

INTERNATIONAL VIEW

The finest properties from around the world

Knight Frank

INTERNATIONAL VIEW 2012

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WELCOME



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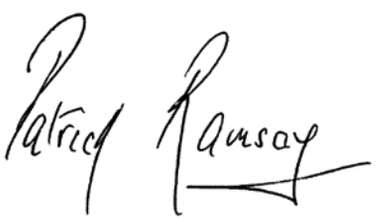
In order to introduce some of the finest properties in the world to our global client base we have produced an international magazine. It is being distributed throughout our network, which now extends to over 244 offices in 43 countries and translated into a number of languages, including Mandarin and Russian.

Political uncertainty and financial stress is causing an unprecedented movement of capital and people around the world. Tax regimes are tightening, and there is increasing uncertainty as to how governments will react to the challenges that face them. Our clients are looking for objective advice on the markets and guidance in their search for the best houses and investment opportunities around the world. In order to do this more efficiently, we have developed a truly global website, which is used by over a million people a month from over 200 countries. It displays all our properties and will soon be available in over 20 languages.

Increasingly, our clients want access to this information while they are on the move. Our latest app for the iPhone and the iPad provides them with the ability to look at all the properties we have available for sale around the world and all the latest research that we publish on the various markets. My Knight Frank, available on our app and on our website allows our clients to get prompts on any new property that they are interested in tracking, or any new research they want to receive, as soon as it is published. They can build their own library of research on their iPad, for browsing when they have a moment (please see page 5 for more information).

We hope that you will enjoy this publication and if you would like advice on any property matter, please do get in touch with any one of our offices, the details of which are shown on page 81.

Yours sincerely,





Tortola, British Virgin Islands

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Welcome to the 2012 edition of Knight Frank's International View, which contains some of the finest properties currently for sale and rent around the world, as well as an insight into our people, services and research.

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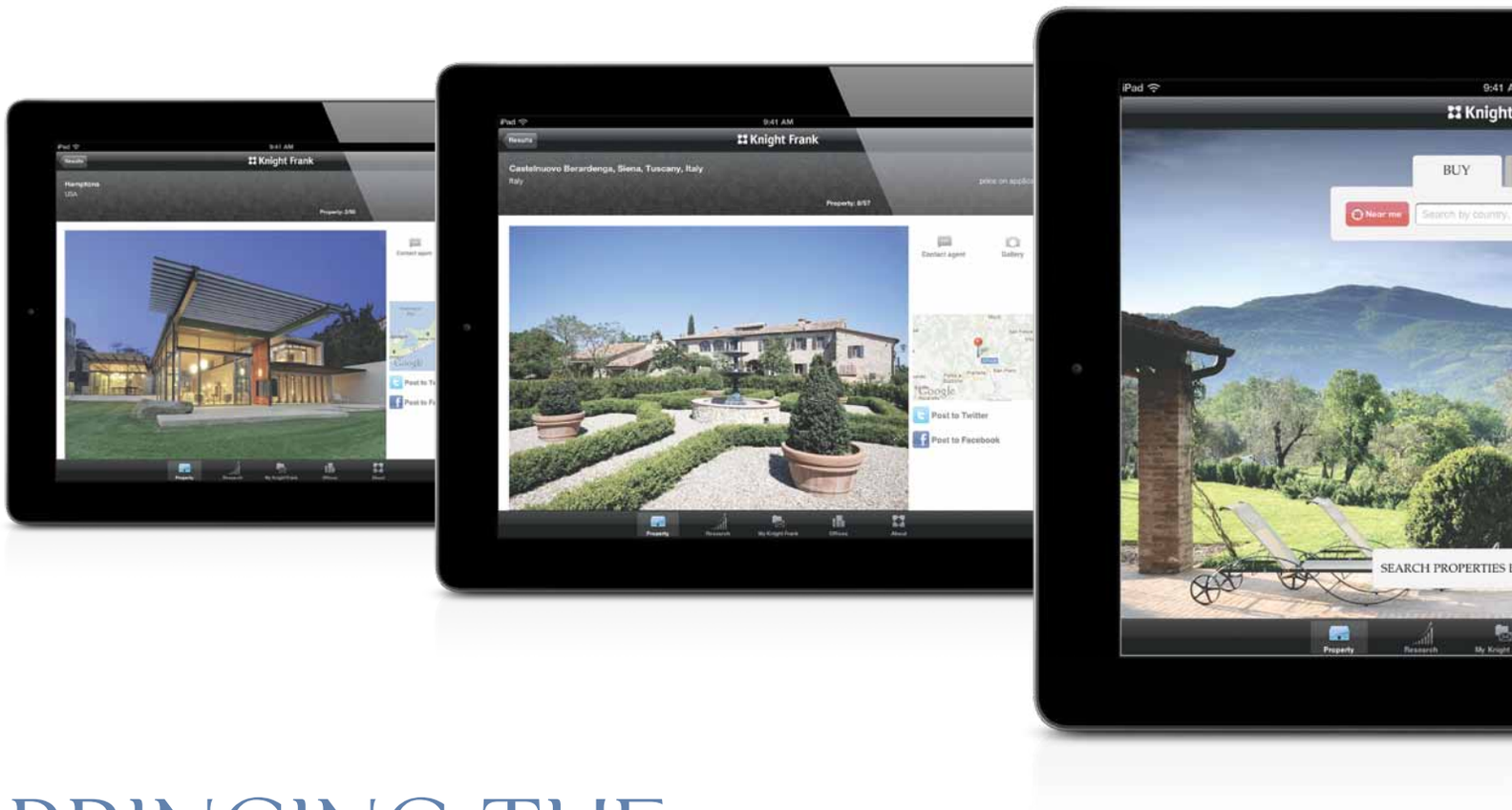
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We draw your attention to the important notice on page 82.



BRINGING THE WORLD TO YOU

Search for the best properties for sale around the world on the move.

Our latest iPhone and iPad app displays properties and research from around the world.

The app allows you to search for the best properties from the most desirable global locations and includes an option to search by 'lifestyle' such as golfing, equestrian pursuits, skiing or water views. It is a unique format that genuinely revolutionises the way in which we are able to market our clients' properties globally.

You can search for properties by country, region, city, postcode or by GPS from wherever you are. Our iPad app is also the first app of its kind to offer integrated access to research reports on the global residential and commercial property markets from our renowned research department.

Since the creation of our iPhone property app, it has been downloaded more than 50,000 times. Our latest iPad app and iPhone upgrade add a new level of luxury and sophistication and a truly global search capability, accessible from around the world.

You can share your favourite properties by posting them to Facebook and Twitter or emailing them to friends and family. You can also contact our agents at the touch of a button.

Our position as the world's largest independent property consultancy leaves us uniquely placed to serve the needs of our clients through understanding and harnessing the power of technology.



Features include:

- Search for properties by country, region, city or postcode, or near you using the built-in GPS
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- View property images at full screen size
- View image galleries, floor plans and brochures
- Use My Knight Frank to save, add notes to and rate your favourite properties
- Post properties to Facebook or Twitter and email to family and friends
- Contact our agents directly at the touch of a button
- Locate our nearest office
- Search, save and receive email alerts of the latest Knight Frank commercial and residential market insights and research reports (iPad only)

For more information please visit **KnightFrank.com/iPad**

Available on the App Store

GLOBAL SEARCHES BY DEVICE TYPE



Source:
Knight Frank Global Search

EUROPE
LOCAL PERSPECTIVE



Noel Flint
Knight Frank London, UK

What was your most memorable sale?
The Old Rectory in Chelsea. It had nearly 1 hectare of grounds and its current value would be well in excess of £100,000,000.

Where is the up and coming location in London?
In Lancaster Village, north of Hyde Park, there are still plenty of un-refurbished period buildings available for much less than in Notting Hill and Mayfair.

What do you most like about London?
The quality of the architecture, the cosmopolitan mix of residents and the buzz of the capital.

How long have you been selling luxury property?
I joined Knight Frank 27 years ago.

What is the best thing about selling luxury property?
The thrill of the deal and making a difference to the life of somebody who has everything.



Hugo Skillington (Associate)
Hugo Skillington Immobilier,
St Tropez, France

What was your most memorable sale?
A 562 hectare waterfront property with a château, a chapel, a small island and nearly 4km of coastline. The negotiations were epic.

Where is the up and coming location around St Tropez?
The village of Cogolin, 4km inland, is the liveliest community out of season in the area, and probably the best value for money – for the time being.

What is the main reason people buy around St Tropez?
It has remained an area of outstanding natural beauty having resisted the onslaughts of the bulldozer and cement mixer. The hedonistic epicurean lifestyle is, as far as I know, unequalled elsewhere.

What do you most like about St Tropez?
The contrast between the excesses of the long summer party and the quality and authenticity of life when the party's over. My children were taught how to recognise edible mushrooms before they were invited to learn to read and write.





Bill Thomson
Knight Frank Florence, Italy

Where are the up and coming locations in Tuscany?

There are 3 that I would identify at the moment: Florence, the Tuscan coast and the Maremma. When we first started operating in Tuscany 20 years ago, we only ever sold derelict farmhouses in the middle of nowhere. Now buyers expect to be able to use their property at a moment's notice and to have all of the international standard conveniences when they do. Florence has always been a destination for the international traveller, but only recently has its appeal as an ownership destination become really established. The Tuscan coast because it is still a great place to be and remains relatively unspoilt. The Maremma even more so.

What is the one thing that visitors should do?

Visitors must go and see the cities out of season for a completely different experience. When Italy is at its best. Florence in April and May, Siena in September and Arezzo for the antique markets – but in February.

How long have you been selling luxury properties?

Knight Frank started the business in Tuscany in 1994 and we were really the first international firm to be present here. Since then it has grown to encompass 15 offices all over Italy.

What was the most exciting feature you have seen in a property?

A secret underground corridor that connected the main villa to an annexe for the staff. I never cease to be amazed by the trouble that they took in the 16th and 17th centuries in the construction of their buildings.



Liudmila Aksenenko
Knight Frank Moscow, Russia

Where are the up and coming locations in Moscow and its surrounding areas?

The area close to the Novorizhskoe highway is becoming increasingly popular with wealthy Russians who are looking for a large residential home only 25 minutes from the centre of Moscow. In fact, in order to cope with this increasing demand we have recently opened an office in the area.

What do you most like about Moscow?

It is a cosmopolitan city in a constant state of change, steeped in history yet continuously evolving as a centre of commerce, fashion and culture.

How long have you been selling luxury property?

3 years in Beijing and 5 years in Moscow.

Why did you get involved with the luxury property market?

I became acquainted with a very interesting man (with a Donald Trump attitude and passion for the property business) 8 years ago who was running a boutique elite agency in Beijing, where I started my international real estate career.

What would your dream house be?

Nowadays a cosmopolitan Moscowite would rather dream of several houses. If money were no object I would purchase a penthouse in downtown Moscow, a larger home on the outskirts of Moscow, a property in London, ideally hotel-managed, and a beautiful waterfront villa on the Côte d'Azur.

MONACO




Computer generated image for illustrative purposes only

Tour Odéon, Monaco

Soaring to 170 metres, Tour Odéon will be the tallest building in Monaco and one of the largest residential towers in Europe. A limited number of luxurious private residences are available for purchase within the tower, benefitting from uniquely dramatic views over the sea and the Principality, to be enjoyed through floor-to-ceiling windows and from expansive private terraces.

Residences will feature the very highest quality finishes and fixtures, including home automation and fully equipped kitchens and bathrooms. Alberto Pinto, one of Europe's foremost interior designers, has been commissioned to design and decorate interiors of exceptional elegance and comfort. Owners will benefit from a comprehensive array of on-site services and amenities, including spa and leisure facilities, state-of-the-art business centre, select retail boutiques and 24-hour concierge. Works are already underway, with the tower due for completion in the second half of 2014.

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MONACO

No 23 Boulevard de Belgique, Monaco

A stunning new development of 21 private apartments (10 pre-sold) with terraces, ranging from 2 bedroom apartments to a 5 bedroom duplex.

The building has a beautiful Belle Epoque exterior with communal areas created and finished by leading designer Jacques Garcia, who can also be appointed to finish individual residences as illustrated by the Garcia designed show apartment.

Owners will benefit from a discreet management service and additional concierge services are available on demand.

Approximately 219 – 1,164 sq m (2,357 – 12,529 sq ft)


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FRANCE

Grasse, Côte d'Azur, France



A picturesque 17th century estate proudly nestled within a magnificent mature parkland approximately 24km from Cannes. This grand manor has been the subject of significant ongoing improvement by the present owner offering exceptional accommodation and complete seclusion. Set in beautifully presented gardens with river, woodland, water features and a lake.

Accommodation includes: 5 bedrooms, 6 bathrooms, dining room and living room both with fireplaces, grand staircase, beamed kitchen with high ceilings, guest's cottage, caretaker's house and swimming pool.

In all about 18 acres

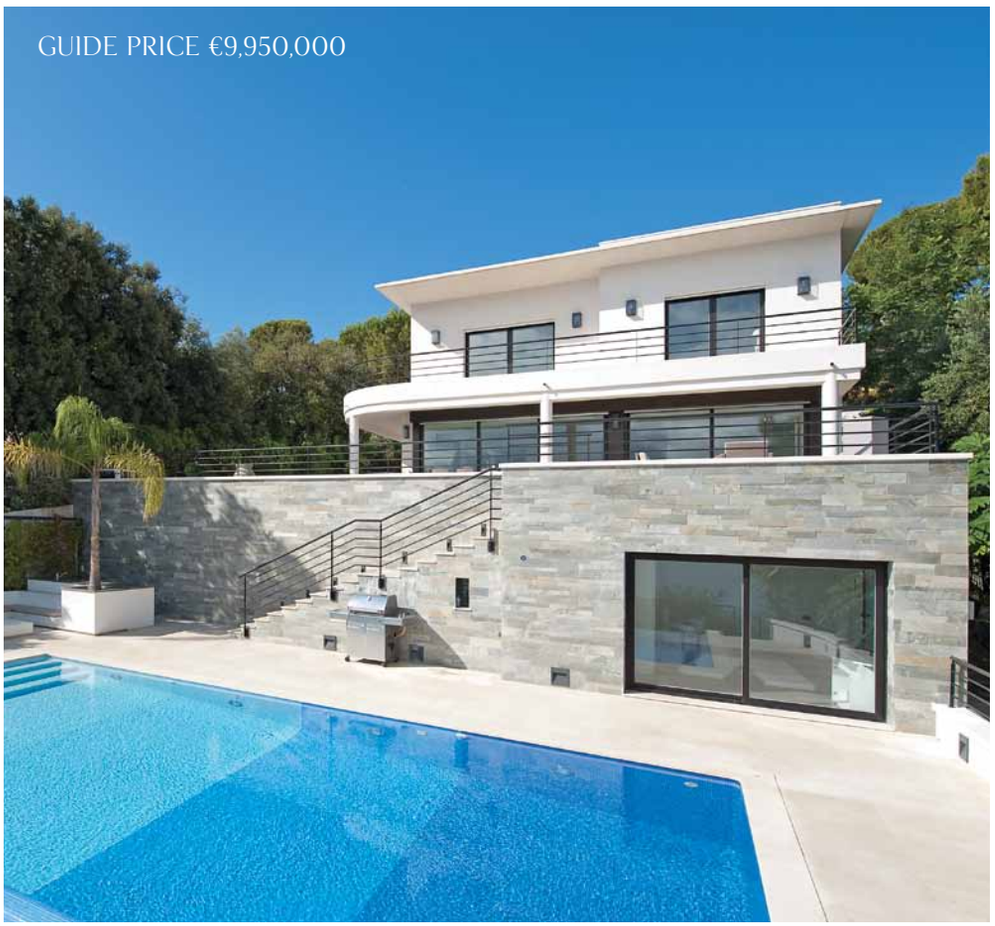
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Cap Martin, Côte d'Azur, France

A truly unique contemporary Art Deco style property on a private road in Cap Martin, approximately 7km from Monaco and 5km from Italy. Completely refurbished and fitted with state-of-the-art interiors, this villa combines modern architecture with the "dolce vita" elements of sea, sun and stunning scenery.

Accommodation includes: 2 reception rooms, 4 bedrooms and 3 bathrooms, living room and dining room both leading to terraces, modern kitchen and TV room. Separate guest and guardian studio accommodation, swimming pool, terraces with stunning sea views, summer kitchen and outdoor dining area.

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FRANCE

Grimaud, Côte d'Azur, France

Substantial country house with a commanding position in the hills behind St Tropez, set between the old village of Grimaud and its harbour. Beautifully presented throughout, the property offers exceptional quality, charm and style.

Accommodation includes: 8 en suite bedrooms in all, drawing room, sitting room, dining room, guest cottage, 2 bedroom caretaker's cottage, swimming pool with pool house, summer kitchen with large covered dining area and garage for 4 cars.

In all about 42 acres

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Le Plan de la Tour, Côte d'Azur, France

Attractive villa in Le Plan de la Tour with beautifully landscaped, south facing gardens, providing the perfect setting from which to enjoy spectacular views of the surrounding countryside and green hills. Located approximately 2.5km from the village with its restaurants, shops and weekly market, the property benefits from peace and tranquillity whilst being a short drive from the sea.

Accommodation includes: Spacious living room, large kitchen with separate dining area, 4 bedrooms with en suite bathrooms/shower rooms, outdoor dining area, several terraces, heated swimming pool with large pool house, double garage.

GUIDE PRICE €2,850,000

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Chalet Eden, Courchevel 1850, French Alps, France

Located in the Cospillot area of Courchevel 1850, Chalet Eden provides easy access to slopes, shops and restaurants in the village centre. Set over 4 floors, this elegant chalet blends modern design with authentic alpine features. Ample accommodation for friends and family with 5 en suite bedrooms.

Accommodation includes:
Grand salon reception room with dining area, 5 bedrooms with en suite bathrooms, TV room, indoor swimming pool, hamman and bar. Secure garage parking.

GUIDE PRICE €8,800,000

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Terre Blanche, Côte d'Azur, France

Exceptional villa designed by a renowned local architect and delivered to the highest build and innovation standards. The villa presents elegant, contemporary and voluminous proportions with breathtaking panoramic views toward the surrounding hilltop villages of Montauroux, Callian and Fayence.

Accommodation includes: Living room and dining room, 6 bedrooms and 6 bathrooms, infinity swimming pool, guest apartment and caretaker's studio apartment.



GUIDE PRICE €9,500,000

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FRANCE

Cap Ferrat, Côte d'Azur, France

Dating back to the turn of the 19th century, this splendid villa is one of the early villas of Cap Ferrat.

The house is a fine example of the famous and popular Belle Epoque style and period. Rendered white under a tiled roof the classical façades reflect the typical features of the period with shuttered windows, balustrade terraces and balconies and a painted frieze crowning the entire property.

Approximately 2,800 sq m (30,138 sq ft) of mature gardens



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Avenue des Muses, Brussels, Belgium

This minimalist villa was designed by architect Marc Corbiau. In an exclusive area south of Brussels on the border of a green zone, the villa provides total privacy and is close to all facilities.

Accommodation includes: Marvellous reception rooms, fully equipped kitchen, 6 en suite bedrooms, garage for 6 cars and an amazing 20m indoor pool ideal for exercising, which is quite unique in Brussels.

In all about 4,000 sq m (43,055 sq ft)

Total built area approximately 800 sq m (8,611 sq ft)

GUIDE PRICE €4,600,000

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Museum Square District, Amsterdam, Netherlands

Exceptional apartments in a prime location in the heart of the Museum Square district, within walking distance from the Vondelpark, the Rijksmuseum and the Concertgebouw.

This apartment building stands out for its high quality, inspired design and finishing, created by Meyer and Van Schooten Architects and interior designed by Dutch interior designers. There are 10 spacious, single level apartments all offering generous terraces, personal lift entrances and luxury private parking.

Apartments range from approximately 280 – 420 sq m (3,013 – 4,520 sq ft)

PRICES FROM €3,000,000

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SWITZERLAND

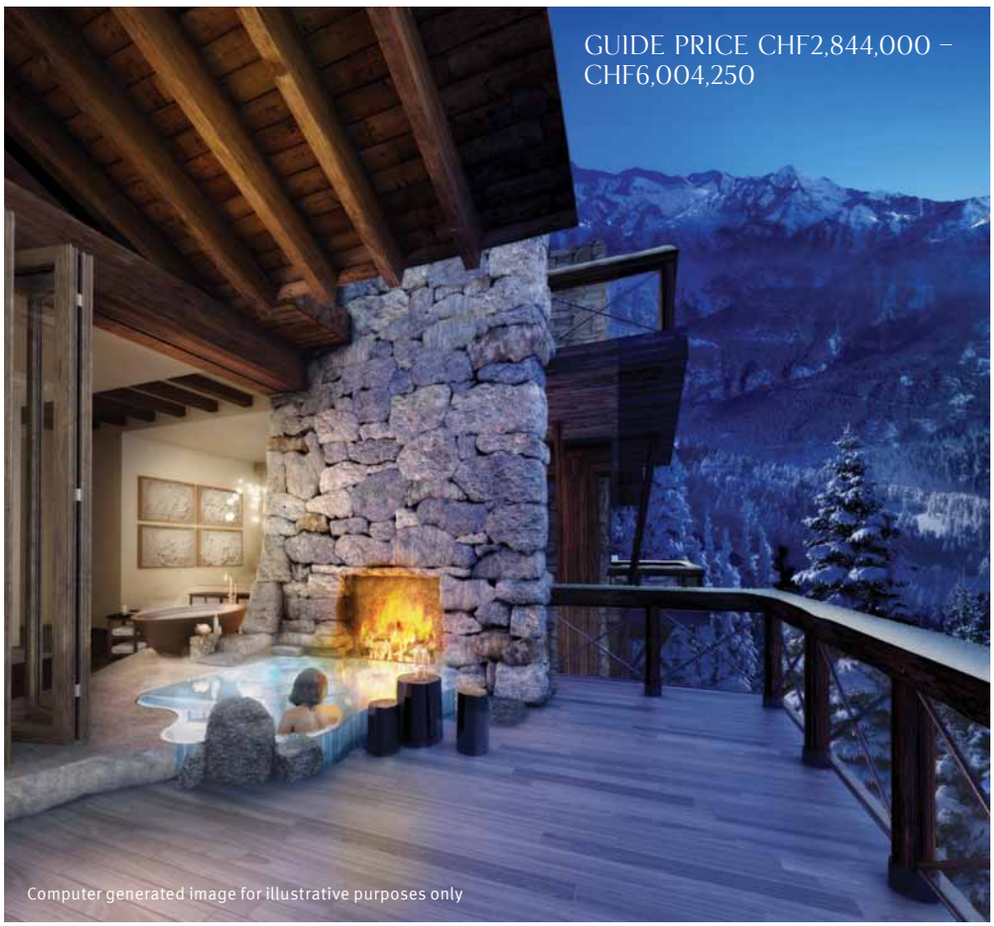
Mex, Vaud Canton, Switzerland

Wonderful historical estate located near Lausanne with numerous period residences and 30 hectares of land. The main chateau (800 sq m/ 8,611 sq ft) offers Renaissance balconies and includes 3 reception rooms, dining room, 9 bedrooms, bathrooms and an original gaol.

The guest house (140 sq m/ 1,506 sq ft) built in 1750, comprises a reception room, kitchen with dining area, 3 bedrooms, bathroom and a family room. The farmhouse (680 sq m/7,319 sq ft) dates back to 1780 and has been divided into various 3 and 4 bedroom apartments plus an open loft (1,200 sq m/ 12,916 sq ft) and a vaulted cellar. Further ancillary buildings include a parking complex, staff house, stables and 2 swimming pools.



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51 Degrees Spa Residences, Leukerbad, Switzerland

10 luxury Alpine homes, fully serviced by Kempinski, are available for purchase by non-Swiss nationals under a freehold ownership. Apartments and terraces will enjoy breathtaking views of the mountains and uniquely each will have its own private thermal spa bath; the regenerating water taken directly from the ground at Leukerbad at the temperature of 51 degrees.

Approximately 35km from Sion, 70km from Zermatt and 175km from Geneva. A marketing suite with example finishes is available for viewing, with completion due Winter 2013.

Approximately 158 – 245 sq m (1,701 – 2,637 sq ft)

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Emerald Living, Lugano, Switzerland

Nestled on the slopes of Monte San Salvatore with spectacular views over the lake and the city of Lugano, Emerald Living comprises 68 contemporary apartments. Residents will enjoy facilities including a large spa, fitness centre and indoor pool. The concierge services and restaurant of the small luxury hotel within the development will also be available to private owners. Approximately 7km from Lugano Airport and 50km from Milan Malpensa Airport.

Works are underway with completion due March 2013.

Approximately 130 – 470 sq m (1,399 – 5,059 sq ft)

GUIDE PRICE CHF1,485,000 – CHF7,260,000

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ITALY

Porto, Castelnuovo Berardenga, Siena, Italy

Situated in the Chianti hills and enjoying spectacular 360 degree views, this original 12th century Benedictine monastery was once owned by the Vatican. Now an elegant home, it has been totally restored to provide a luxurious and practical home with the most recent technology systems.
The property comprises a main house, guest cottage or staff quarters, summer living room in the ex-limonaia with outside terraces and restored oven, infinity swimming pool, heliport and Italianate gardens. There is an underground garage with gym, cinema room, cellar and the possibility of a sauna. The fenced property has 3 gated entrances; 2 of which are electric with video entry systems.

Accommodation includes: 8 bedrooms, 3 reception rooms, state-of-the-art kitchen, dining room and laundry area, 10 bathrooms. Measures approximately 700 – 1,120 sq m (7,534 – 12,055 sq ft)

In all about 7.5 hectares

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Palazzo Tornabuoni, Florence, Italy

Elegant apartments in a landmark 15th century palace in the heart of Florence, once home to Pope Leo XI and the Medici family. The building is adorned with spectacular frescoes, friezes and statues. 21 stylish whole ownership residences managed by Four Seasons Hotels and Resorts are available, a selection of which are offered fully furnished.

Owners will benefit from a range of concierge services and facilities within the building which include a cigar room, spa, library and fitness room. Owners can also enjoy access to the extensive facilities at the new Four Seasons Hotel Firenze.

PRICES FROM
€975,000 – €5,000,000

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ITALY

Toscana Resort Castelfalfi, Tuscany, Italy

A 1,100 hectare estate in the comune of Montaione, set around a stunning 800 year old historic 'borgo' with a 'castello' at its heart. A choice of residences are available, including beautiful restored apartments in the 'borgo', traditional farmhouses and newly built villas.

Overlooking an established 27-hole golf course, the 'borgo' will also include a boutique hotel, restaurant, pizzeria, swimming pool and a range of shops. Approximately 45 minutes from Pisa and 1 hour from Florence and Siena. The development of the estate is underway with completion of the apartments due May 2013.

Apartments 60 – 200 sq m (646 – 2,153 sq ft)

Golf villas 227 – 310 sq m (2,443 – 3,337 sq ft)

Farmhouses from 190 sq m (2,045 sq ft)

APARTMENTS FROM €230,000
VILLAS FROM €1,200,000
TRADITIONAL FARMHOUSES FROM €1,800,000



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Grand Hotel des Bains Residenze, Venice Lido, Italy

The former Grand Hotel Des Bains is being restored into 58 private residential apartments, 4 villas and a boutique hotel with just 15 suites. The building, which sits amongst 5 hectares of private gardens, enjoys views out to sea and across to Venice, which is just 12 minutes away by water taxi.

Owners will benefit from access to the private beach club and numerous facilities within the grounds, including indoor and outdoor swimming pools, fitness centre, tennis courts, meeting room, restaurants and bar. The 5 star hotel operator will offer a full range of services to owners. Completion due Spring 2013.

Approximately 70 – 320 sq m (753 – 3,444 sq ft)

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SPAIN

PGA Catalunya Resort, Girona, Spain

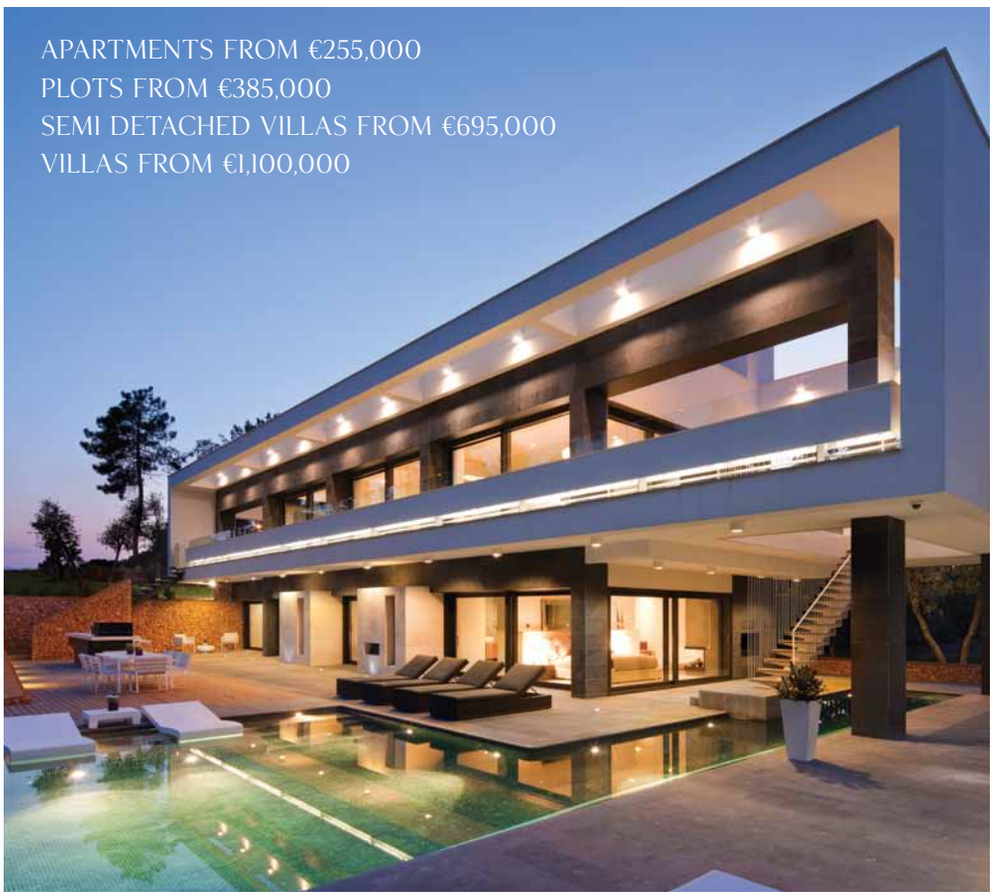
An existing estate in the heart of Catalunya with 2 fabulous golf courses (one consistently rated in the top 3 in mainland Europe), newly completed clubhouse with restaurant, established hotel with spa and residents' club. To date just 21 plots, 15 semi detached villas (due for completion March 2012) and 15 apartments (due for completion July 2012) have been released.

The estate is ideally situated minutes from historic Girona, within an hour of Barcelona, 20 minutes to some of the best beaches on the Costa Brava and 1.5 hours from skiing in the Pyrenees. Two show villas available for viewing.

Apartments from 76 - 200 sq m (818 - 2,153 sq ft)

Semi detached villas from 200 sq m (2,153 sq ft)

Villas from 265 - 455 sq m (2,852 - 4,897 sq ft)



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Palma de Mallorca, Balearic Islands

Set in beautiful mature gardens, this elegant residence offers ultimate privacy and comprises a main house and 2 separate guest houses with far reaching views over the Bay of Palma.

Accommodation includes: Total of 6 reception rooms, 7 bedrooms and 6 bathrooms. Spa area with gym, sauna and shower room. Entertainment room with billiards and home cinema. Saltwater swimming pool. Covered parking areas.

In all about 1.75 hectares

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La Zagaleta, Benahavis, Spain

Imposing estate comprising main and separate guest houses in the sought-after residential area of La Zagaleta Golf and Country Club. Built in 2000, this south facing residence enjoys wonderful sea and mountain views.

Accommodation includes: 5 reception rooms, 5 bedrooms and 6 bathrooms. Heated indoor pool, fitness area with gym and sauna. Cinema and bodega. Exterior pool and landscaped gardens. Garaging for 2 – 3 cars, as well as covered parking areas. Access to the club's two 18-hole golf courses, equestrian centre, sporting facilities, helipad and red carpet services.

In all about 0.95 hectare

OFFERS OVER €10,000,000

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Casa Quemada, Madrid, Spain

This refurbished 800 sq m (8,611 sq ft) home featuring elegant finishes, is located a short distance to the north of the city in one of Madrid's most prestigious residential estates. Its 2,500 sq m (26,909 sq ft) plot comprises a spectacular garden and is adjacent to the Monte del Pardo, a heritage site in which the Zarzuela Palace, the official residence of Spain's king and queen, is located.

Spread over 4 floors, it offers a spacious reception area, study, dining room, 4 bedroom suites, 2 porches and staff accommodation. Additional amenities include a 4 car garage, swimming pool, various fireplaces and lift.

Approximately 800 sq m (8,611 sq ft)

GUIDE PRICE €3,100,000

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SPAIN

O'Donnell Street, Salamanca, Madrid, Spain

Stunning made to specification, 530 sq m (5,705 sq ft) duplex situated in a new elite residential building with 24-hour security, indoor pool, gym and sauna.

A truly special property within walking distance of the Retiro Park, this fine apartment features a reception room, dining room, study, 4 main bedrooms and staff accommodation. The spacious master suite offers his and hers dressing rooms. Fully air conditioned, it also benefits from the latest in domotics and 2 parking spaces in the building garage.

Approximately 530 sq m (5,705 sq ft)

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Praia da Luz, Algarve, Portugal

Built in 2003, this elegant home occupies a prominent position in Praia da Luz, only a short walk to the beach and quaint village of Luz.

Accommodation includes: Extensive entertaining areas and reception rooms, 6 bedrooms, cinema room, games room with bar, spa with gym, sauna and steam room, swimming pool. Beautiful landscaped gardens and summer house.

In all about 1.2 hectares

GUIDE PRICE €5,700,000

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Museumstrasse, Vienna, Austria

This impressive building is located right on the border of the 1st district in the heart of the lively museum district. As the first luxury hotel and apartment complex interior designed by yoo in Austria, this is a truly unique project in Vienna. Completion is due mid to end 2013.

Accommodation will include 10 apartments, all enjoying luxurious specifications. Communal services: wellbeing and fitness area with swimming pool, gym and underground parking.

Approximately 63 – 338 sq m (678 – 3,638 sq ft)

GUIDE PRICE
€728,650 – €7,993,493

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Akamas Bay Villas, Cyprus

A limited number of luxurious villas in a stunning beachfront location, close to the protected Akamas Peninsula. Large plots of up to 1,830 sq m (19,698 sq ft) with a range of contemporary villa designs, each finished to the highest specifications.

Owners will benefit from concierge and property management services. The picturesque harbour of Latchi is within walking distance and Paphos International Airport is less than an hour's drive. Construction of phase 1, currently 60 percent sold, is underway with part of this phase completed at the end of 2011. A fully furnished show villa is available for viewing.

Approximately 260 – 425 sq m (2,798 – 4,574 sq ft)

GUIDE PRICE €1,725,000 – €3,450,000

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Porto Montenegro, Montenegro

A world-class marina, home to yachts from 12 – 150m LOA, located in the beautiful Bay of Kotor. Waterfront residences range from studios, 1 – 4 bedroom apartments, duplexes and penthouses, in a highly favourable tax environment. Owners benefit from 24-hour security and lifestyle services, access to private swimming pools and 3 nearby international airports.

Porto Montenegro's 89 hectare site is a year-round destination with retail, restaurants, spa, forthcoming boutique hotel, Lido Mar pool club and other amenities. The first 3 residential buildings are complete, with a further 2 due in 2012.

Residences from approximately 64 – 209 sq m (689 – 2,249 sq ft)

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RUSSIA


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1-st Zachatievskij Pereulok, Moscow, Russia

An exciting new deluxe club-style residential development comprising 21 apartments and 2 penthouses starting from 119 sq m (1,280 sq ft), which offers stunning views of the Kremlin, Christ the Savior Cathedral, Zachatievskij Chapel and the Prechistenskaya Embankment.

The combination of neoclassical style architecture with a modern twist, the participation of Kelly Hoppen, a renowned interior designer known for her 'Kelly for yoo' brand, and top quality finishes blend together to make this one of the most prestigious addresses in Moscow.

The development is scheduled for delivery in the first quarter of 2012.

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Sunningdale, Ascot, Berkshire, England

ENGLAND

A spectacular penthouse apartment set within the exclusive Charters Development of 20 acres. Occupying second and third floors with internal lift.

Accommodation includes: Entrance hall, dining room, drawing room, grand entertainment room with bar, gallery study and stylish Bulthaup kitchen. 2 luxurious bedroom suites, 3rd bedroom/study and further bathroom. Private balconies and extensive entertaining terraces. Access to Charters Spa facilities including indoor pool, gymnasium, steam room, sauna, treatment room, snooker room and tennis court. 24-hour concierge, lifestyle and security services. Ascot 1½ miles, Heathrow (T5) 9 miles, central London 23 miles.

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Upper Ribsden, Windlesham, Surrey, England

A truly stunning, new state-of-the-art mansion with separate detached entrance lodge, set in private landscaped grounds adjacent to Sunningdale Golf Course.

Accommodation includes: 8 reception rooms, 6 main bedroom suites, staff accommodation, underground garaging, wine room, swimming pool and leisure complex with cinema room, tennis court with pavilion and 4 bedroom lodge.

Approximately 2,508 sq m (27,000 sq ft)

In all approximately 6 acres

OFFERS IN EXCESS OF £25,000,000

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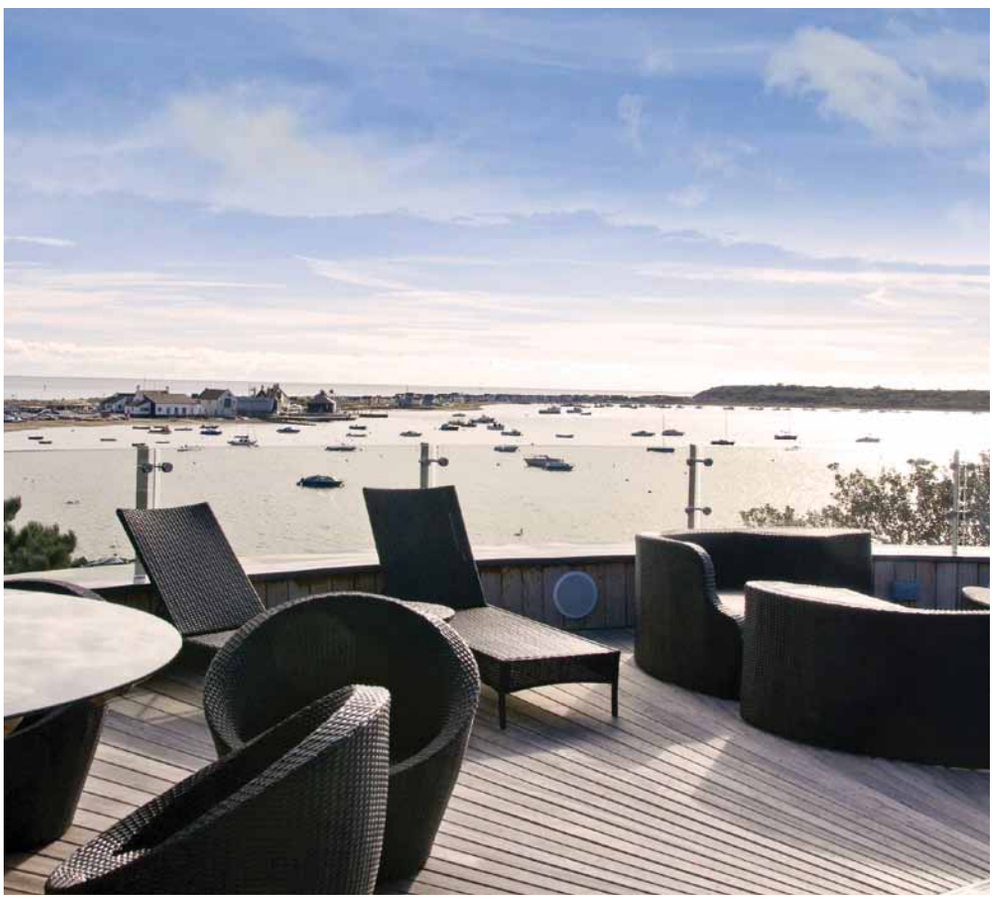
ENGLAND

Harbour Hide, Christchurch, Dorset, England

Harbour Hide has been brilliantly designed to capture every aspect of waterfront living with all principal reception rooms and bedrooms having spectacular views over the harbour.

Fitted with the very latest in home automation technology, care has been taken to ensure that all modern comforts, fixtures and fittings come together effortlessly throughout to create an extremely comfortable and luxurious house. There is an indoor swimming pool, a Jacuzzi, gym and changing room, all of which add to the great lifestyle investment that Harbour Hide represents. Harbour Hide is also a wonderful house for entertaining. The concertina doors within the leisure complex open out onto the fabulous decked terrace creating a perfect entertaining space. There is also a terrace balcony off the first floor sitting room and an incredible roof terrace which has its own outdoor kitchen.

Approximately 537 sq m (5,777 sq ft)



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IRELAND



Millicent, Sallins, County Kildare, Ireland

The prestigious Millicent House Estate is one of the most significant estates in the heart of equestrian Ireland and is without doubt the most outstanding to produce, breed and train thoroughbred and sports horses. With a stunning backdrop of the River Liffey, few houses enjoy such a spectacular setting. It has been extensively refurbished and renovated with particular care taken to retain original Georgian features.

The estate has 4 additional dwellings that are currently used for guests and staff. Set away from the house is the stable yard, 20m x 40m indoor school, 8 loose boxes, staff and tack room, feed room, solarium and 4 bay covered horse walker. There is also a 4 furlong all-weather gallop, an 18m lunge ring and a 40m x 65m all-weather outdoor arena. Furthermore, there is nearly a mile of single bank fishing on the river.

In all about 1,800 sq m (19,375 sq ft)/ 95.83 acres (38.78 hectares)

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Justice Walk, Chelsea, London SW3

Judge's House is low built, lateral and has been completely rebuilt to an exceptional standard to include the most up-to-date lifestyle technology and a stunning roof garden.

Accommodation includes: Double reception room, dining room, kitchen/breakfast room, bedroom suite with bathroom and dressing room, 4 further double bedroom suites, media room, laundry room, gym/playroom, shower room, wine room, plant room, cloakroom, roof garden, terrace and garage. Freehold.

Approximately 425 sq m (4,579 sq ft)

GUIDE PRICE £11,500,000

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LONDON

Hereford Road, Notting Hill, London W2

Approached through a gated private entrance, this low-built house offers voluminous, light-filled accommodation together with some fantastic features including an indoor pool, games room/cinema and gym.

Accommodation includes: Entrance hall, reception room, dining room, huge family kitchen/living room, cloakroom, master bedroom suite including 2 dressing rooms, 6 further bedrooms (3 en suite), 2 further bathrooms, study/bedroom 8, 2 staff bedrooms, staff kitchen and bathroom, games room/cinema, indoor swimming pool, gym, changing room with steam shower and WC, terrace, off-street parking and integral garage.

Approximately 937 sq m (10,087 sq ft)

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The Bishops Avenue, Hampstead, London N2

Windsor House is an impressive new house extending to approximately 999 sq m (10,750 sq ft) with a lift, indoor/outdoor pool and leisure facilities together with excellent family accommodation.

Accommodation includes:
8 bedrooms, 4 reception rooms, 8 bathrooms, garden, swimming pool, gymnasium and private parking.

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NEO Bankside, London SE1

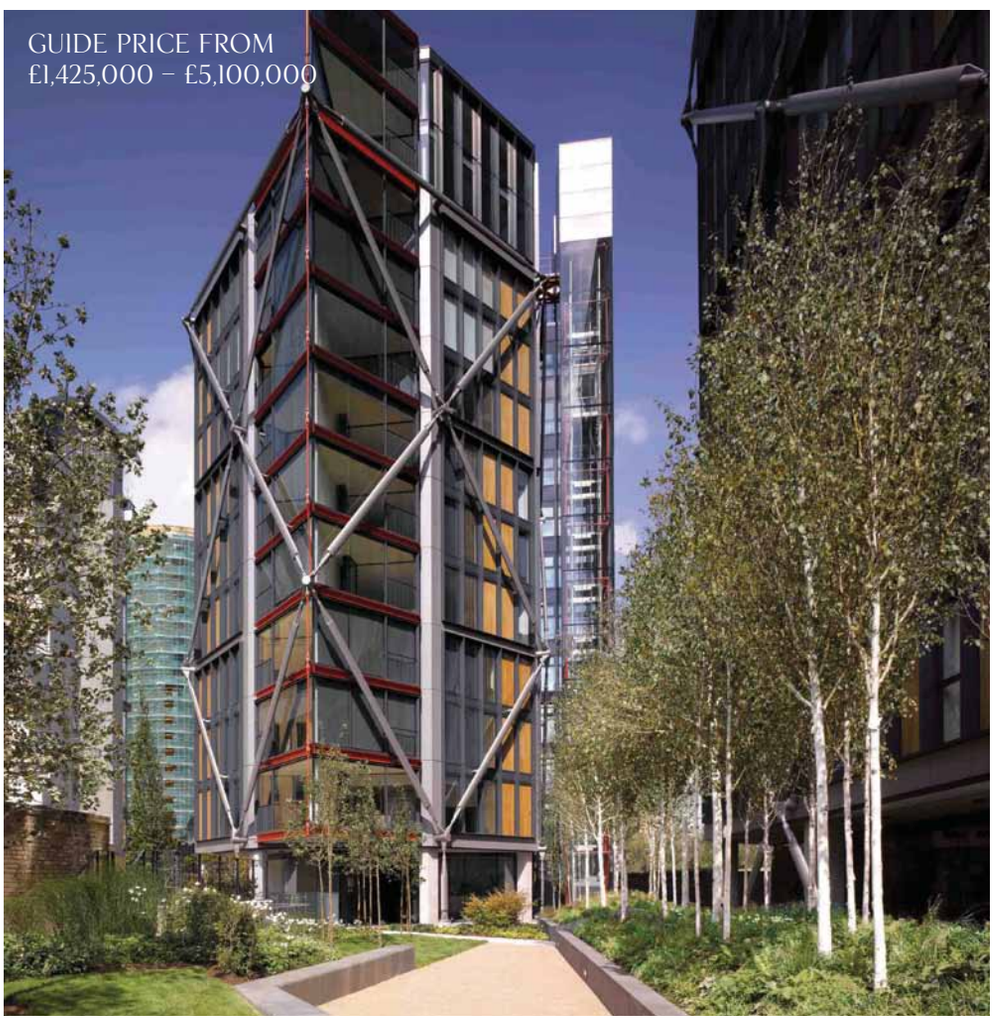
NEO Bankside is a multi-award winning world-class development of 217 exceptional apartments within 4 stunning pavilions, designed by Rogers Stirk Harbour + Partners.

Located on London's cultural South Bank, next to Tate Modern and linked to the City by the Millennium Bridge, NEO Bankside offers every amenity including 24-hour security, dedicated concierge, residents' leisure club, secure underground car parking, wine cellar, landscaped gardens and business centre.

A limited selection of 2 bedroom apartments from 76 – 164 sq m (818 – 1,767 sq ft) and 3 bedroom apartments from 178 – 249 sq m (1,912 – 2,676 sq ft) are now available.

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Hallam Street, Marylebone, London W1

An exclusive development by Amazon Properties Plc, this exceptional 4 bedroom penthouse apartment over 2 floors is located in a beautifully restored and architecturally enhanced Grade II Listed building.

Accommodation includes: Open plan reception room/dining room, kitchen, master bedroom suite, further bedroom suite, 2 further bedrooms, shower room, study, guest cloakroom, terrace, lift, porter.

Approximately 315 sq m (3,389 sq ft)

GUIDE PRICE £7,950,000

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LONDON



Upper Wimpole Street, Marylebone, London W1

This magnificent Grade II* 6 storey house has been beautifully restored to an exceptionally high standard encompassing the latest in modern technology.

Accommodation includes: Drawing room, further reception room, dining room with interconnecting reception/media room, study/library, kitchen/family room, master bedroom suite, 4 further bedrooms with en suites, 6th bedroom with family shower room, guest cloakroom, cinema room, gymnasium, lower ground floor 2 room staff flat, extensive storage vaults and terrace. Another exclusive development by Amazon Properties Plc.

Approximately 745 sq m (8,019 sq ft)

GUIDE PRICE £15,000,000

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AMERICAS & CARIBBEAN

LOCAL PERSPECTIVE



Raphael De Niro
Douglas Elliman, New York

What was your most memorable sale?

A US$24,000,000 transaction on Central Park during the height of the financial crisis.

What is the biggest opportunity for the property market in New York?

Purchasing pre-construction in a limited number of top buildings that are coming onto the market over the next couple of years.

Where are the up and coming locations in New York?

Right now they are West Chelsea and Hell's Kitchen. With the development of the Highline Park, these neighbourhoods are seeing a surge of tourists. This translates to more restaurants, galleries, and shopping in an already booming artistic hub of the city.

What is the main reason people buy in New York?

Property values here have held strong throughout a rather tumultuous market. Buying real estate in New York is one of the safest investments you can make.

What has most changed since you started selling houses in New York?

The influence the internet has had on marketing properties and the way it has resulted in far better educated buyers.

What would be your dream house?

A recently sold penthouse at Central Park West – it sold for US$88,000,000.



Sophie Miles
International Realty Group,
Cayman Islands

What is the biggest opportunity for the property market on Grand Cayman?

A few remaining lots of undeveloped beach front land.

What is the up and coming location on Grand Cayman?

Caymana Bay, a diverse mix of commercial, retail, resort, entertainment and residential opportunities, which will offer a new way of living in the Caribbean.

What is the main reason people buy on Grand Cayman?

The excellent standard of living and value.

What do you most like about Grand Cayman?

There are different lifestyle opportunities for everybody.

What is the one thing that visitors must do?

Get in or on the water - it is teeming with marine life.

How long have you been selling luxury property?

18 years.

What is the best thing about selling luxury property?

The interesting and diverse people you meet and surrounding yourself with amazing landscapes and architecture.



Anna Lee Warren
Bajan Services, Barbados

Where are the up and coming locations in Barbados?

East Coast beach front areas like Cattlewash and Bathsheba are becoming popular, as are properties located south of Holetown, like Prospect, and north of Speightstown, like Half Moon Fort.

What are the main reasons people buy in Barbados?

The stable economy, the laid back lifestyle, together with world-class restaurants, golf courses, polo, horse racing and, most of all, the local people.

What do you most like about Barbados?

For such a small island (166 square miles) there are all kinds of activities besides the obvious beaches and beautiful sea. Historic tourism has been enhanced by the recent UNESCO designation of historic Bridgetown and its garrison as World Heritage sites.

What was the most exciting feature you have seen in a property?

An outstanding art collection of paintings, glasswork, and Papua New Guinea tribal art displayed in a historic plantation home—Colleton House.

What would be your dream house?

An Oliver Messel-style home like Fustic House (page 41).



ST BARTS

Petit Cul de Sac, St Barts

A fine example of superb contemporary architecture, this seaside villa is chic with a minimalist decor and utilises clean, pure lines, graced with touches of ultimate luxury. A large central area groups the living and dining room and opens up onto the deck and infinity swimming pool through large sliding-glass doors. The kitchen is spectacularly equipped with high end appliances that sport stainless steel and green apple finishes.

2 bedrooms with independent bathrooms can be found at each end of the central living space. A path winds through the garden, leading to the quiet beach of Petit Cul de Sac, which is protected by the Nature Reserve. Along the path, a shaded, outdoor dining area is situated in the garden.

In all about 0.47 acre



GUIDE PRICE €5,300,000

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MUSTIQUE



Endeavour Hills, Mustique

Commanding an elevated position in the Endeavour Hills with spectacular views across the pasture to the Caribbean Sea beyond, this recently refurbished property has been updated by the current owners and provides luxurious modern comfort of grand proportions in a flexible and open plan contemporary Caribbean style.

The perfect house for relaxing or entertaining inside and outside in style. The property houses a master bedroom suite, 4 further bedroom suites, large principal open plan reception room, outdoor gazebo dining area, pool pavilion, family/media room, kitchen, domestic offices and an infinity swimming pool. Nestled into the landscape, the gardens blend wonderfully into the lush surrounding island vegetation to create a special, peaceful setting for the property.

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West Coast Barbados

BARBADOS

A private 11-acre luxury plantation estate dating from 1740, set on a coral ridge above the Caribbean coastline just 200 paces from the water. Redesigned by Oliver Messel the property, surrounded by tropical gardens, has sublime views of the Caribbean Sea and the west coast. The National Trust's 'Jewel of the Caribbean'.

The accommodation including 7 suites, is housed in 4 separate wings, masterfully designed for magical indoor/outdoor living with a large terrace, multiple sitting areas and dining room providing ample opportunity for entertaining.

The property's spectacular world-famous pool is carved out of coral stone and surrounded by lush overhanging vegetation making it feel more like an undiscovered lagoon.

In all about 11 acres



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West Coast Barbados

A gracious beach front property with ample room for the addition of a cottage and swimming pool, plus granted planning approval for a luxurious 10,000+ sq ft residence.

Delightful single storey residence with natural coral stone walls, 3 reception rooms, 3 bedroom suites, mature tropical gardens and beachfront.

In all about 1 acre

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Virgin Gorda, British Virgin Islands

A secluded enclave offering panoramic sea views comprising of three 5 bedroom villas surrounded by lush landscaping for maximum privacy.

Each 743 sq m (8,000 sq ft) villa is designed with 3 elegant master suites and 2 double bedrooms, gourmet kitchen, interior and exterior dining areas and infinity pool.

Unique opportunity available to purchase the villas separately or all 3 villas, the concierge house and boutique hotel business entity combined.

Built areas from approximately 743 sq m (8,000 sq ft)



PRICES FROM US$5,900,000

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Rum Point Drive, Grand Cayman, Cayman Islands

Commanding magnificent views along the reef-protected Rum Point coastline, the Suncloud Estate has an enviable elevation above the Caribbean Sea and direct access to its warm waters.

Sitting on a double plot, this elegant residence offers spacious open plan living comprising 4 reception rooms, 5 bedroom suites and an expansive lower ground floor with private access - perfect for secondary accommodation. Beautiful swimming pool and large sundeck with coral stone steps leading down to the sea.

In all about 2 acres



GUIDE PRICE US$3,300,000

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LONG ISLAND



Sands Point, Long Island, New York, USA

Crowning one of Sands Point's finest waterfront parcels and encompassing nearly 3 acres overlooking the Long Island Sound with views of the New York City skyline to the west. This spectacular 715 sq m (7,700 sq ft) home offers a unique combination of history, luxury, comfort and complete privacy, the most valuable and coveted amenities in waterfront estate living. Boasting 8 bedrooms, 7.5 bathrooms and 5 fireplaces, the home also includes generously proportioned living, dining and gathering areas, each of which has water views and opens onto the covered wraparound porch extending the living space.

Dramatic infinity-edge pool, cantilevered to appear as if spilling into the Long Island Sound, 13 sq m (145 sq ft) of private beach and a dock are some of the special extras.

GUIDE PRICE US$12,500,000

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THE HAMPTONS

230 Old Montauk Highway, Montauk, The Hamptons, New York, USA

Designed by renowned architect James Biber of Biber Architects and Pentagram Design, this contemporary compound sits on a 4 acre, 22.9m (75ft) bluff above the Montauk shoreline, offering the most spectacular ocean views.

A 464 sq m (5,000 sq ft) main house includes an open gourmet kitchen, dining room and step-down living room with striking interior walkway, and a second storey sitting room with rooftop deck. The high ceiling basement boasts a custom skylighted gym, dramatic screening room, wine cellar and storage area.

The 222 sq m (2,400 sq ft) guest house features 2 bedrooms, 1 bathroom, an eat-in kitchen, lounge and continuous outside deck. Additionally, there is a heated Gunite infinity-edge pool with Jacuzzi and outdoor shower.



GUIDE PRICE US$19,500,000

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NEW YORK

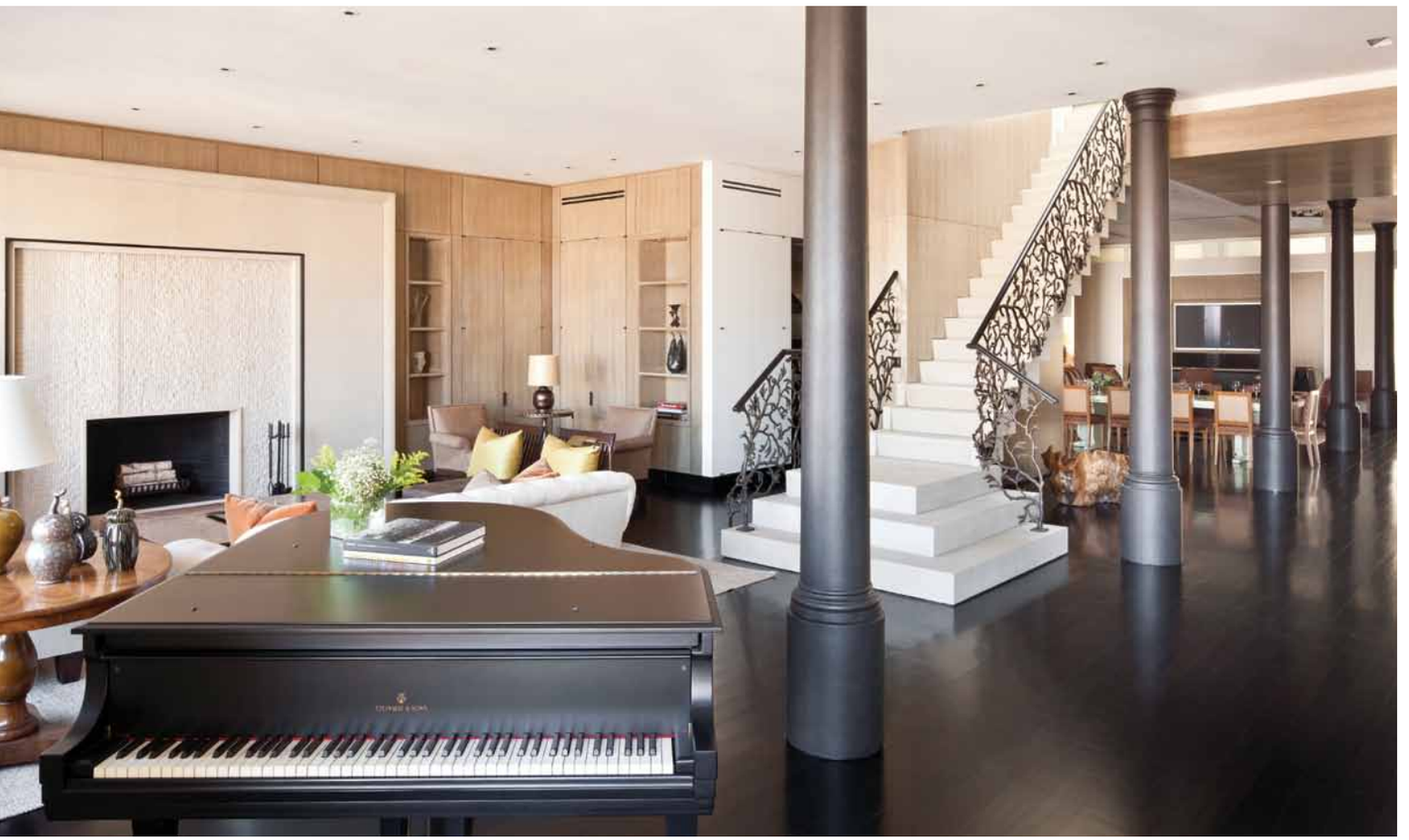


20 East 65th Street, Upper East Side, New York, USA

The finest in modern New York City living, this incomparable condominium occupying the top 3 floors and rooftop of a 25ft wide limestone mansion on one of New York's most coveted blocks, boasts over 604 sq m (6,500 sq ft) of living space.

Created in a high-style collaboration between celebrated architect, Richard Perry, and acclaimed designer, Jonathan Adler, this stunning 4 bedroom, 4.5 bathroom home encompasses grand entertaining spaces and every imaginable luxury for today's discerning buyer. A grand, private master bedroom suite offers soaring ceilings, multiple walk-in closets and an enormous south facing terrace. The finest custom features, finishes and technology abound, and an 89 sq m (968 sq ft) roof waits to be landscaped above the 6th floor.

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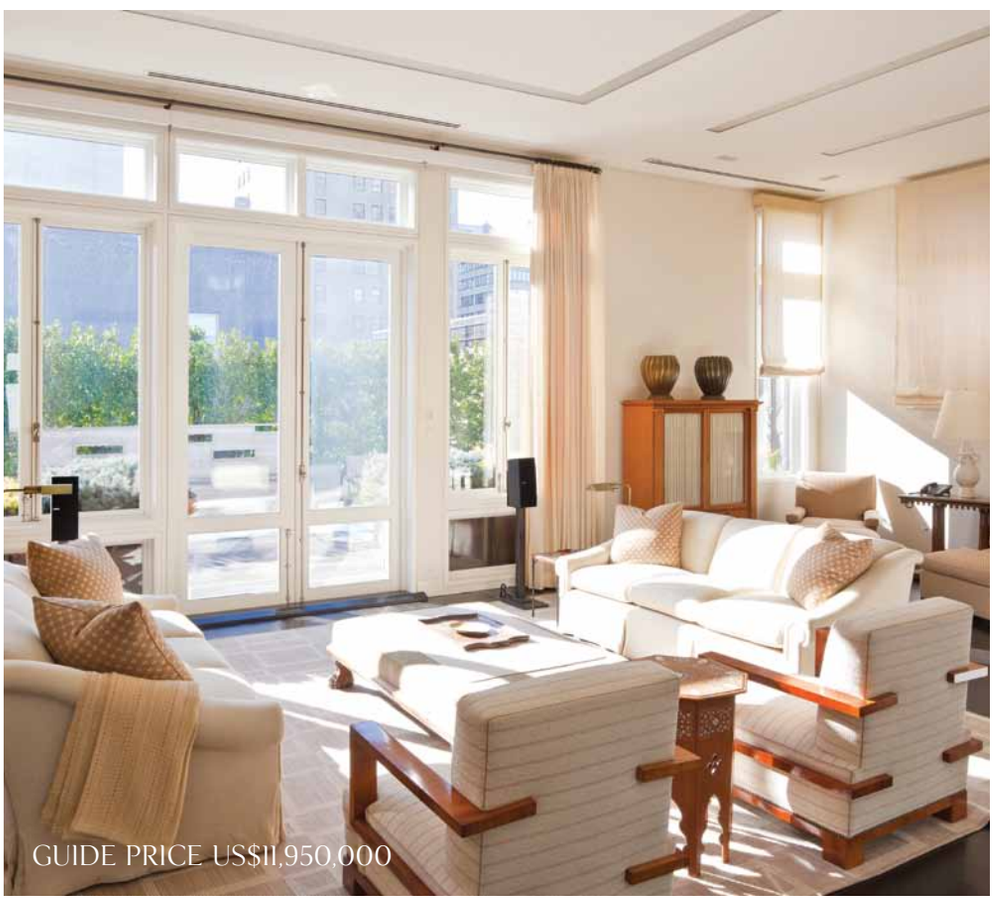


TriBeCa, New York, USA

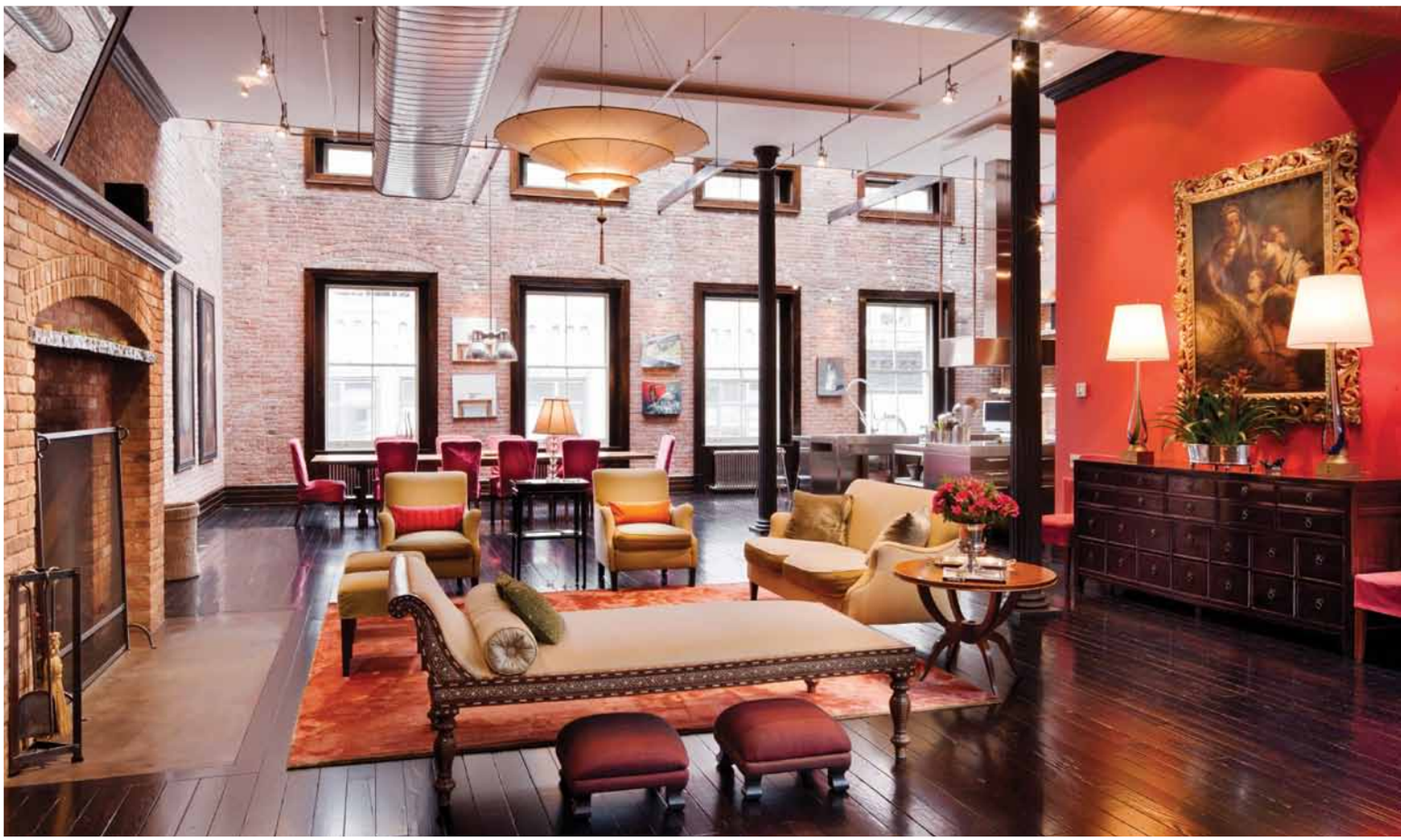
NEW YORK

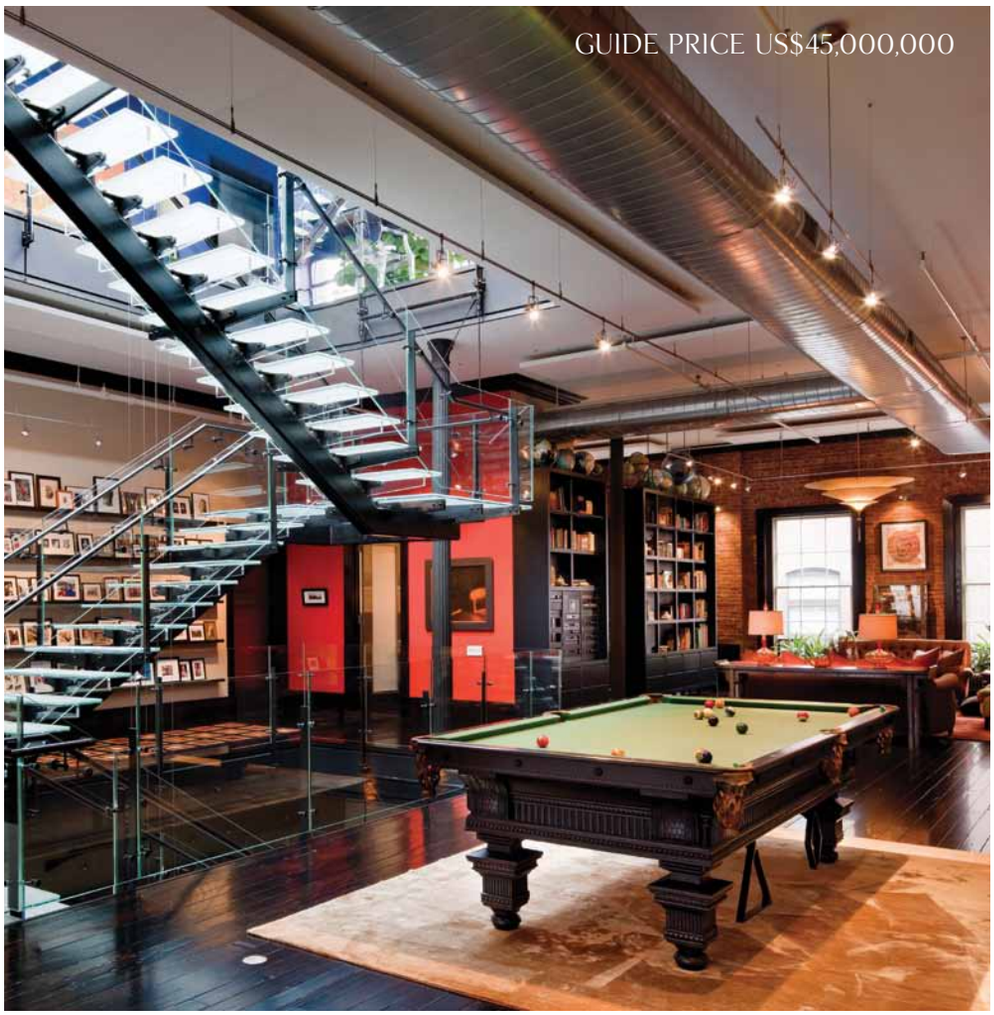
This 2 storey, 4 bedroom, 4.5 bathroom penthouse loft in TriBeCa offers 592 sq m (6,378 sq ft) of indoor and nearly 158 sq m (1,700 sq ft) of outdoor space. The grand layout includes a generous living room with beautiful wood burning fireplace, study, chef-grade kitchen, banquet-sized dining room, and spacious media room. A floating staircase with custom bronze railing leads upstairs to the master suite, gym, den, and a landscaped terrace featuring a Koi pond and built-in watering system.

3 sizeable bedrooms offer beautiful en suite bathrooms, and the gracious master suite has dual dressing areas, windowed bathroom with double sinks, wood burning fireplace and access to a second private terrace. The apartment offers northern and southern exposures, and a Crestron home automation system.



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144 Duane Street, TriBeCa, New York, USA

One of the largest and most beautiful properties to ever become available in New York City, this 2,787 sq m (30,000 sq ft), 1862 limestone loft mansion is truly a stunning masterpiece of brilliant architecture and design. Recently renovated by a world-renowned design team, the 12.5m (41ft) wide elevator building has been carefully restored to a modern aesthetic whilst preserving the original character and details.

The top 3 floors comprise the magnificent 1,255 sq m (13,500 sq ft) owner's penthouse with a gym/ basketball court in the basement, and additional 260 sq m (2,775 sq ft) of landscaped outdoor space. Light and scale are second to none, with 4 – 8m (12 – 26ft) ceilings, huge windows and multiple skylights. 3 rental floors generate substantial income.

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AFRICA & MIDDLE EAST
LOCAL PERSPECTIVE



Mercy Kareithi
Knight Frank Nairobi, Kenya

What was your most memorable sale?
A prime property on 3 acres in an upmarket neighbourhood—a rare find.

Where are the up and coming locations in Nairobi?
The north of the city, towards Kiambu and Thika.

What is the one thing a visitor to Nairobi must do?
Go on safari.

What has changed most since you started selling houses in Nairobi?
The increasing number of developers.

How long have you been selling luxury property?
24 years.

What is the most exciting feature you have seen in a property?
A cone-shaped swimming pool that protruded into an art gallery below. There was an incredible view of the pool in the middle of the gallery with lights streaming through its glass walls.



Christian Swaab
Knight Frank Abu Dhabi,
United Arab Emirates

Where is the up and coming location in the United Arab Emirates?
It is probably Saadiyat Island in Abu Dhabi, which has superb apartment schemes, luxury villas, a championship golf course, the Louvre museum and arguably the best beach front hotels in the United Arab Emirates.

What do you most like about Abu Dhabi?
The different islands that cater for different leisure requirements. Yas for all things motorsport, outdoor concerts and golf, Saadiyat for culture, yet more championship golf, and possibly the best beach club in the world, The Monte Carlo.

What is the one thing people visiting Dubai must do?
Take a trip up the world's tallest building, the Burj Khalifa. Go to the viewing platform or have dinner at Atmosphere, the world's highest restaurant. Utterly jaw dropping.



Anne Porter (Associate)
Anne Porter Properties,
Cape Town, South Africa

What is the biggest opportunity in the property market in South Africa?

The country's emerging middle class.

Where are the up and coming locations around Cape Town?

Newly established areas bordering the Winelands that offer a unique lifestyle – country living with every convenience. Many of the buyers for these properties commute between Gauteng and Cape Town during the week and enjoy the Cape over the weekend.

What is the main reason people buy in Cape Town?

It offers a fantastic lifestyle that is unequalled by any city in the world. The sea is within a 20 minute drive from practically anywhere in the peninsula. There are world-class hotels, restaurants and entertainment and it is a wine lover's paradise.

What do you like most about Cape Town?

It is a truly cosmopolitan city.

What is the one thing a visitor to Cape Town must do?

Go up Table Mountain, whether by cable car or by hiking up any of the trails. The view from the top is breathtaking.

How long have you been selling luxury properties?

37 years.

What would be your dream house?

A beautiful Cape Dutch cottage in the Franschhoek Valley.



KENYA

Loita Hills, Greater Maasai Mara, South Western Kenya

An exclusive and luxurious property situated in the Loita Hills in Kenya's Greater Maasai Mara region.

Surrounded by a glistening terraced swimming pool, spa and relaxing reception space, the main resort is home to 7 stylish cottages for a total of 4 double rooms and 3 twin rooms each with an en suite bathroom and outdoor patio.

A private house, set off at a short distance features a luxury master suite, a second bedroom, lounge and bar, dining area and indoor fireplace. The house enjoys a sundeck, veranda and mini spa.

Local game drive routes cover the area and neighbouring conservancies, 1 hour's drive to the Maasai Mara, where the world-famous annual migration takes place.

In all about 110 acres, for sale leasehold.



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SOUTH AFRICA



Bantry Bay, Cape Town, South Africa

An exceptional ocean front setting in one of the most enviable positions on the Clifton border, this spectacular north facing property offers unrivalled views of the Atlantic Ocean.

A combination of 2 properties built over 3 floors, the total accommodation includes: 2 kitchens, 2 dining rooms and 2 lounges, 6 bedrooms, 5 bathrooms, large ocean front swimming pool with braai and outdoor entertainment area, bathroom and staff accommodation. There are 3 garages and 3 private parking bays. Access to all floors is via a funicular lift and stairs. Both properties enjoy a boulder rock garden with a charming original stone chapel.

GUIDE PRICE R45,000,000

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SOUTH AFRICA

Bishopscourt, Cape Town, South Africa

Protected from the prevailing summer winds, this stylish home in Bishopscourt has a European feel. The house combines olde-worlde charm with modern luxurious finishes which are unique and stylish.

An impressive double volume entrance hall leads to the main reception and entertainment rooms, which lead onto a large covered patio and pool area with magnificent panoramic views of Kirstenbosch and Table Mountain. Outstanding finishes reflect meticulous attention to detail. There are 5 en suite bedrooms plus a self-contained guest suite.

The beautifully landscaped garden is a child's delight.

Approximately 4,000 sq m (43,055 sq ft)



GUIDE PRICE R35,000,000

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Waterfront, Cape Town, South Africa

Positioned directly on the V&A yacht basin, this apartment captures the essence of marina lifestyle. It offers spectacular views, 24-hour high security and pedestrian access to its luxurious surrounds.

The contemporary, open plan layout flows seamlessly between the classically appointed interiors and the broad 18m veranda and garden which are ideal for entertainment. Both en suite bedrooms have ample closet space and direct garden access as well as marina views through full height glass doors. The state-of-the-art kitchen leading onto the dining room has a separate scullery recess.

The apartment is in close proximity to excellent dining, theatres and shopping.

GUIDE PRICE
R17,000,000 + VAT

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ABU DHABI

Nurai Private Island, Abu Dhabi, United Arab Emirates

The most sought-after, luxury private island residential resort community in the United Arab Emirates, this exclusive haven of 40 properties is surrounded by crystal clear waters and pristine sandy beaches. Nurai enjoys a truly unique location lying minutes offshore from Abu Dhabi and offering accessibility to an influential and growing business centre, Sowah Island and an emerging cultural hotspot, Saadiyat Island.

Providing residents with extensive homes ranging from 929 – 1,765 sq m (10,000 – 19,000 sq ft), generous plots of land, panoramic sea views and the utmost levels of privacy, Nurai will include world-class spa and fitness facilities, multiple restaurants and lounges including a Sir Alan Yau inspired restaurant, helipad, private berthing and 24-hour security.



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PRICES FROM US$6,000,000 – US$14,000,000

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Signature Villa, The Palm Jumeirah, Dubai, United Arab Emirates

As the self-declared ´Eighth Wonder of the World´, The Palm Jumeirah is a manmade, palm-shaped island which covers an area of 7,000,000 sq m, extends 4 miles into the Arabian Gulf and is surrounded by a 7.5km long crescent shaped breakwater.

These iconic Signature villas of approximately 650 sq m (7,000 sq ft) are located on the 16 fronds of the Palm Jumeirah providing unparalleled waterside living with private beachfronts. There are a variety of external designs and layouts, all with integral garaging and staff quarters. Optional swimming pools are either located to the front or side of the property and there is 24-hour security at the access of each frond.

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DUBAI



Al Barari, Dhalia, Dubai, United Arab Emirates

An exclusive haven of secure and luxurious living within beautifully stocked botanical gardens and lakes, these large villas are set out on leaf style enclaves in a low density distribution. The whole development is placed on over 1,000,000 sq m of land with only 20 percent construction leaving 80 percent landscaped. Villa sizes are from 1,180 – 1,523 sq m (12,700 – 16,400 sq ft) within plot sizes complementing the house from 929 – 1,672 sq m (10,000 – 18,000 sq ft). The villas are available in different styles including Renaissance, Balinese, Mediterranean, Woodland, Water and Contemporary.

PRICES FROM
US$3,500,000 – US$5,000,000

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Le Reve, Dubai Marina, Dubai, United Arab Emirates

La Reve is one of the most luxurious and exclusive high rise apartment developments on the seafront in Dubai. There are a choice of half or full floor plates resulting in super-sized apartments of approximately 566 and 1,226 sq m (6,100 and 13,200 sq ft). There are superb detailing and high quality finishes throughout. Smart home systems and lighting are featured, private parking and 24-hour concierge and security. The building features its own exquisite leisure facilities including gymnasium, spa and indoor swimming pool.

PRICES FROM
US$5,000,000 – US$14,000,000

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DUBAI

Kempinski Residences, Palm Jumeirah, Dubai, United Arab Emirates

An exclusive selection of serviced luxury apartments and villas within the highly regarded Kempinski Hotel Complex, situated on the crescent of the Palm Jumeirah. The private residences comprise 2, 3 or 4 bedroom apartments with terraces, impressive penthouses, elegant villas and townhouse-style residences with their own private pools and gardens. Apartments approximately 120 – 557 sq m (1,300 – 6,000 sq ft). Villas approximately 464 – 743 sq m (5,000 – 8,000 sq ft).

Every residence looks out over the sea and offers stunning views of the lagoon and the Dubai skyline. Residents will also enjoy direct access to the beach.

PRICES FROM
US$1,750,000 – US$9,000,000

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Emirates Hills, Dubai, United Arab Emirates

Originally created by the well regarded developer Emaar Properties, well known for their pioneering freehold development throughout Dubai, Emirates Hills was their first development to offer freehold plots to investors allowing the creation of individually designed and built villas.

The result is a stunning mix of opulent properties ranging from 743 – 3,716 sq m (8,000 – 40,000 sq ft) with staff accommodation, integral garaging and 24-hour security, in an area which has become known as the "Beverly Hills" of Dubai and one of the ultimate locations to aspire to. Stunning views include full Montgomerie golf course aspects, lakeside and manicured greenery.

PRICES FROM
US$5,000,000 – US$15,000,000

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ASIA PACIFIC
LOCAL PERSPECTIVE



Natalia Sutrisno
Knight Frank Indonesia

Why do people buy in Bali and Jakarta?

In Jakarta the main reason is capital appreciation. Bali is very popular because of its unique culture, friendly people, beautiful valleys, stunning beaches, luxurious hotels and exquisite scenic beauty.

Where are the up and coming locations in Indonesia?

Lombok, Bintan, Makassar and Menado have the potential to become alternatives to Bali for both domestic and international purchasers.

What is the one thing visitors to Bali should do?

Explore the culture and heritage, as well as the beach.

What would your dream house be?

A stand-alone Victorian-style bungalow in the countryside with a big garden and lots of lush greenery.

What are the biggest opportunities for Indonesia's property markets ?

An imbalance between supply and demand in Jakarta and Bali.



Hoa Nguyen Phuong
Knight Frank Vietnam

What was your most memorable sale?

A bulk sale of 20 villas at The Point project on Danang Golf Course.

Where are the up and coming locations in Hanoi?

On the east and south sides of the city where there are a wide range of projects with prices from US$700/sq m to US$3,500/sq m.

Why do people buy in Hanoi?

Investing and nesting.

What has changed most since you started selling properties in Hanoi?

Buyers are now much more informed. A few years ago when there was less choice they were queuing up to buy and developers could just relax and 'issue the ticket'. Now, with oversupply, buyers want to invest in a visible project that has good infrastructure and quality construction, as well as offering good value for money.

What would be your dream house?

It would be on the beachfront bordering a golf course.

What is the best thing about selling luxury property?

The joy of helping people purchase their dream house and maximising the property's investment value.



Ivan Tan
Knight Frank Singapore (Regal Homes)

What is the biggest opportunity for the property market in Singapore?

The luxury condo segment. Although there is an oversupply situation at present, these properties are all in the prime areas and situated in outstanding locations.

Where are the up and coming locations?

The areas close to the recently operational Circle Line MRT stations.

Why do people buy in Singapore?

The main reason is that people consider prime property to be a safe haven to invest their funds in. Demand for properties is strong despite the cooling measures, particularly in a low interest environment.

What has most changed since you started selling properties in Singapore?

The standard of professionalism among real estate agents has increased significantly following the creation of the Council of Estate Agencies (CEA) watchdog in 2010.

What is the most exciting feature you have seen in a property?

A penthouse apartment with its own private swimming pool on the rooftop surrounded by lush greenery.

What would be your dream property?

A detached house on an elevated plot with a wide frontage on Nassim Road – the most prestigious address in Singapore. The house would be designed by a world-renowned architect with its construction materials and its soft finishes sourced from around the world. Only the best would be permitted.

Hainan Villa, Diamond Beach Resort, Clear Water Bay, Hainan Province, China

The villa is located on the Diamond Beach Resort, Clear Water Bay, at the Southern end of Hainan Island where a planned international tourist island is being developed in the next few years.

The newly built property, completed in late 2011, benefits from direct access to the beach and offers a lifestyle designed to exceed expectations. Built to a high specification, the accommodation includes living area, dining area, spacious master bedroom, 3 further bedrooms plus a staff bedroom/bathroom. This sumptuous house is within 5 to 10 minutes' driving distance of Hainan Clear Water Bay Golf Course, with entertainment and shopping facilities close by.

Approximately 349 sq m (3,757 sq ft)

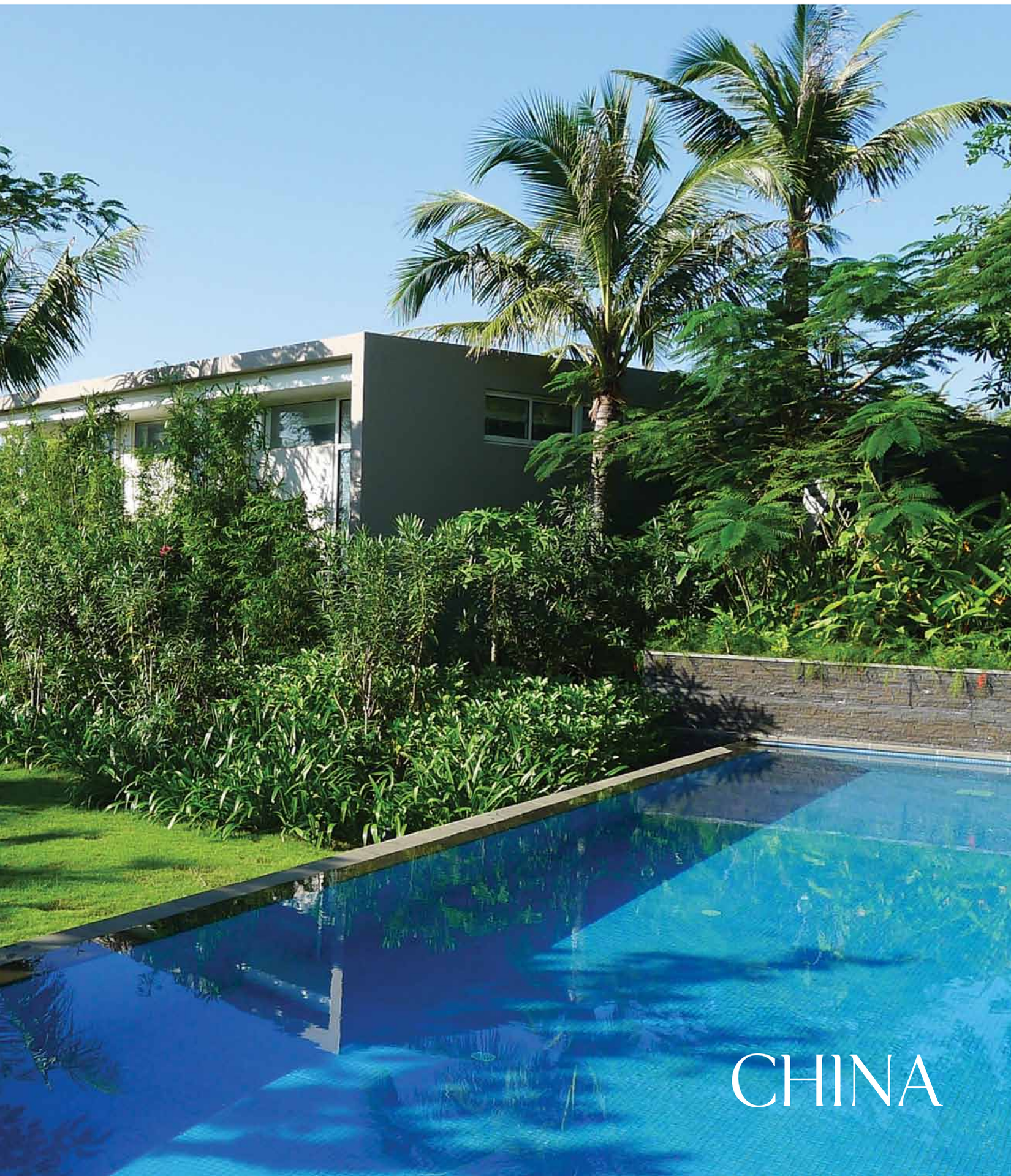
GUIDE PRICE RMB39,500,000

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CHINA

Serenade, 11 Tai Hang Road, Mid-Levels East, Hong Kong, China

A smart, modern penthouse apartment of 456 sq m (4,919 sq ft) in a brand new luxury block enjoying breathtaking panoramas of the harbour, mountains and the city. This exclusive penthouse also enjoys considerable outdoor space with a balcony, terrace and wraparound roof terrace with private pool. The interiors comprise elegant living and dining rooms, 4 bedrooms (2 en suites), and a family room.

The building also provides concierge services and full club facilities including childrens' play areas, gymnasium and a communal pool. Best of all, it is only a 15 minute walk to the city.



GUIDE PRICE HK$260,000,000

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CHINA

The Peak, Hong Kong, China

This very elegant, brand new detached house comes fully furnished, and is completely ready to move into. Beautifully set back in a secure gated development of only 3 such houses, this stunning home overlooks both tranquil Peak greenery and scenic south facing sea views.

Accommodation includes: Split level lounge/dining areas and 4 en suite bedrooms - all with superb high ceilings and floor to ceiling windows. French doors lead from the living room to a charming 185 sq m (2,000 sq ft) garden with its own private pool.

Perfect family living less than a 15 minute drive from the city.

Approximately 394 sq m (4,250 sq ft)



RENTAL HK$500,000 PER MONTH

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The Peak, Hong Kong, China

A rare find in Hong Kong – your own private driveway past a cascading water fountain to an impressive stand-alone residence in one of Hong Kong's most exclusive locations.

The grand entrance to this 696 sq m (7,500 sq ft) house opens onto a foyer with a magnificent white marble staircase and incredibly high ceilings. Upstairs is a luxuriously spacious living room with adjoining terraces and views overlooking the Peak and South Side. French doors open onto 2 elegant dining rooms for both Western and Chinese entertaining. There are also Western and Chinese kitchens.

Private areas include a study, family room and 6 spacious en suite bedrooms including the master bedroom with its exquisite marble bathroom. The basement provides incredible facilities for staff and storage. All rooms are accessible by private internal elevator.

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Lakeville Regency,
Lane 168 Shunchang Road, Shanghai, China

Lakeville Regency stands at the epicentre of one of Shanghai's most prized residential and commercial areas, Shanghai Xintiandi. The property boasts breathtaking lakefront views of the manmade Taipingqiao Lake and Park and is only a stone's throw to the Middle Huaihai Road shopping street. For Shanghai living, there are few other spots as picturesque yet accessible to the rest of the city.

The apartment itself stands as a testament to tailor-made, top-of-the-line design, something unique to the Shanghai property market. Consisting of 3 bedrooms, 1 study, and 3.5 bathrooms, the apartment stands at 280 sq m (3,013 sq ft) and includes a car park unit underground. Boasting premium brand systems and appliances, the unit offers every convenience and comfort one could want in the bustling city. Custom-made furniture, complete gourmet kitchen, first class cooking and tableware and a wine storage unit are just the tip of the iceberg when it comes to what makes this apartment truly remarkable.

The property is on offer as either a direct sale or an equity transaction, providing a unique opportunity for buyers without residency in Shanghai.

GUIDE PRICE RMB40,000,000

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CHINA





CHINA

39 Conduit Road, Mid Levels, Hong Kong, China

Enjoy Victoria Harbour views at their finest from this new 33 storey building that has established itself as an icon for luxury living, just minutes away from the Central Business District.

From the impressive entrance and 24-hour concierge services to the very best in finishes and facilities, there is little that is not available to the 66 residents here, including the option to rent a private jet.

This exquisite duplex is one of only 6 such units, with a floor area of 476 sq m (5,130 sq ft). Accommodation comprises a superb living and dining room with spectacular high ceilings of 15.75 ft, balcony, state-of-the-art kitchen and 5 en suite bedrooms.

Commanding truly spectacular harbour views from most rooms, this exceptional property is a privilege to purchase.



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15 Sukhumvit Residences, Bangkok, Thailand

This 25 storey luxury project offers beautifully designed, fully furnished condominiums in central Bangkok. Numerous public amenities are nearby including leading hospitals, 5 star hotels and department stores. There is convenient access to the BTS, MRT and express way.

There are a variety of layouts and designs available and facilities include an infinity-edge swimming pool, Jacuzzi, gym, sauna, library and clubhouse. Completion is expected at the end of 2012.

Apartments range from 23 sq m (247.5 sq ft), to 2 bedrooms up to 99 sq m (1,044 sq ft).

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THAILAND



Pattaya, Thailand

This beautiful, fully furnished 4 bedroom villa with separate guest bungalow, staff quarters, 2 car garage and beautifully landscaped pool area, is located in the exclusive, quiet neighborhood of Pratumnak Hill.

Near the famous 5 star Royal Cliff Hotel, it is also within close proximity to the entertainment, shopping and beaches of Pattaya. With 750 sq m (8,072 sq ft) of interior space, it is ideally suited for a large family or someone who likes to entertain on a grand scale.

GUIDE PRICE THB49,500,000

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MALAYSIA





Jalan Conlay, Kuala Lumpur, Malaysia

The first Banyan Tree Signatures in Kuala Lumpur is poised to set a new benchmark in the vibrant shopping hub of Bukit Bintang, right in the heart of the city. Standing tall and elegant at 55 storeys, the freehold building will exceed 240m (787ft) and have the honour of being the tallest residential building in Kuala Lumpur.

This distinguished structure houses the Banyan Tree Residences and Banyan Tree Signatures Hotel. It is complemented by a world-class spa, heated pool, and comprehensive amenities, as well as a rooftop gourmet restaurant and sky bar with sweeping panoramic views at level 55.

Banyan Tree Residences come partially furnished with top end European imported kitchens, wardrobes, electrical appliances and fittings. Exclusively for the residences, facilities include a 58m (190ft) infinity pool, function room with outdoor terraces, gymnasium, barbeque terrace and dance studio, set amidst water features and green lawns.

The Banyan Tree Signatures Hotel boasts the first ever Couture Concierge service which includes limousine, yacht and private jet booking facilities. A private link bridge to Pavilion Kuala Lumpur also offers its residents a world-class shopping experience and conveniences within walking distance.

In all about 1.46 acres

GUIDE PRICE FROM RM2,000,000

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Enggor Street, Singapore

SkySuites@Anson is an iconic 72-storey development that will reshape the city skyline. Offering magnificent views of the Central Business District, Marina Bay and the upcoming new waterfront district, this stunning structure will light up the entire night sky with its glorious illuminated terraces. There are many exciting entertainment and leisure facilities nearby such as Marina Bay Sands, the new Arts District, Clarke Quay and Sentosa.

Amenities include: The Club on Level 7 where you can relax and enjoy a complete range of luxurious facilities in the most exclusive of environments, complete with gymnasium, tennis court, 50m lap pool, Jacuzzi and more; The Gallery at Level 31 with an outdoor fitness station, a secluded reading alcove and a vibrant games loft; The Retreat on Level 56 with spa facilities including a dry hammock and wet hammock area, oriental tea garden, rain shower, hot spa and sunken yoga court; the highest open-air viewing deck in Singapore offering stunning 360 degree views of the city, Marina Bay, the Gardens by the Bay and Sentosa.

Choose from well-appointed residences including 1, 2 and 3 bedroom units.

Typical unit sizes approximately:
1 bedroom 34 – 47 sq m (366 – 506 sq ft)
2 bedroom 61 – 65 sq m (667 – 700 sq ft)
3 bedroom 89 – 106 sq m (958 – 1,141 sq ft)

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SINGAPORE



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INDIA

Koregaon Park Annexe, Pune, India

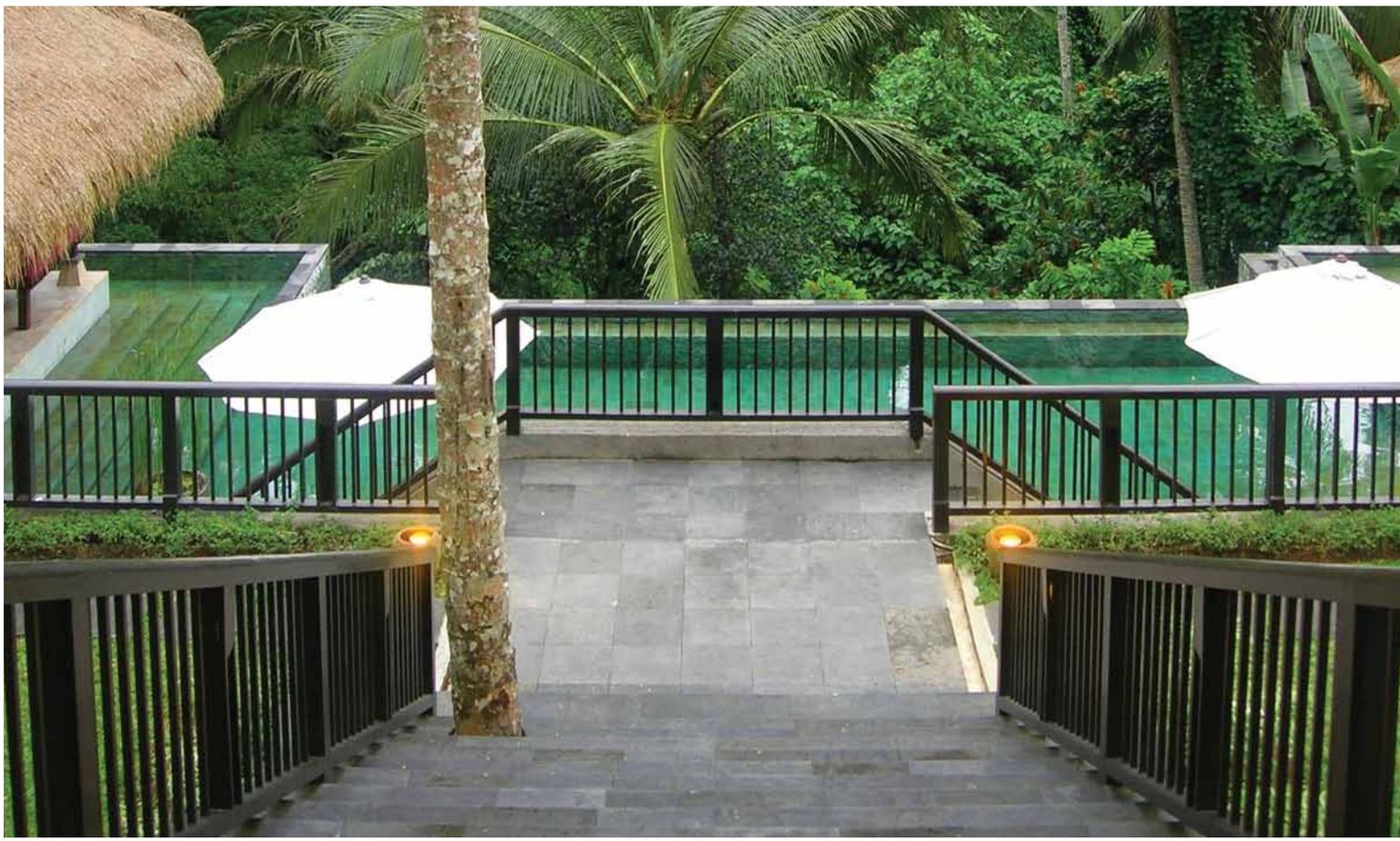
Combining world-class yoo inspired by Starck design with a prestigious range of amenities, yoopune is the stunning new residential development from Panchshil. With interior design from global design brand, yoo, yoopune is situated on a unique site that spans 17 acres and includes a lush, historic rainforest featuring 228 designer homes in 6 towers. Award-winning landscape architect, Bill Bensley, has used his distinctive style to weave magic into these resplendent settings.

A spectrum of carefully chosen amenities include the world-famous Six Senses Spa, swimming pools, recreation amenities for children and families such as basketball and tennis courts, and plenty of relaxation at the tea lounge or cigar room.


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GUIDE PRICE STARTING FROM INR15,000 PER SQ FT

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INDONESIA



Gianyar Ubud, Bali, Indonesia

Nestling in the heart of the tropical paradise of Bali, this luxurious hidden palace is located in a completely unique private compound interlinked by winding paths, with exclusive access via a hidden monorail. Built adjacent to the Orient Express Ubud Hanging Garden Resort, on a steep-terraced hillside and totally enveloped by jungle-covered mountains, the 1.2 acre exquisite private sanctuary opens up to one of the most impressive residences in Asia.

3 personally designed imperial sized bedrooms, each with indoor and outdoor showers, Jacuzzi bath and impressive lounge overlooking a tranquil infinity-edge swimming pool excavated from the hillside and elevated 15m above the descending forested river gorge beneath.

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AUSTRALIA

Rockley, South Yarra, Melbourne, Australia

Rockley is a sanctuary of private residences in a picture perfect location on Toorak Road surrounded by the compelling culture of South Yarra.

Situated in one of Melbourne's most desirable destinations, Rockley heralds some of the most preeminent fashion boutiques, restaurants, cafes, schools and parks. Residents will enjoy a vibrant mix of life with absolute park frontage, entertainment, dining and shopping at their feet.

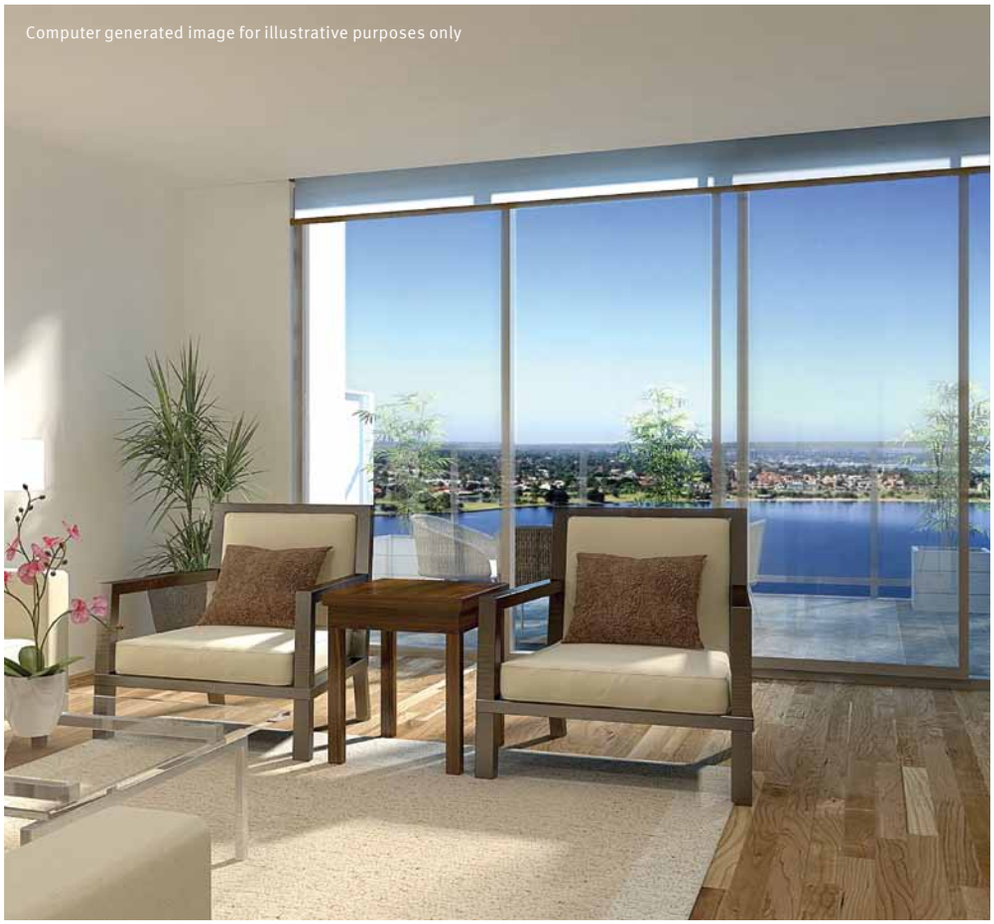
Rockley will boast 78 of the finest residences suitable for both owner occupier and investor buyers. Sleek, modern lines with impressive and strong architecture along with the highest quality fixtures and fittings throughout, Rockley will be the envy of apartment living in Melbourne.

Accepting expressions of interest now, launching to the public in April 2012.

1 AND 2 BEDROOMS FROM AUD$365,000

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Adagio, Perth, Western Australia

Adagio, situated overlooking the Swan River – one of the world's most beautiful riverside settings – is now under construction, with 70 percent of the first release already sold.

Adagio consists of 2 and 3 bedroom apartments and will be an oasis of calm in the city, promising an exclusive luxury lifestyle. Every element, from design to construction, has been meticulously planned. No detail has been left to chance.

As a privileged resident, you will also take pleasure in the very best facilities, including a pool, outdoor spa, on-site theatre, gym, games room, function room and more.

Completion estimated for 2013.

GUIDE PRICE FROM AUD$800,000

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Freshwater, Claremont, Western Australia

Located in the most desirable residential precinct, Claremont, Freshwater's residences will enjoy a unique combination of attributes. Adjacent to the new retail, fashion and restaurant hub, Claremont Quarter, minutes away from the famous Cottesloe Beach, the Swan and Perth's premier private schools and equidistant from the Perth Central Business District and historic Fremantle.

Freshwater's 45 residences, individually styled by leading interior designer, Christian Lyon, are being crafted to deliver sophisticated living spaces, high specifications and security.

Officially launching to the open market in April 2012. Large 1, 2 and 3 bedroom apartments available.

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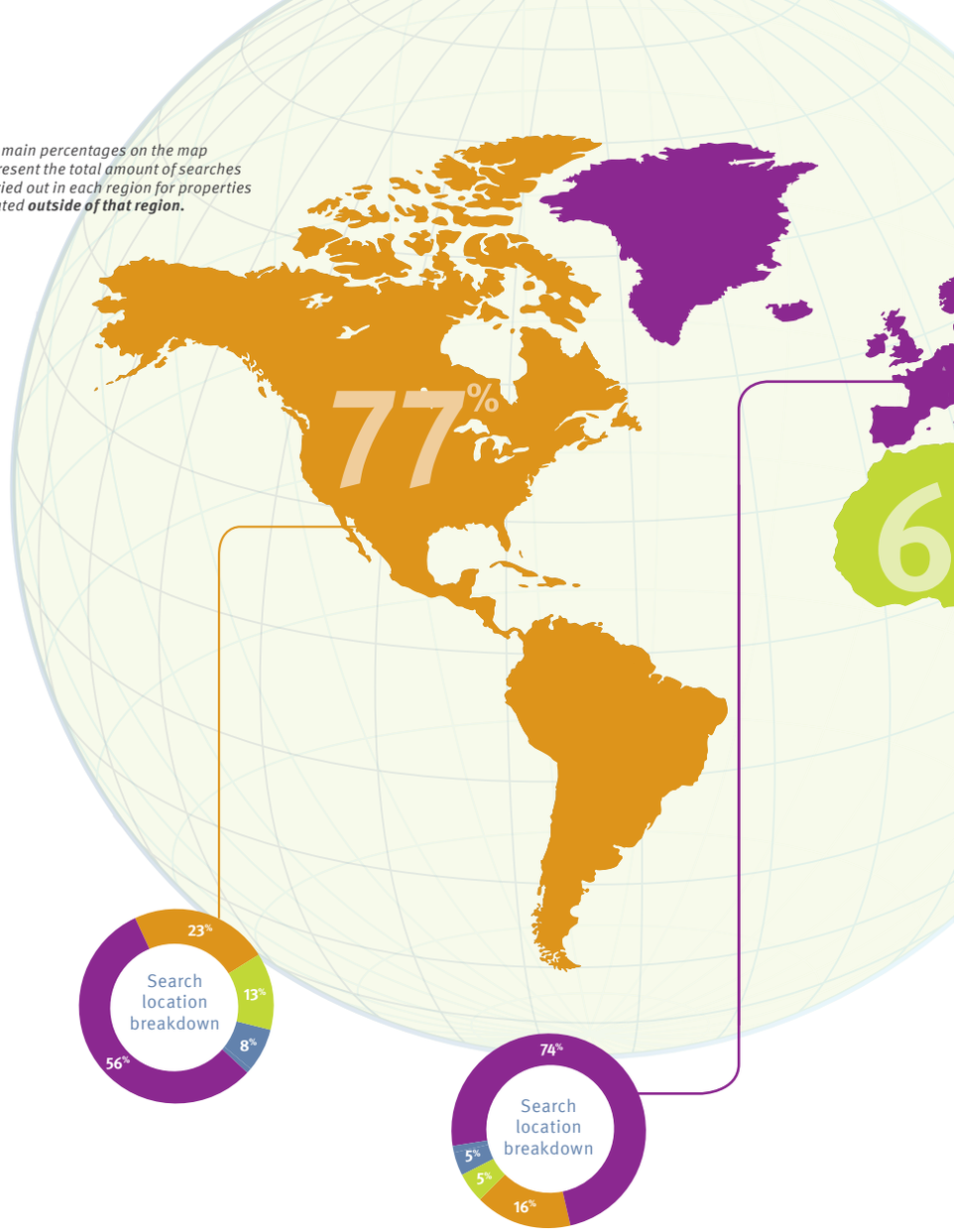
OUR GLOBAL REACH & INSIGHT

Over a million people around the globe use our website every month to search for property and we are constantly investing in new technology to make their experience more convenient and more enjoyable. This map shows the percentage of searches on our website from each region of the world and where browsers are looking.

On the far right we also highlight the variety of languages which browsers currently search our website in. More than 20 languages will be available soon – from Swedish to Swahili.

Our network of dedicated residential research teams provide unique insight into the world's most important luxury second-homes markets and the people who buy in them. This understanding allows us to more accurately target potential buyers for our clients' properties. We provide below an overview of the current and future trends shaping prime property markets around the globe.

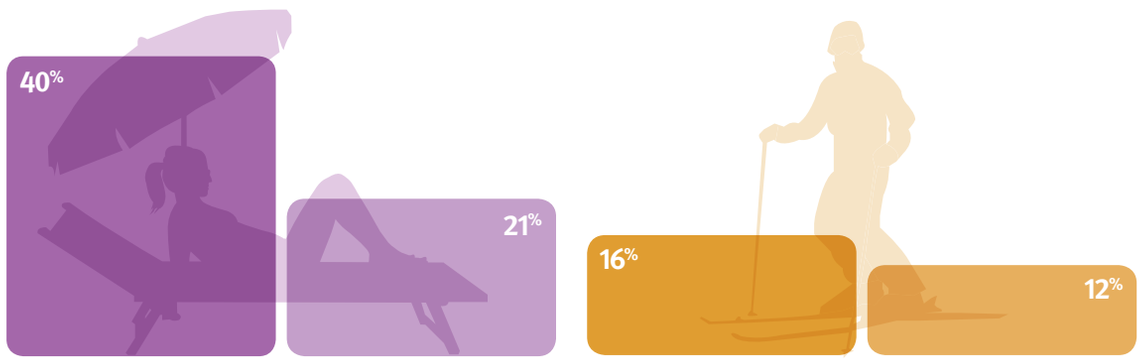
*The main percentages on the map represent the total amount of searches carried out in each region for properties located **outside of that region.***



SUN OR SKI?

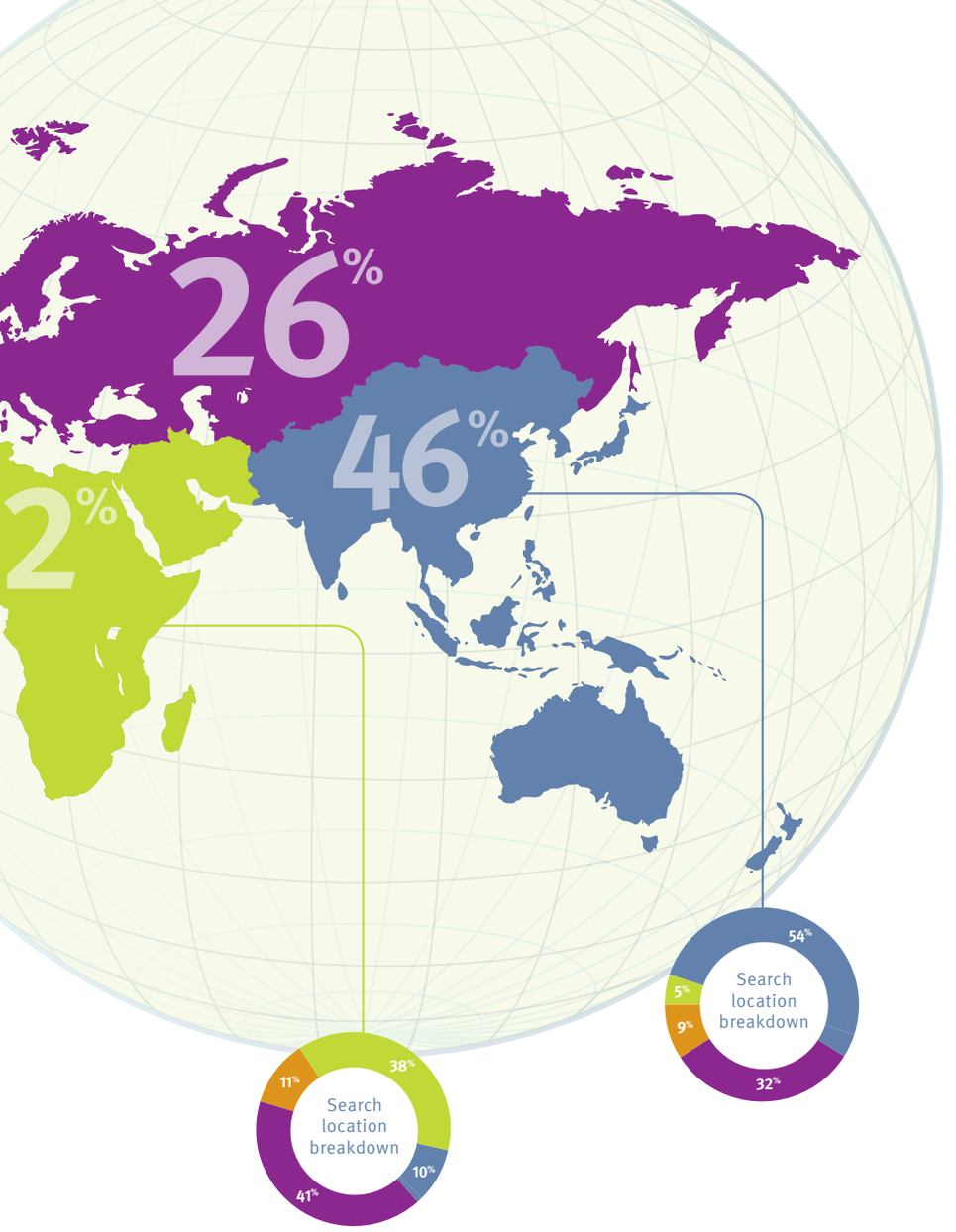
The globalisation of wealth means high net worth individuals from emerging nations are becoming increasingly important in markets traditionally dominated by European and US buyers. For example, almost 15 percent of wealthy Asians already own or would consider buying a ski chalet.

Percentage of total respondents

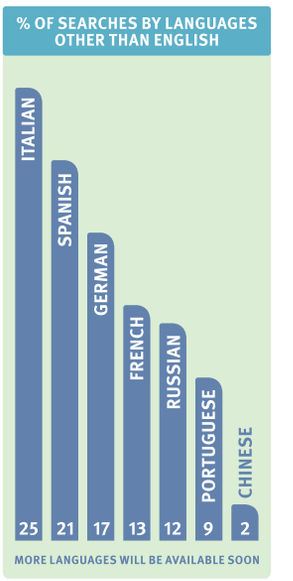


	ALREADY OWN	INTERESTED IN OWNING	ALREADY OWN	INTERESTED IN OWNING
NORTH AMERICA	44%	22%	24%	14%
LATIN AMERICA	38%	43%	16%	11%
EUROPE & RUSSIA	52%	20%	18%	17%
AFRICA & THE MIDDLE EAST	38%	19%	16%	8%
ASIA PACIFIC	24%	18%	4%	11%

Source: Wealth Report 2012 Attitudes Survey



- THE AMERICAS
- EUROPE RUSSIA & CIS
- AFRICA & MIDDLE EAST
- ASIA PACIFIC



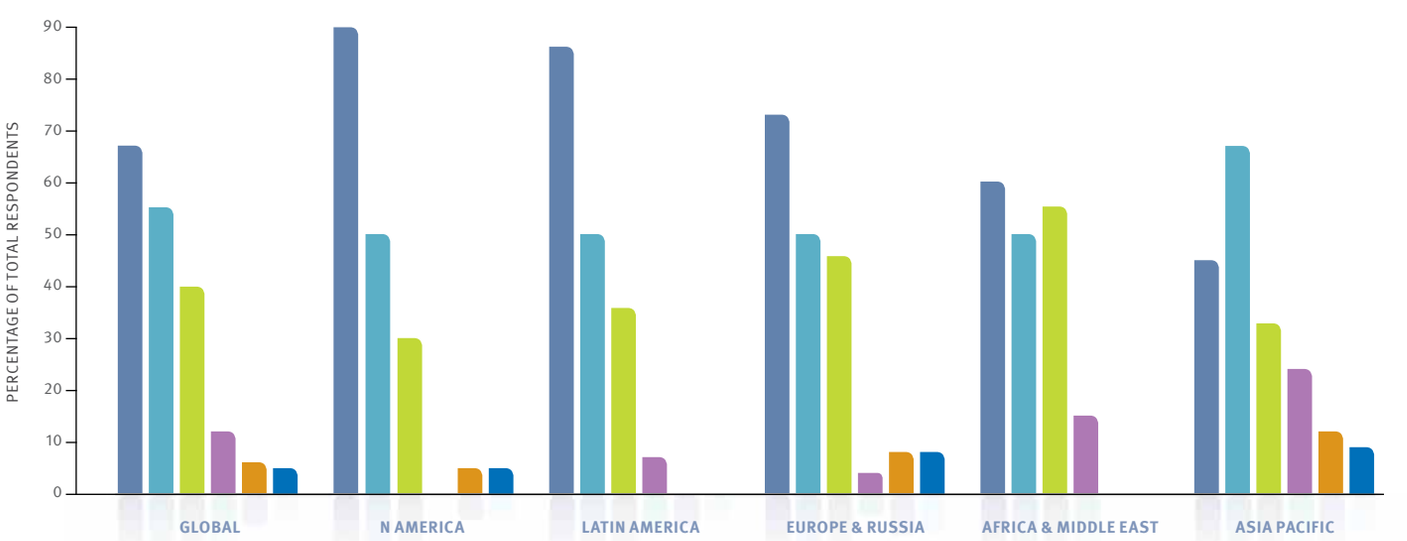
Source:
Knight Frank Global Search

Language search capability launched in October 2011.

REASONS FOR PURCHASE

The motives for second-home purchases vary around the world. Lifestyle, investment and a 'safe haven' for capital are the clear overall leaders, but education is important for Asian buyers.

- LIFESTYLE
- INVESTMENT
- SAFE HAVEN FOR CAPITAL
- EDUCATION
- TAX
- BUSINESS OPPORTUNITIES



Source: Wealth Report 2012 Attitudes Survey

PROPERTY SERVICES

With 244 offices worldwide, Knight Frank can deliver a complete range of transactional and advisory property services. Whether you are buying a beautiful house to enjoy with your family, or want to invest in a portfolio of rental properties, we can help.

For a full listing of services, please visit **Knightfrank.com**

PRIME SALES

Through our global network we sell some of the finest homes and developments in Europe, the Caribbean, Asia Pacific, North America and Africa. Based in London, a core International team work closely with a network of the very best international associates.

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PROJECT MARKETING

Our Residential Development Project Marketing team specialises in residential and mixed-use development around the world. It covers land sales and acquisitions, site appraisal, valuation, planning and development consultancy, as well as project management, marketing and new-build property sales.

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RESIDENTIAL CORPORATE SERVICES

Providing a bespoke rental home search service, our Residential Corporate Services team sources homes across London and the Home Counties for corporate and private clients, in the UK and globally.

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PROPERTY SEARCH & ACQUISITION

The Buying Solution is the independent buying division of Knight Frank, offering a personal and confidential search and acquisition service for all sectors of residential property. Clients of The Buying Solution benefit from the expertise of experienced professional buyers who introduce them to exceptional properties, often before they come to the open market. By understanding a client's exact requirements they can identify the ideal property to meet their needs, securing it for the best terms available with minimum fuss and within the necessary time frame.

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GLOBAL PROPERTY WEALTH

Knight Frank's Global Property Wealth team provides a focus for the firm's commitment to the specific market that caters to high net-worth clients and their advisors. We provide a single point of contact for all your property requirements, from the acquisition of the world's finest houses to a full portfolio of lettings and property management services.

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VALUATIONS

Our highly qualified and experienced valuers work closely with our agency and research teams to offer professional valuations, whether for lending, legal requirement or private purposes, on property across the UK and Europe.

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KNIGHT FRANK FINANCE

Dedicated to arranging the most attractive property finance deals for high net worth individuals, Knight Frank Finance uses its strong relationships with private banks to secure terms, rates and innovative funding packages that high street brokers would not have access to.

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PROPERTY RESEARCH

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