE TOWER BRIDGE

LONDON, ENGLAND

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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 in 5* luxury living experiences in the most exciting city in the world.

Accommodation includes:

- Designed by world renowned architects Squire & Partners
- Spectacular balconies and terraces overlooking the internal courtyards or River Thames
- Highly specified interiors using the finest natural stones, home automation systems and comfort cooling
- 5* facilities including 24hr Harrods Estates concierge, spa, gym, swimming pool, boutique hotel and business centre
- LSE, Imperial and Kings College just a short distance away

PRICES FROM £785,000



SOUTH BANK

LONDON, ENGLAND

Set within four striking pavilions, adjacent to the Tate Modern and with views of St Paul's Cathedral and the River Thames - NEO Bankside is a collection of the finest apartments with first-class amenities.

Accommodation includes:

- Premium upper floor collection of only 14 substantial 3 to 4 bedroom apartments
- Architecture by Rogers Stirk Harbour + Partners
- 24 hour concierge and security
- Residents leisure club and wine cellar
- Secure underground parking
- Minutes from the City

PRICES FROM £3,350,000 TO £6,350,000

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ST GEORGE'S HILL

SURREY, ENGLAND

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A magnificent new residence of grand proportions on this prestigious, gated private estate.

Accommodation includes:

- 6 bedroom suites and 6 reception rooms
- Impressive indoor swimming pool with steam room, spa bath, gymnasium and changing facilities
- Bar, games room, cinema, treatment room and wine cellar
- Self-contained staff accommodation and garaging for 4 cars
- Landscaped gardens overlooking golf course
- Approximately 1,465 sq m, in all about 0.5 hectare

GUIDE PRICE £15,000,000





SHEERING

ESSEX, ENGLAND

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A classical Grade II* listed country house set in beautiful gardens and grounds.

Accommodation includes:

- 4 reception rooms
- 10 principal bedrooms and 5 bathrooms
- Substantial cellars
- Annexe with 2 cottages, office and garage
- Former stable courtyard with 2 further cottages, carriage house, 18th century clock tower and further garaging and stores
- Pastureland, farmland and woodland
- In all about 18.6 hectares

HIGHVIEW MANOR

OXFORD, ENGLAND

An extraordinary new country house within minutes of Oxford. Built by Millgate Homes, with over 1,025 sq m of accommodation including a stunning indoor leisure complex and guest/staff cottage. Set in grounds of 1.6 hectares with a tennis court, pavilion and four car garage.

Accommodation includes

- 6 reception rooms
- 5 bedroom suites
- 2 bedroom cottage
- Indoor leisure complex with spa
- Tennis court
- Extensive garage
- In all about 1.6 hectares

GUIDE PRICE £5,950,000

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VAUD CANTON

SWITZERLAND

Very rare opportunity to acquire an exceptional, historical 12th century estate, with 21st century standards. Set amongst 33 hectares of land, of which 15 hectares are highly rated wine producing vineyards.

Accommodation includes:

- Approximately 6,000 sq m of usable interior space
- Wonderful lake and mountain views
- Ideally located in one of Europe's most secure, political and economic environments
- Available for purchase or investment opportunities



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13TH DISTRICT

VIENNA, AUSTRIA

This period residence in the heart of the 13th district, with approximately 1,300 sq m of living space, has just undergone a truly breathtaking refurbishment programme creating a magnificent family home. The original character has been retained, whilst incorporating the very latest equipment and technology.

Accommodation includes:

- 7 bedroom suites
- Incredible wine cellar
- Gym, outdoor swimming pool and pool house
- Guard house
- Large underground garage
- In all approximately 2,450 sq m



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TOUR ODÉON

MONACO

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Soaring to 170m, Tour Odéon will be the tallest building in Monaco and one of Europe's most striking residential towers. A limited number of luxurious residences are available benefitting from dramatic views over the sea and Principality.

Accommodation includes:

- 1-4 bedroom apartments with floor-to-ceiling windows and expansive private terraces
- The very highest quality specification, with home automation and fully equipped kitchens and bathrooms
- Spa and leisure facilities, business centre, retail boutiques and 24-hour concierge
- Architect: Alexandre Giraldi
- Interior designer: Alberto Pinto
- Show apartment available for viewing with the tower due for completion 2014



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Computer generated image for illustrative purposes only.



Computer generated image for illustrative purposes only.

RUE DE GRENELLE

PARIS, FRANCE

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A secure and private enclave in the heart of the prime residential 7th arrondissement. Just moments from the Palais des Invalides, this is a neighbourhood of private homes, embassies and government buildings, with many green spaces interspersed.

Accommodation includes:

- 16 private residences spread across 5 distinct buildings
- Apartments, modern mews-style houses and townhouses
- Contemporary architecture and design maximising space and light
- 24-hour security, doorman and concierge service
- Underground parking
- Final completion scheduled for first quarter of 2014





BAR-SUR-LOUP

COTE D'AZUR, FRANCE

A magnificent 17th century château set in beautiful formal grounds within its own estate walls.

Accommodation includes:

- 3 reception rooms
- 6 bedrooms
- 4 bathrooms
- Guest house, staff cottage and domestic apartment
- Swimming pool and tennis court



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CAP D'ANTIBES

COTED'AZUR, FRANCE

GUIDE PRICE €14,900,000

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Tanah Merah is an exceptional Art Deco property of historic interest, designed by an acclaimed American architect and enjoying a waterfront setting with private beach and water access.

Accommodation includes:

- Triple reception
- 5 bedrooms
- 4 bathrooms
- Staff apartment
- Infinity swimming pool
- Rooftop solarium with kitchen, bar, hammam and Jacuzzi
- Carports





CAP D'AIL

COTE D'AZUR, FRANCE

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A magnificent Belle Époque villa providing beautifully restored elegant accommodation of classic proportions. In a sought-after waterfront position with incredible panoramic sea views along the coast towards Cap Ferrat.

Accommodation includes:

- 8 reception rooms
- 4 en suite bedrooms
- 2 bathrooms
- Staff accommodation
- Gym, sauna and outdoor swimming pool
- Mature gardens and extensive terraces
- Garage



LUBERON

GORGES, FRANCE

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An enchanting Provençal estate in the heart of the Luberon, set in beautiful landscaped gardens and grounds. Located within striking distance of the beautiful medieval hilltop village of Gordes.

Accommodation includes:

- 3 reception rooms
- 5 bedrooms and 5 bathrooms
- 2 bedroom guest cottage and 2 bedroom staff apartment
- Heated swimming pool and tennis court
- Stables, boxes, manège and horse trails
- In all about 15 hectares





LORGUES

COTE D'AZUR, FRANCE

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A very fine country estate ideally situated in the heart of the Var (Nice Airport approximately 93km). Set in beautifully landscaped gardens and grounds offering superb panoramic views of the unspoilt countryside.

Accommodation includes:

- 4 reception rooms
- 7 bedrooms and 7 bathrooms
- Small Bastide and caretaker's cottage
- Swimming pool with pool house
- Wine/olive oil cellar
- In all about 9.5 hectares of land with 4 hectares of AOC vineyard

GUIDE PRICE €4,950,000



GASCONY

FRANCE

Grand Gascon château set in the heart of the South West of France, surrounded by vines, woodland and rolling countryside. Originally part of an historic vineyard estate, the château still lends its name to an excellent local wine.

Accommodation includes:

- Historical château and formal outbuildings
- 6 bedrooms in the main château
- Additional accommodation including 5 bedrooms
- 7 hectares including orchard and gardens
- Swimming pool and tennis court
- 3 bedroom staff house

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CHAMONIX VALLEY

FRENCH ALPS, FRANCE

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Alpine chalet chic at its best providing excellent living and entertainment space. This hameau consists of three recently constructed luxury Alpine chalets set in a private and tranquil woodland setting.

Accommodation includes:

- 3 separate chalets
- 3 reception rooms and 2 cinema rooms
- 12 bedroom suites
- Spa facilities and outdoor dining terrace
- Heated split level swimming pool
- Landscaped gardens and 3 garages



COURCHEVEL

FRENCH ALPS, FRANCE

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Located in the heart of the bustling Alpine resort of Courchevel, this hotel provides a wonderful base from which to explore the Trois Vallées, in addition to providing an opportunity (subject to planning permission) to create a 5* Alpine masterpiece.

Accommodation includes:

- 39 letting en suite bedrooms
- 3 staff bedrooms
- Open plan lounge and bar with seating for 22
- Full restaurant and kitchens
- Extensive playrooms and nursery facilities
- Outdoor parking

GUIDE PRICE €13,750,000





LAKE STARNBERG

MUNICH, GERMANY

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Located on the shore of Lake Starnberg, approximately 30km from Munich, this exceptional property enjoys spectacular south facing views of the lake and the Alps from a majestic, elevated position. Built in 1991 this is one of the finest waterfront parcels to be found in the region and a rare opportunity indeed.

Accommodation includes:

- Japanese-inspired waterfront home, approximately 431 sq m
- 2 master bedrooms and 6 additional bedrooms
- 7 bathrooms
- Dedicated wine cellar
- Indoor swimming pool
- Landscaped gardens, approximately 3,388 sq m

GUIDE PRICE €6,400,000





PALAZZO TORNABUONI

FLORENCE, ITALY

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Elegant apartments in a landmark 15th century palace in the heart of Florence, once home to Pope Leo XI and the Medici family. World-class management is provided by Four Seasons Hotels and Resorts.

Accommodation includes:

- Adorned with spectacular frescoes, friezes and statues
- The finest modern Italian interior design
- Facilities include a cigar room, spa, library and fitness room
- Range of concierge services
- Access to the facilities at the Four Seasons Hotel Firenze
- The building is complete with some apartments offered fully furnished

PRICES FROM €975,000 - €5,000,000





TOSCANA RESORT CASTELFALFI

TUSCANY, ITALY

APARTMENTS FROM €230,000
VILLAS FROM €1,200,000
FARMHOUSES PRICES ON REQUEST

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A 1,100 hectare estate in unspoilt Tuscany, set around a historic 'borgo' with a 'castello' at its heart. A choice of residences are available including restored apartments (completion summer 2013), traditional farmhouses and newly built homes.

Accommodation includes:

- Membership of the established, 27-hole golf course
- Boutique hotel and a restaurant/pizzeria opened in 2012
- Further amenities to include swimming pools (summer 2013), restaurant in the castle (2014) and a range of shops
- The estate will be fully managed with a rental service available
- Show apartments available for viewing





GREVE IN CHIANTI

TUSCANY, ITALY

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A charming, private home within walking distance of the town of Greve, set in approximately four hectares of land with magnificent views over the Chianti region.

Accommodation includes:

- Main house approximately 400 sq m
- Barn to be restored approximately 100 sq m
- 5 bedrooms and 6 bathrooms
- Loggia for alfresco dining
- Saltwater swimming pool heated by solar panels
- Property includes landscaped garden, 300 olive trees and woodland

GUIDE PRICE €2,900,000





PANZANO

TUSCANY, ITALY

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The ideal home, close to the hilltop town of Panzano with its famous restaurants and markets. Restored carefully by the owners with swimming pool, mature gardens and guest accommodation. A perfect rental opportunity.

Accommodation includes:

- 8 bedrooms in total
- 10 bathrooms in total
- Ample parking area
- Panoramic terrace
- In all about 0.6 hectare

GUIDE PRICE €3,500,000

SAN LORENZO NORTH

QUINTA DO LAGO, PORTUGAL

Renowned for its outstanding golf courses and stunning beaches, Quinta do Lago has long been one of Europe's most prestigious resorts. San Lorenzo North offers the last opportunity to develop your own home within the estate.

Accommodation includes:

- 21 plots from 2,000 sq m in an exclusive corner of the estate
- Beautiful views to the Ria Formosa National Park and the award-winning San Lorenzo golf course
- Buyers may purchase a plot for their own build
- Turnkey options available with striking contemporary architecture
- Show villa available for viewing
- Approximately 18km from Faro airport

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PGA CATALUNYA RESORT

COSTA BRAVA, SPAIN

An established estate with two fabulous golf courses. Ideally situated approximately 15km from historic Girona, 80km from Barcelona, 25km from the Costa Brava and 100km from the Pyrenees.

- Completed apartments, semi-detached villas, 3 show villas and frontline golf plots
- Visionary architectural designs and high-specification finishes
- Stadium Course consistently rated in the top 3 in mainland Europe and No.1 in Spain
- Clubhouse with restaurant and established hotel with spa
- Residents' club with gym, swimming pool, Jacuzzi, sauna and tennis courts
- Owners can benefit from PGA Catalunya's preferential agreements with a nearby beach club facility

APARTMENTS FROM €250,000

SEMI-DETACHED VILLAS FROM €695,000

VILLAS FROM €950,000

PLOTS FROM €385,000

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BARCELONA

CATALUNYA, SPAIN

GUIDE PRICE €3,950,000

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Considered one of the last examples of Catalan Modernism and declared a protected, historic monument in the 1970s, this beautiful historic house was built in 1906 by navy officer Ricardo Ramos and designed by renowned architect, Jaume Torras i Grau. The property has featured in several films, including one of Pedro Almodovar's.

Accommodation includes:

- 8-10 rooms
- Large kitchen
- Offices
- Spectacular 700 sq m garden
- Stunning columns as seen in the Alhambra in Granada
- Beautiful frescoes, over 4m high ceilings, mosaic tile flooring and Gaudi-inspired chimney
- Concierge and parking

CYPRUS

LIMASSOL MARINA

LIMASSOL, CYPRUS

One of the Mediterranean's most exciting marina developments, combining elegant residences, superyacht berths and an enticing mix of restaurants and shops, creating a lifestyle uniquely shaped by 'living on the sea'.

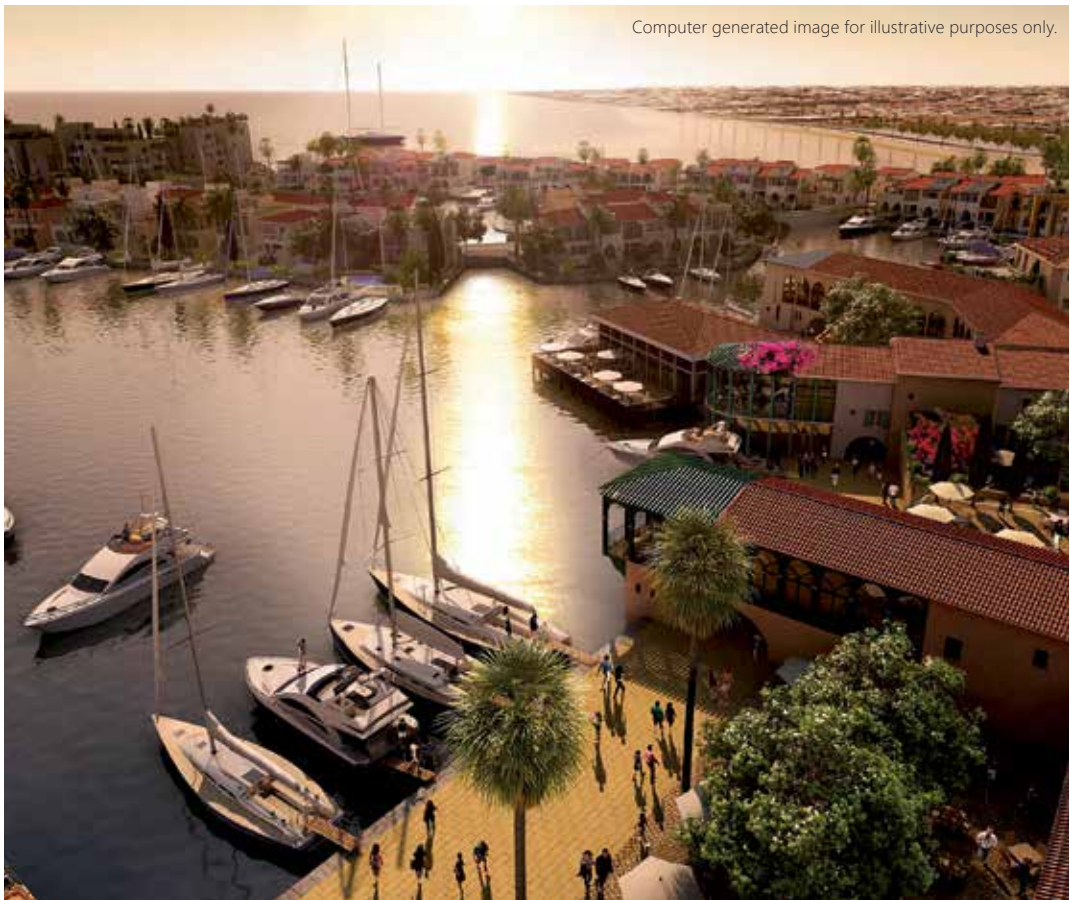
Accommodation includes:

- Exclusive villas with private berths of up to 30m
- Luxury apartments with uninterrupted sea views
- First residences delivered to their owners January 2013
- Full service marina and commercial area fully operational from June 2013
- Walking distance to the heart of Limassol, the most cosmopolitan city in Cyprus
- Between Paphos and Larnaca International Airports (both under 70km)

APARTMENTS FROM €370,000 - €1,550,000
VILLAS FROM €1,751,000 - €6,592,000

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AKAMAS BAY VILLAS

PAPHOS, CYPRUS

Exclusive beachfront villas located close to the protected Akamas Peninsula, an area of natural beauty. Villas are finished to the highest quality and specification, set within beautifully landscaped plots and enjoying panoramic sea views.

- Large plots of up to 1,960 sq m
- Range of contemporary villa designs
- 24-hour security, concierge and property management services
- Paphos International Airport approximately 50km (less than an hour's drive)
- Phase I, now 70% sold, is complete with a fully furnished show villa available for viewing
- Further villas recently released in Phase II

PRICES FROM €1,870,000 - €4,740,000
(INCLUDING VAT)

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WHITE SPACE

AMSTERDAM, THE NETHERLANDS

Exceptional and unique concept of 900 sq m in total, hidden between the canals of historical Amsterdam. The space has been refurbished and incorporates a luxurious mansion with a substantial studio/gallery of approximately 400 sq m, ideally arranged for major events, exhibitions and collections.

Accommodation includes:

- Spacious reception rooms
- Luxurious master suite
- Terraces
- Separate studio apartment
- 400 sq m 'White Space' gallery
- Parking and lift

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BRUSSELS

BELGIUM

Exceptional property in a strategic location near the beautiful Sonian Forest and only a few kilometers away from the historic heart of the capital.

Accommodation includes:

- Located in a beautiful park of 5 hectares with ancient trees
- Prestigious 19th century castle of approximately 1,500 sq m
- Second villa of approximately 500 sq m
- Beautiful old stables converted into 12 garages
- 2 apartments

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AFRICA & THE MIDDLE EAST

INSIDE VIEW DUBAI, KENYA AND SOUTH AFRICA



It has been a few years since Dubai was talked about in exalted tones. After the Emirate's stratospheric rise in the years leading up to 2008 – a period that saw the ambitious transformation of the desert state into a financial and tourist metropolis, attracting thousands of overseas property investors to its marinas and beaches – its property market plunged with similar speed after the global financial crisis hit.

The past 12 months have seen another reversal in its fortunes, however, as property values have begun to recover by 20% in prime areas. Amid continued social unrest in the Middle East, Dubai is considered a safe haven and was ranked the best place to live in the Middle East by the global consulting firm Mercer in 2011. And in the coming year, Dubai is forecast to be one of the strongest global performers, with the value of the prime sector continuing to strengthen.

Dubai's prime coastal developments such as Palm Jumeirah and Dubai Marina are attracting international interest again, with the supply of luxury homes in these areas and non-coastal resorts such as Emirates Hills pushing prices higher. "Downtown Dubai and the business district are more established now and drawing the attention of international buyers and villa communities for end-users," comments Helen Tatham in Dubai.

Its appealing features, the climate, high standard of service in the tourist sector and its strategic location between East and West, make it a pivotal hub for international business headquarters, drawing investors from around the world.

Indian buyers account for the highest percentage of foreign ownership at 18%. British investors are also prominent, having bought nearly 3,000 properties in the Emirates in 2011 according to the Dubai Land and Property Department.

For the coming year, Helen predicts Dubai's market will continue to strengthen as confidence returns and transparency improves. "Investors looking for yield lean towards apartments in popular developments and townhouses, while resident families will buy in the villa communities. Emirates Hills, Burj Khalifa and Palm Jumeirah are always in demand."

International buyers are also turning their attention to Kenya, and in particular Nairobi, a strategic hub where demand for good quality residential property for sale and rent remains strong.

Despite Kenya's dramatic rise in interest rates in late 2011, Knight Frank has seen consistent growth in sale values and volumes at the top end of the market in the past 12 months, largely because buyers in this sector do not require mortgages. Their interest is focused on new-build property in gated communities where they can benefit from a high level of security and the economies of scale. Property on Kenya's beautiful coastline remains sought after, though mainly from domestic buyers looking for a holiday home by the sea.

This year heralds more good news once the general elections due on March 4th are over, thinks Ben Woodhams in Kenya. "Interest rates are gradually falling and we predict a dramatic increase in the level of development and transactions after March," he comments.

"The market is being driven by local demand, but this is leading to interest from overseas buyers looking to take advantage of the capital growth that Nairobi's residential sector has witnessed. We are seeing buyers from the region investing in Nairobi and the coast, which is also attracting buyers from further afield such as Europe, in particular Italy and the United Kingdom."

In South Africa, Cape Town continues to dominate the attention of overseas buyers including those from elsewhere in Africa. These buyers seek either winter sun holiday homes or permanent residences in its city centre, or in the prime Atlantic seaboard areas of Clifton and Camps Bay and the leafy southern suburbs that wrap around Table Mountain. "The markets have improved over the past year with the banks' lending criteria becoming less stringent," comments Anne Porter, our associate agent in South Africa.

"In spite of the problems in South Africa, it offers first world benefits at affordable prices because of the weaker Rand," adds Anne. She expects to see an upturn in the market this year, with the strongest interest likely to be from British, German and, increasingly, American buyers.

To view a selection of the finest properties currently available across Africa and the Middle East please see the following pages.



NURAI PRIVATE ISLAND

ABU DHABI, UNITED ARAB EMIRATES

The ultimate haven of shoreline estates and waterfront villas. Modern in 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.

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

GUIDE PRICES FROM
US\$6,000,000 - US\$14,000,000



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AL BARARI

DUBAI, UNITED ARAB EMIRATES

GUIDE PRICES FROM
US\$3,000,000 - US\$20,000,000

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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. Nestled on a 1.3 million sq m secluded botanical paradise, Al Barari offers an unparalleled lifestyle reflecting gracious living at its very best.

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
- Swimming pool with spa
- 'Smart Home' system

PALM JUMEIRAH

DUBAI, UNITED ARAB EMIRATES

Iconic waterside villas on the 'eighth wonder of the world', the Palm Jumeirah, a man-made island which extends four miles into the Arabian Gulf and is home to the rich and famous. The only, truly private waterfront living in Dubai.

Accommodation includes:

- Signature villas of approximately 650 sq m
- Variety of designs and layouts
- Private beachfronts
- Landscaped gardens with swimming pool
- Integral garaging and staff quarters
- 24-hour security at the access of each frond
- Freehold

GUIDE PRICES FROM US\$5,000,000 - US\$10,000,000

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EMIRATES HILLS

DUBAI, UNITED ARAB EMIRATES

Emirates Hills is the premier development by Emaar properties, a well-regarded local developer. In a prime location of Dubai, each villa is individually designed on spacious plots with views of the famous Montgomerie golf course.

Accommodation includes:

- Opulent properties ranging from 743-3,716 sq m
- Staff accommodation
- Integral garaging
- 24-hour security
- Stunning lake and golf course views
- Landscaped gardens

GUIDE PRICES FROM
US\$6,000,000 - US\$18,000,000

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CAMPS BAY

CAPE TOWN, SOUTH AFRICA

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The Enigma Mansion is best described as 'the ultimate living experience'. This opulent, unique mansion is to be sold in its entirety. The owner took the luxury of time to seek and find the most beautiful and prestigious location, sourced the finest antiques, furnishings and artwork and passionately took four years bringing his vision to life. The mansion boasts over 7,000 sq m of tranquil gardens, waterways, sun downer terraces and secret hideaways.

Accommodation includes:

- Master suite approximately 100 sq m
- 2 bed guest house approximately 264 sq m
- 80 sq m 3D cinema
- Staff cottage
- iPad technology in every room
- Underground garaging for 7 cars

GUIDE PRICE R300,000,000



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OCEAN SEVEN
MOMBASA, KENYA, EAST AFRICA

One-of-a-kind beachfront development on Kenya's fantastic north coast.

- Accommodation includes:
- 3 and 4 bedroom penthouses
 - 2 and 3 bedroom condominiums
 - 6 hectare landscaped park
 - Environmentally friendly practices throughout
 - 24-hour concierge service
 - Ocean views from every apartment

GUIDE PRICES FROM US\$375,000

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AMBOSELI

SOUTHERN KENYA, EAST AFRICA

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An exclusive and luxurious property set at the foot of Mount Kilimanjaro, in Kenya's Amboseli region.

Accommodation includes:

- Approximately 141.64 hectares and 820 sq m of living space (freehold)
- Large family room and dining area with picture windows
- 4 en suite bedrooms
- Spacious balconies and large terraces with 2 game viewing areas
- Swimming pool and sauna/steam room
- 2 wild-animal watering holes
- Staff accommodation for 8

GUIDE PRICE €2,000,000



ASIA PACIFIC



FOCUS ON NANANU-I-CAKE ISLAND, FIJI

Freehold Fijian islands are a rare commodity on the property market. The actor Mel Gibson owns one of the largest in the Pacific, Mago island, a 5,400 acre private retreat, and the Austrian billionaire co-owner of RedBull, Dietrich Mateschitz, has turned Laucala Island into an exclusive hotel resort.

Now there is a new opportunity in the heavenly form of Nananu-i-Cake, a 600 acre freehold island on sale for US\$10 million and whipping up interest among European and US investors who can see huge potential in this untapped paradise.

The island, and its small satellite isle, sit just one kilometre off the northern coast of Viti Levu, Fiji's largest island and home to the capital, Suva, with a population of 77,000. On Nananu-i-Cake, the population is just one – or a handful more, depending on how many friends and family the owner allows to share their tropical retreat, most of which is still a wilderness of natural vegetation, mango tree-lined trails, pine forests and five beautiful beaches, all accessible by tracks and roads.

There is one property on the island, a traditional-style house that was built in 1974 by its then owner, Sir Harold Mitchell, an industrialist multi-millionaire who

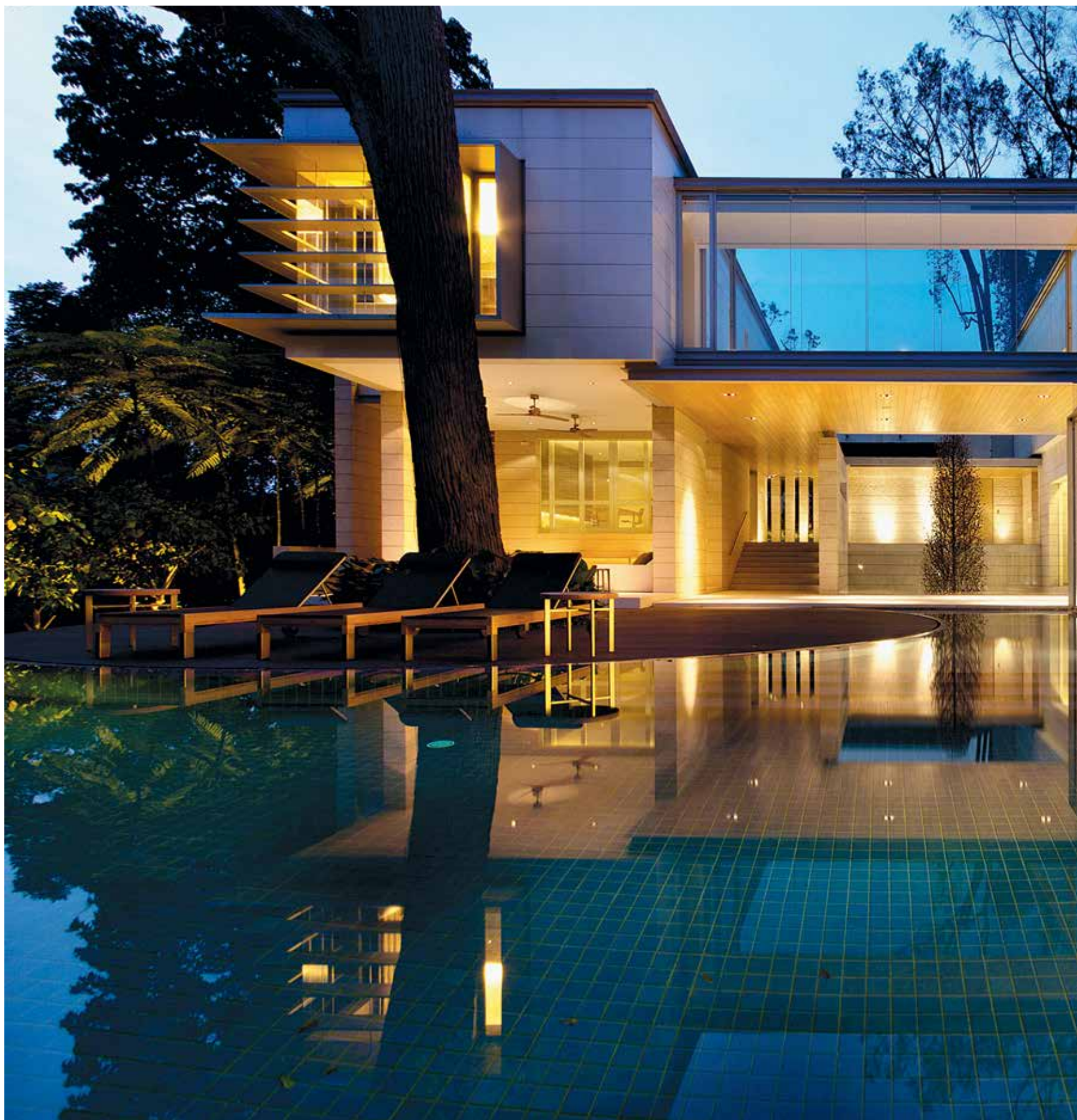
was Vice Chairman of the Conservative party under Sir Winston Churchill during the war. The house was upgraded by the noted architect Murray Cockburn in 1984, to increase the accommodation for Sir Harold's family when they came to visit, and the entire house was refurbished two years ago and now features four bedrooms, a large open plan living and dining room and a spacious library. There is also a new swimming pool and two further guest rooms in thatched cottages whose features include timber louvre doors and ceilings made from beaten bark cloth. The sale also includes stables, horses and sheep paddocks (inclusive of stock) plus boats, Jeeps and generators.

The island was Sir Harold's (and later his family's) tropical retreat, a two and half-hour drive from Nadi International Airport and two hours from Suva, both with a short boat ride at the end from Ellington Wharf to the island's deep water jetty, approximately 1km.

The property, which sits on the highest point on the island with panoramic views across neighbouring Nananu-i-ra and the South Pacific Ocean, has satellite television, wireless broadband and telephone. "The rooms are serviced daily as if they are hotel rooms, ready to be occupied at a moment's notice. The

owners' friends stay from time to time, so we have to be prepared," says Trevor Perrin, the island's manager, one of five full time staff who look after the island. For prospective investors, the potential of this largely untouched island is enticing. "This opportunity is an attractive proposition for a range of buyers – private owners wanting exclusive usage, developers wanting to add villas and investors who use it themselves and hire it out to high net worth people or celebrities," comments Rick Kermode in Auckland. "There is extensive potential for development. With approximately 600 acres, there are many locations for building sites by the water and on the ridges facing north, south, east or west."

In the following pages you can view some of the other properties currently available through our global network across Asia Pacific. You will find further details on Nananu-i-Cake Island on page 69.



TANGLIN

SINGAPORE

This exceptionally designed, newly-built, two storey bungalow is nestled in lush tropical surroundings. Situated at the end of a peaceful cul-de-sac in the exclusive District 10, this property benefits from the utmost privacy. With a modern distinctive design that merges seamlessly with its waterscape, this property offers multiple unique spaces for living and entertaining.

Accommodation includes:

- 4 bedrooms all with en suite bathrooms
- Home office
- Private lift
- Large wine cellar
- Parking for 5 cars

GUIDE PRICE S\$42,000,000



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THE NASSIM

NASSIM HILL, SINGAPORE

Nestled within a lush tropical enclave in a high class area, The Nassim comprises of only 55 exclusive units. The buildings are swathed in greenery and sit on top of a modestly elevated topography which provides a gentle tropical breeze. Inspired by the black and white houses of the colonial era, the development combines a classic, historical feel with all the contemporary comforts. All units at The Nassim feature expansive verandas that serve as outdoor living rooms.

Accommodation includes:

- 3-5 bedrooms and penthouses
- 179-864 sq m
- 55 units in total
- Freehold
- District 10
- 24-hour security

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SHOUSON PEAK

HONG KONG, CHINA

Brand new development of 31 luxury townhouses nestled in the tranquil greenery of Shouson Hill – one of Hong Kong's most desirable residential enclaves on the south side, minutes from world famous beaches and less than a 15 minute drive to Central.

Each individual house features:

- 4-5 bedrooms
- Front and back gardens, some with private lift, pool and rooftop Jacuzzi
- Ranging from a gross floor area of approximately 372-719 sq m and saleable area of 264-413 sq m

GUIDE PRICES FROM HK\$538,200 PER SQ M

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WINFIELD BUILDING

HONG KONG, CHINA

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Two towers of exceptionally well refurbished apartments set in the sought-after Happy Valley. All 84 apartments overlook the racecourse and are surrounded by lush greenery, yet only minutes away from the high end retail hub of Causeway Bay. A selection of the most desirable units are now available both for lease as well as for purchase.

Accommodation includes:

- 3-4 bedrooms
- 2-3 luxury bathrooms
- Spacious, fully equipped kitchens
- Facilities include an outdoor pool, function room, children's play area and fitness centre
- Ranging from a gross floor area of approximately 180-229 sq m and a saleable area of approximately 145-186 sq m

**GUIDE RENTAL PRICE FROM HK\$93,000
AND HK\$125,000 PER MONTH
PURCHASE PRICE ON APPLICATION**



KUALA LUMPUR

MALAYSIA

Nestled within a tranquil gated golf resort in a very affluent suburb of Kuala Lumpur, this luxurious, private designer sanctuary is an ideal family home, less than 20 minutes' drive from the city centre. The home is adorned with custom-designed furniture from around the world.

Accommodation includes:

- State-of-the-art Crestron home automation
- Golf and country club membership
- JBL Synthesis-certified theatre room
- 12m swimming pool with Jacuzzi features, gym and sauna steam room
- Villeroy & Boch sanitary ware and fittings throughout
- 168 page coffee table book "The Sutrasmara Home" solely dedicated to this designer home

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GUIDE PRICE RM25,000,000



CHA-AM

PETCHBURI, THAILAND

A perfect hideaway for anyone looking for peace and tranquility. The estate is part of the famous Royal Springfield Golf Club. House owners, members and guests can enjoy facilities and services provided by the resort.

Accommodation includes:

- 9 bedrooms
- 2 reception rooms
- 11 bathrooms
- 2 guest houses and 1 Thai Sala
- 2 swimming pools
- Mountain views

GUIDE PRICE FROM THB89,000,000
ADJACENT LAND PLOT OF
4,800 SQ M THB9,000,000

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KAMALA

PHUKET, THAILAND

An award-winning collection of 12 exclusive, ultra-luxury villas individually set within private plots. Located on Phuket's 'Millionaire's Mile' the development enjoys breathtaking views of the Andaman Sea, lush tropical landscaping and offers luxurious tranquility for owners; the perfect combination of contemporary, Thai-influenced design and fine attention to detail.

Accommodation includes:

- Award-winning resort development
- Unrivalled location and views
- 5* resort management services and rental management programme
- World-class leisure facilities
- 4-6 bedrooms with private swimming pool 20m x 6m
- Average plot sizes 0.4 hectare and average villa build size 2,800 sq m

GUIDE PRICES FROM
THB180,000,000 - THB255,000,000

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PARADISE POINT
GOLD COAST, AUSTRALIA

A unique, master-planned community right on the water's edge. Where life comes complete with your own beach and private marina, and exclusive resort-style facilities including a Residents' Club with its own library, 12 seat theatre, gym, sauna, 25m heated pool and spa.

Accommodation includes:

- Luxury waterfront apartments, penthouses and villas at Salacia Waters
- Beach and private marina
- Gym, sauna, heated pool and spa
- Residents' Club with library and cinema
- 2 bedrooms plus study with water views 147 sq m
- 3 bedrooms, 3 bathrooms waterfront 184 sq m (overlooking marina), north by north-west

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GUIDE PRICES

2 BEDROOMS PLUS STUDY FROM AU\$425,000

3 BEDROOMS (WATERFRONT) FROM AU\$850,000





NANANU-I-CAKE ISLAND

FIJI

A very rare opportunity to purchase an exclusive freehold private island, with all facilities in place for immediate occupation. An estimated area of over 242 hectares, five beaches, excellent year-round climate and the extensive potential for additional further development.

Accommodation includes:

- Main residence with 4 bedrooms, 2 additional guest bedroom suites and staff accommodation
- BBQ/dining bure, swimming pool and fresh water supply
- Established access tracks to all beaches and private deep water jetty

GUIDE PRICE US\$10,000,000

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AMERICAS & THE CARIBBEAN

INSIDE VIEW NORTH AMERICA & THE STONE MANSION

One-of-a-kind luxury homes in the USA are in high demand as a hugely diverse pool of wealthy international buyers look to America as a safe haven. In 2009, we registered 109 nationalities searching for prime properties; last year, there were 164, with the surge largely coming from Latin America, Europe and Asia. Mainland Chinese nationals are the biggest spenders, however, searching for US\$11m+ properties on average.

Manhattan features high on their wish list, with views of Central Park the clinching factor for US\$50m+ trophy properties, a sector of the market that is proving robust, and super-prime properties (US\$10m-US\$50m) whose record rates are exceeding pre-crisis highs, while prime US\$3m-US\$10m homes are seeing values at 23% below their pre-crisis peak. The prime neighbourhoods seeing the greatest activity are Upper East Side, Upper West Side, Soho, Madison Square Park and West Village, with 40% of US\$5m+ sales made to overseas buyers.

The Hamptons, whose waterfront estates are desirable acquisitions among Wall Street employees, sees a near-identical number of searches for each price bracket as Manhattan, with the US\$15m+ bracket accounting for around 40% of searches. But with Wall Street's year-end bonuses looking lacklustre, that market is now being buoyed up by predominantly Russian, British and French buyers in search of US\$3m+ homes.

Miami, too, is awash with overseas investment, particularly South American cash buyers wanting a bolthole in South Beach or other prime waterfront areas. Miami's luxury property prices rose by 18% last year and overseas buyers account for 50% of buyers in the US\$5m+ price bracket. One outstanding new project is Faena House – 47 oceanfront condominium residences by visionary Argentine developer Alan Faena. When completed, the 17-storey tower will be the first residential property in the United States designed by renowned architecture firm

Foster+Partners and the first element of Faena District Miami Beach. The Faena House residences use ground-breaking architectural advances to offer the ultimate in indoor/outdoor living, with glass walls that virtually eliminate the division between inside and out and wraparound outdoor living terraces with panoramic ocean views. See page 78 for further details.

In all these prime US markets, the supply of luxury one-off homes is dwarfed by demand. Homes such as the former Frick Estate, 60 acres of prime Alpine, New Jersey that once belonged to the steel industry magnate Henry Clay Frick. Richard Kurtz, whose property investment company, The Kamson Corp, owns 14,000 rental apartments, bought the estate in 2006 and set aside six acres to build a home for himself and his wife Patti. But Kurtz could not resist making his home even bigger and better than his original plans. The resulting house, which took 60 people three years to build, is The Stone Mansion,



a magnificent 12-bedroom, 19-bathroom property built from solid granite and steel, spanning five storeys and 30,000 square feet.

The house is entered through the majestic Venetian-plastered entry hall and has a coffered-ceilinged library, Onyx-trimmed bathrooms and carved Spanish marble fireplaces. The chandeliers and sconces alone cost US\$2m. For leisure, there is a basketball court in the basement, a ballroom, three bars and full spa. The garage houses 11 cars and the wine cellar has space for 4,000 bottles. And the grounds are similarly lavish, with an oversized swimming pool and pool house set among extensive boxed woods and lavish terraced gardens.

"The scale of the house is unique, with the architect, James Paragano, wanting to evoke an 'Old World' feel, yet with dramatic high ceilings and extraordinary detail throughout the home," says Oren Alexander

from Douglas Elliman, our strategic residential partner in the USA. "The house's design is grand and elegant and, although large in square footage, you feel a sense of warmth and comfort throughout the residence," he adds.

Richard Kurtz worked closely with Paragano, inspired by generations of grandiose American estates and designs from all over the world – and he admits the house became rather bigger than he and Patti needed. "For two people with no children at home, it's kind of silly for us to maintain a home of this size," he commented and subsequently put the English colonial-style mansion on the market. More details of the property can be found on page 77.

Alpine's history is steeped in bloodline aristocracy, but the area now counts a more international mix of 4,000 residents who comprise the highly successful in the worlds of industry, medicine, sport and

entertainment. Just eight miles (a half-hour drive) from Manhattan, the town sits on the Palisades cliffs along the Hudson River. But few people know about it. The former Frick Estate, which Kurtz has renamed Estates at Alpine, is similarly private. The Stone Mansion, which has its own gated entrance beyond the permanently guarded gates to the estate, shares this private community with the original 1942 Frick house and just eight plots, five of which are currently being developed by their owners.



TRUMP SOHO

MANHATTAN, NEW YORK, USA

Spectacular glass tower by renowned Handel Architects. Manhattan's most elegant destination neighbourhood for shopping, fine arts, dining, architecture and entertainment. Incomparable views of the city's breathtaking skyline.

Accommodation includes:

- 391 fully furnished studios and 1 bedroom suites
- 3 spa suites with a private treatment room
- Full service concierge
- Mezzanine level library lounge with intimate seating and books by TASCHEN®
- Seasonal outdoor pool deck with full service cocktail bar

GUIDE PRICES FROM US\$995,000



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International Residential Development
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WEST VILLAGE

NEW YORK, USA

Situated on arguably one of the best blocks in the West Village neighbourhood, this sun flooded, five storey, six metre wide townhouse has been lovingly restored and designed to suit even the most discerning palate.

Accommodation includes:

- 4 bedrooms
- 4 full and 2 half bathrooms
- Private garden and lpe-decked roof
- Multiple-level terraces
- Elevator
- Temperature controlled wine room

GUIDE PRICE US\$12,995,000

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WATER MILL

NEW YORK, USA

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Sited on approximately one waterfront hectare, this extraordinary 1,858 sq m estate represents the perfect union of old world elegance with modern luxury. The grand entrance opens to a cast bronze staircase and 19th century stained glass skylight. No detail or expense has been spared in this exceptional eight bedroom, eleven bathroom mansion.

Accommodation includes:

- 1,858 sq m with 8 bedrooms, 10.5 bathrooms and 8 fireplaces
- State-of-the-art Creston home automation
- Sublevel prep-kitchen and bakery designed by the world-renowned Mark Stech-Novak
- Theatre, gym and wine cellar
- Heated infinity pool, tennis court and Jacuzzi
- Koi pond and over 91m of waterfront with dock

GUIDE PRICE US\$58,500,000



400 FIFTH AVENUE

MIDTOWN MANHATTAN,
NEW YORK, USA

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An exquisite penthouse condominium on the 59th floor of this Fifth Avenue building, designed by Gwathmey Siegel with world-class luxury hotel amenities. FENDI Casa-furnished model residence featuring sleek, deluxe finishes and breathtaking Manhattan skyline views.

Accommodation includes:

- 3 bedrooms
- 3.5 bathrooms
- Approximately 334 sq m
- Rich hardwood and polished stone finishes
- Floor-to-ceiling windows yielding panoramic city vistas
- Spa, fitness and fine dining hotel amenities

**GUIDE PRICE APPROXIMATELY
US\$18,000,000 FULLY FURNISHED**





ALPINE

NEW JERSEY, USA

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The Stone Mansion approximately 20 minutes from Manhattan. This majestic estate embodies inimitable grandeur and timeless elegance. Old world in its pedigree, new world in its technology, the attention to detail is endless. A private oasis in pristine condition.

Accommodation includes:

- Approximately 2,787 sq m
- 42 rooms in total
- 12 bedroom suites, 19 bathrooms
- Saltwater pool and Jacuzzi, tennis court, indoor basketball court, home theatre, spa/fitness centre, wine cellar and tasting room
- Separate pool house, staff quarters, elevator and motor court with garaging for 11 cars
- Landscaped gardens

GUIDE PRICE US\$49,000,000



Computer generated image for illustrative purposes only.

FAENA HOUSE

MIAMI BEACH, FLORIDA, USA

We imagined a house in the sky over the sea.
We imagined an island on an island.
We imagined a building like a ship.
We imagined a ship that sails through the breeze
– stationary but moving gracefully into the future.
Alan Faena

GUIDE PRICES FROM US\$2,200,000 - US\$50,000,000

Sarah May-Brown

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Foster+Partners designed, new 16-storey oceanfront residence, blending indoor and outdoor life seamlessly and harmoniously.

Accommodation includes:

- Only 47, unique 1 to 5 bedroom residences with a complete array of thoughtfully conceived and impeccably executed services and amenities
- Designed, engineered and built to a new standard of quality and craftsmanship by an internationally renowned team of specialists – all leaders in their fields
- The first element of Faena District, a new Miami Beach neighbourhood destined to become a hub of art, culture, and recreation. It will feature a world-class resort hotel designed by Roman & Williams, an arts and performance centre designed by Rem Koolhaas/OMA, exceptional retail, dining and nightlife, and private dock
- Breathtaking ocean, bay and skyline views with brilliant light and magnificent sunrise and sunset panoramas



THE RITZ-CARLTON RESIDENCES

SINGER ISLAND, PALM BEACH, USA

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Discover a beachfront oasis nestled on three pristine hectares along the crystal blue waters of Florida's coastline in magnificent Palm Beach County.

Accommodation includes:

- 2-4 bedroom completed apartments and penthouses
- Bright, gracious layouts and private elevator foyers
- Expansive balconies with striking ocean panoramas
- Uncompromising Ritz-Carlton standard of service
- Swimming pools, restaurant, fitness centre, private screening room, business centre
- Minutes away from Palm Beach's finest dining, entertainment and shopping

GUIDE PRICES FROM US\$700,000 - US\$10,000,000



APES HILL CLUB

ST JAMES, BARBADOS

Enjoying a prime location at almost 1,000ft above sea level with views to both coasts, Apes Hill Club and its splendid amenities are establishing a new standard of excellence in the Caribbean.

Accommodation includes:

- Completed properties include 3-4 bedroom golf and polo villas
- Available plots range in size from 0.33-1.5 acres
- Home construction services and property management
- Highly acclaimed 18-hole championship golf course and polo club
- Membership at the Port St. Charles Yacht Club
- First-class facility and hospitality management from Wentworth Club

Sarah May-Brown

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VILLAS FROM US\$875,000
PLOTS FROM US\$460,000





ST LUCY

WEST COAST, BARBADOS

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A spectacular four hectare 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. Described as 'A jewel of the Caribbean' by the Barbados National Trust.

Accommodation includes:

- 7 reception rooms with accommodation arranged in 4 separate wings
- 7 bedrooms and 7 bathrooms with separate staff facilities
- Outdoor dining and entertaining areas with extensive terraces
- World famous lagoon swimming pool
- Acclaimed tropical gardens and lake
- Healthy rental income and membership to the Port St Charles Yacht Club



MUSTIQUE

ST VINCENT & THE GRENADINES,
WEST INDIES

An exceptional Balinese-style villa positioned high on a ridge overlooking Britannia Bay.

Accommodation includes:

- 2 reception rooms
- 5 bedrooms
- 5 bathrooms
- Swimming pool
- Staff cottages
- In all about 1.94 hectares

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JUMBY BAY

ANTIGUA, CARIBBEAN

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Located on a substantial elevated plot with superb views and cooling breezes, Harbour Heights is a stunning private estate, set over 1.9 hectares, comprising a main residence and three guest cottages.

Accommodation includes:

- The heart of the estate combines the living and dining areas, kitchen and the master bedroom
- The 3 cottages provide a total of 5 private, double bedroom suites
- Various living spaces, both indoor and outdoor
- Large open deck, gazebo and outdoor great room
- Swimming pool and expansive tropical gardens





POINTE MILOU

ST BARTS, CARIBBEAN

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A fabulous contemporary villa designed by Oliver Dain. Open plan reception rooms and wide marbled terraces provide an inside/outside feel whilst enjoying wonderful Caribbean views and spectacular sunsets. Raw concrete finishes give an 'urban factory' feel and balance perfectly with the sleek, white designer furniture.

Accommodation includes:

- 3 bedrooms
- 3 en suite bathrooms, 2 with Jacuzzi
- Open plan reception rooms
- Open plan kitchen and dining room
- Infinity swimming pool
- Panoramic views

GUIDE PRICE €9,000,000





WEST END

TORTOLA, BRITISH
VIRGIN ISLANDS

Simply stunning residence set in a private hilltop location with spectacular views of Tortola's West End and the surrounding Virgin Islands of Jost Van Dyke, St John and St Thomas.

Accommodation includes:

- Main house comprising separate entertainment, master bedroom and guest pavilions
- Total of 2 reception rooms, 4 bedrooms and 4 bathrooms
- Additional 2-suite cottage with private terraces and plunge pool
- Infinity swimming pool and spacious main deck
- Expansive tropical garden
- In all about 1 hectare (3.7 acres)

GUIDE PRICE US\$3,750,000

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SOUTH SOUND

GRAND CAYMAN,
CAYMAN ISLANDS

Fronting a magnificent 64m sandy beach, this wonderful pavilion-style residence boasts uninterrupted views of the sparkling blue Caribbean Sea and reef beyond from its perfectly placed and naturally elevated beachfront plot.

Accommodation includes:

- Main residence and detached guest pavilion
- 2 reception rooms, home cinema and 2 studies
- Total of 6 bedroom suites
- 22m swimming pool, studio and heated spa
- Luscious lawns with tropical flora
- Home automation system

GUIDE PRICE US\$4,950,000

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Head of International Residential

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The Buying Solution



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Global Capital Markets



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Head of Commercial Division

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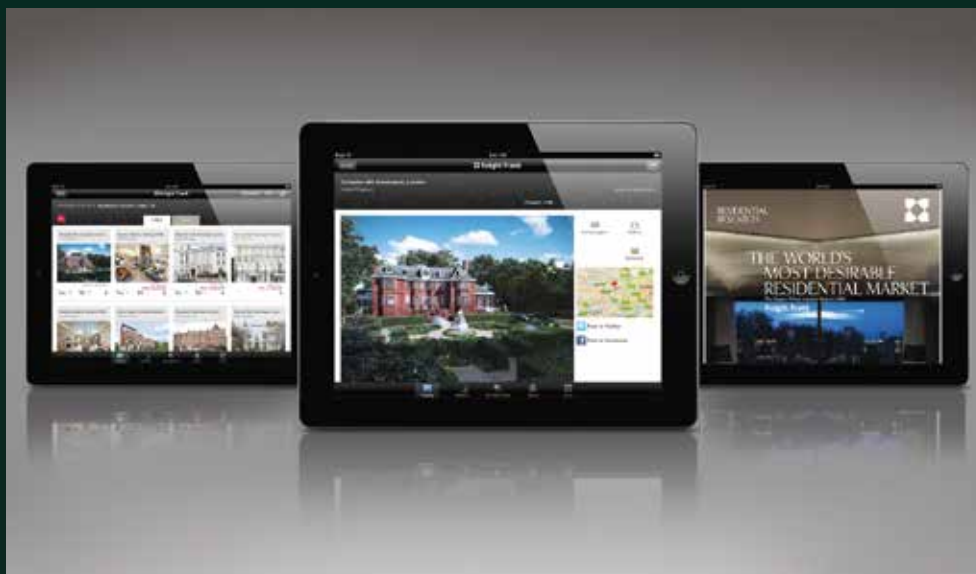
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