

COUNTRY LIFE

INTERNATIONAL

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Buying under a southern Tuscan sun

Picture-perfect properties in Provence

Arabella Lennox-Boyd's palazzo

PLUS Which are the best international schools?

Around the world in 80 developments

Catherine Moye picks the very best places to buy a new home

HAD Phileas Fogg seen any of these 80 amazing developments during his dash round the world, he probably would have stayed and lost his wager. The perfect views, luxurious accommodation and attentive service at many of these schemes would convince even the most determined globetrotter to settle down and put his feet up.

Take The Residences at Mandarin Oriental, situated on a beautiful stretch of Turkish Riviera near Bodrum. The first Mediterranean resort by the celebrated Asian company, it has 98 glorious villas and 116 residences offering access to all the amenities and services of the nearby hotel. It's already nearly sold out, with some apartments remaining, from €1.1 million, through Savills.

South Florida's luxury property market enjoyed an upswing throughout 2012, with sales of property priced over \$1 million up by nearly 30%. In Miami, waterfront apartments are particularly in demand, especially those with stellar credentials such as the Miami Edition Residences by the hotelier and developer Ian Schrager. Architect John Pawson designed this development of 26 apartments on the top two floors of the new Marriott International hotel.

Floor-to-ceiling windows and 'gardens in the sky' ensure amazing ocean views. Access to all the hotel's amenities means Miami's glitz and glamour are on hand, but owners remain above the madding crowd (from \$1.4 million through Knight Frank).

Similarly, Ibiza has become residential property's best-performing Balearic island of 2013, with schemes such as The White Angel in the marina area of Ibiza's capital selling nearly 75% off-plan. Just a short walk to Ibiza Town, the beach and some of the island's most famous nightspots, The White Angel will also have excellent rental potential.

The generously sized two- and three-bedroom apartments have a communal

tropical garden, swimming pool, three Jacuzzi plunge pools and a concierge service (from £334,000, through Savills).

The developments you should consider

Italy

Como Lake Resort has just 13 apartments on the western branch of Lake Como. From £1,234,133. Knight Frank (020-7629 8171; www.knightfrank.co.uk)

Toscana Resort Castelfalfi is a 2,718-acre estate located near Siena. The *borgo* will feature 41 apartments, from £195,000. Knight Frank (as above)

A Valli's 18 exclusive apartments are set in a 16th-century villa in the hills above Lucca. From £215,000. Knight Frank (as above)

Palazzo Tornabuoni offers luxury apartments in a 15th-century *palazzo* located at the heart of Florence. From £735,000. Knight Frank (as above)

Restored Farmhouses has villa restorations on a private estate with views over the Tuscan hills. From £3.1 million. Aylesford International (020-7349 9772; www.aylesford.com)

Vicarelo Di Volterra, Pisa, has transformed a 15th-century villa into homes. From £474,383. Hamptons International (020-7265 6595; www.hamptons.co.uk)

Le Castelle Marina Bay, Crotone, is an exclusive apartment development with gardens and resort features. From £68,139. Hamptons International (as above)

Brucoli, Sicily, includes 200 villas with a sea-front location and access to the beach. From £84,526. Hamptons International (as above)

Marinagri near Policoro, Basilicata, has private residences on a manmade sea canal, offering panoramas across the Ionian Sea. From €230,000. Savills (020-7016 3740; www.savills.co.uk)

Is Molas, Sardinia, is offering 100 new villas at this established golf resort in the south of the island. From €1.9 million. Savills (as above)

Spain and Gibraltar

Buena Vista Park Villas, Gibraltar, includes contemporary town houses and villas with gardens, solariums and swimming pools. From £995,000. Savills (020-7016 3740; www.savills.co.uk)

PGA Catalunya Resort, Girona, offers villas and apartments near some of the Costa Brava's most beautiful beaches. From £215,000. Knight Frank (020-7629 8171; www.knightfrank.co.uk)

Los Altos, Camp de Mar, Mallorca, features luxury townhouses near the beach. From £680,000. Cluttons Resorts (020-7584 3050; www.cluttonsresorts.com)

Bendinat Mar, Palma, Mallorca, offers apartments with sea views. From £580,000. Engel & Völkers (00 34 971 67 68 36; www.engelvoelkers.com)

Portugal

Troia Resort has beachside and marina apartments and villas on Portugal's west coast less than an hour from Lisbon. From €209,000. Savills (020-7016 3740; www.savills.co.uk)

San Lorenzo North is a rare opportunity to develop your own home in Quinta do Lago. Plots from £2.3 million. Knight Frank (020-7629 8171; www.knightfrank.co.uk)

Pinheiro Hyatt Golf & Beach Resort offers 204 luxury villas one hour south of



Lisbon. From £760,000. *Cluttons Resorts* (020-7584 3050; www.cluttonsresorts.com)
Cascais sits close to the sea with swimming pools and a children's playground. From £350,000. *Engel & Völkers* (00 351 210 170 425; www.engelvoelkers.com)

France and Monaco

140, Rue de Grenelle offers an enclave of homes in Paris's prime residential 7th *arrondissement*. From £2.35 million. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)

5 Impasse Marie Blanche is a new development in Montmartre, close to its chic restaurants and shops. From €1.28 million. *Savills* (020-7016 3740; www.savills.co.uk)

The Residence Les Roches has nine terraced villas at Le Lavandou, Var Coast, with fantastic views of the Mediterranean. From €527,000. *Savills* (as above)

Tour Odéon's select residences will have 360° views over the sea and the Principality in Monaco's tallest building on completion in 2014. From £15.375 million. *Knight Frank* (as above)

L'Oiseau Bleu, Monaco, is a brand-new building of 21 upscale apartments, with concierge service. From £12.5 million. *Knight Frank* (as above)

L'Elegante, Cannes, is a private estate surrounded by beautiful gardens, located near central Cannes. From £340,000. *Knight Frank* (as above)

Cyprus and Greece

Akamas Bay Villas, Cyprus, offers 39 waterfront villas set within landscaped plots on the north-west coast. From £1.63 million. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)

Eléa Estate, Paphos, has luxurious residences on a golf course designed by Sir Nick Faldo. From £276,005. *Hamptons International* (020-7265 6595; www.hamptons.co.uk)

Leptos Santorini Villas, Santorini, features individually designed villas 220 yards from the beach. From £215,000. *Leptos Estates* (020-8883 2333; www.leptosgreece.com)

Viglia Beach Villas, Crete, offers luxury stone

homes with spacious landscaped gardens. From £690,000. *Leptos Estates* (as above)

Austria

Goldenes Quartier, Vienna, offers 12 luxury penthouses in a magnificent listed building. From €5 million. *Signa Holding* (00 43 1 532 98 48; www.goldenesquartier.com)

Graukogel's exclusive development of 29 apartments overlooks the spa town of Bad Gastein. From €138,600. *Savills Alpine Homes* (020-7016 3740; www.alpinehomesintl.com)

Eder Park Residences, Zell am See, is a spectacular apartment scheme close to Lake Zell and the ski lift. From €292,000. *Savills Alpine Homes* (as above)

Switzerland

Cologny, Geneva, features four remarkable homes with overflow pools. From £4.7 million. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)

Emerald Living, Lugano, offers 66 apartments overlooking the city and its lake. From £1.2 million. *Knight Frank* (as above)

Les Flives, Grimetz, has eight detached chalets two hours from Geneva. From £1.6 million. *Cluttons Resorts* (020-7584 3050; www.cluttonsresorts.com)

Rosalp Residences, Verbier, has seven luxury apartments in a prime part of town. From CHF2.79 million (£1.888 million). *Savills Alpine Homes* (020-7016 3740; www.alpinehomesintl.com)

Notre Dame Du Lac offers seven contemporary town houses with panoramic views over Lake Geneva. Price on application. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)

Germany

Sophienterrassen, Hamburg, has 105 flats and town houses within a lovely parkland setting. From €473,400. *Frankonia & Than* (00 49 21 58 91 53 30; www.sophienterrassen.de)

Croatia

Dubrovnik Sun Gardens features one-, two- and three-bedroom apartments in the grounds of a luxurious Adriatic coastal resort. From

↑ **Toscana Resort Castelfalfi**, Siena, Italy

€170,000. *Savills* (020-7016 3740; www.savills.co.uk)

Montenegro

Porto Montenegro's waterfront and village promenade homes are set around a world-class marina. From £310,000. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)

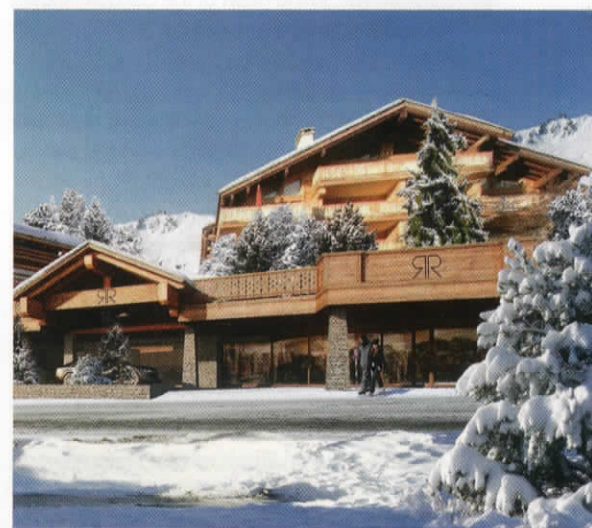
Turkey and The Middle East

Muscat Hills Golf & Country Club, Oman, combines golf with luxury apartments and villas. From £342,500. *Hamptons International* (020-7265 6595; www.hamptons.co.uk)

Arabian Ranches, Dubai, has Spanish-style villas with amenities. Price on application. *Hamptons International* (as above)

Meier-on-Rothschild, Israel, is Tel Aviv's tallest residential building, whose penthouse is the most expensive apartment for sale in Israel (at £33 million). From £780,000. *Beauchamp Estates* (020-7722 9793; www.beauchamp.co.uk)

Maçka Residences, Turkey, offers luxury apartments with superb views of the Bosphorus and Old Istanbul. From US\$940,000 (£564,000). *Savills* (020-7016 3740; www.savills.co.uk)



Rosalp Residences, Verbier, Switzerland



On the waterfront: the 25-acre villa development at Laluna Estate adjoins the world-famous Laluna hotel on Grenada

Africa

Assoufid, Marrakech, Morocco, is a five-star development that includes a championship 18-hole golf course. From €1.91 million. *Aylesford International* (020-7349 9772; www.aylesford.com)

Arabella Country Estate, South Africa, offers contemporary homes on a residential golf and leisure estate next to one of southern Africa's largest and most beautiful lagoons. Three-bedroom houses start from ZAR8.5 million (£473,000), plots from ZAR1.05 million (£58,500). *Savills* (020-7016 3740; www.savills.co.uk)

Val de Vie, South Africa, has villas on a polo estate with equestrian facilities and views of vineyards. Four-bedroom houses from ZAR12.25 million (£682,000), plots from ZAR500,000 (£27,850). *Savills* (as above)

Oubai Golf Estate and Villas sits 11 miles from George, in the heart of the Garden Route. Two-bedroom apartments from ZAR1.95 million (£109,000), plots from ZAR765,000 (£42,600). *Savills* (as above)

Medina Palms, Watamu, Kenya, features glorious beachfront residences on the Indian Ocean. From £230,000. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)

USA

Cielo on the Bay, Miami, is a boutique residential development of 36 residences located in the heart of the city. From \$499,000 (£299,500). *Savills* (020-7016 3740; www.savills.co.uk)

The Ritz-Carlton Residences feature luxury apartments in upmarket Palm Beach. From £475,000. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)



Palazzo Tornabuoni has apartments in a 15th-century palazzo in Florence, Italy

150 Charles Street's 91 designer residences are located in New York's West Village. From £2.6 million. *Knight Frank* (as above)

Trump SoHo offers 391 elegant suites and penthouses in New York's fashionable SoHo. From £660,000. *Knight Frank* (as above)

Maldives

Soneva Fushi is offering a limited number of beachfront luxury villas for sale. From \$4 million (£2.4 million). *Savills* (020-7016 3740; www.savills.co.uk)

Seychelles

Eden Island is a marina development just off the coast of Mahé. The final villas are now for sale. From \$425,000 (£255,000). *Savills* (020-7016 3740; www.savills.co.uk)

The Four Seasons Private Residences' 28 villas are set across two dramatic head-

lands, overlooking the Indian Ocean. From £4.8 million. *Hamptons International* (020-7265 6595; www.hamptons.co.uk)

Mauritius

Amalthea offers 63 properties at this luxury seafront resort with Four Seasons hotel services. From £410,000. *Aylesford International* (020-7349 9772; www.aylesford.com)

Le Parc de Mont Choisy is the only residential beach and golf estate in northern Mauritius. From £380,000. *Savills* (020-7016 3740; www.savills.co.uk)

Azuri, a secure village, has a boutique hotel and villas in a landscaped environment. From £335,000. *Hamptons International* (020-7265 6595; www.hamptons.co.uk)

Thailand

The Beach, Koh Samui, has beachfront suites plus a restaurant and well-being spa. Price on application. *Yoo* (020-7009 0100; www.yoo.com)

Barbados

The Grove Residences offer three-bedroom villas in the heart of Holetown. From US\$550,000 (£330,000). *Savills* (020-7016 3740; www.savills.co.uk)

Apes Hill Club has premium plots and villas on Barbados's most prestigious sporting estate. From £275,000. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)

Bahamas

Baha Mar features 307 freehold residences in the grounds of four major hotels. From €1.5 million. *Savills* (020-7016 3740; www.savills.co.uk)

The Albany Villas is a luxury resort of 350 residences, plots and marina apartments. Plots from £1 million. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)

Grenada

Laluna Estate is a villa development on 25 acres of prime waterfront adjoining the world-famous Laluna hotel. From \$3.25 million (£1.95 million). *Savills* (020-7016 3740; www.savills.co.uk)

St Lucia

Val Des Pitons has residences at Sugar Beach that combine a West Indian aesthetic with a reinterpretation of French colonial style. From \$2.4 million (£1.44 million). *Savills* (020-7016 3740; www.savills.co.uk)

Anguilla

Viceroy Resort & Residences, Anguilla, offers resort homes with breathtaking ocean views. From £393,985. *Hamptons International* (020-7265 6595; www.hamptons.co.uk)



A bird's-eye view from the luxury penthouses of Goldenes Quartier in Vienna, Austria

Brazil

Nexus Hotel & Residences, Macaé, has apartments within the 20-storey Blue Tree Towers hotel. From £140,000. *Savills* (020-7016 3740; www.savills.co.uk)

Panama

Yoo Panama's 56-storey building towers over the landscape. Price on application. *Yoo* (020-7009 0100; www.yoo.com)

Argentina

Yoo Nordelta, Buenos Aires, features designer urban apartments surrounded by a pristine lake. Price on application. *Yoo* (020-7009 0100; www.yoo.com)

Vietnam

Laguna Lang Co is the first Vietnamese project by Banyan Tree Holdings, the developer of premium resorts. Price on application. *Savills* (020-7016 3740; www.savills.co.uk)

Australia

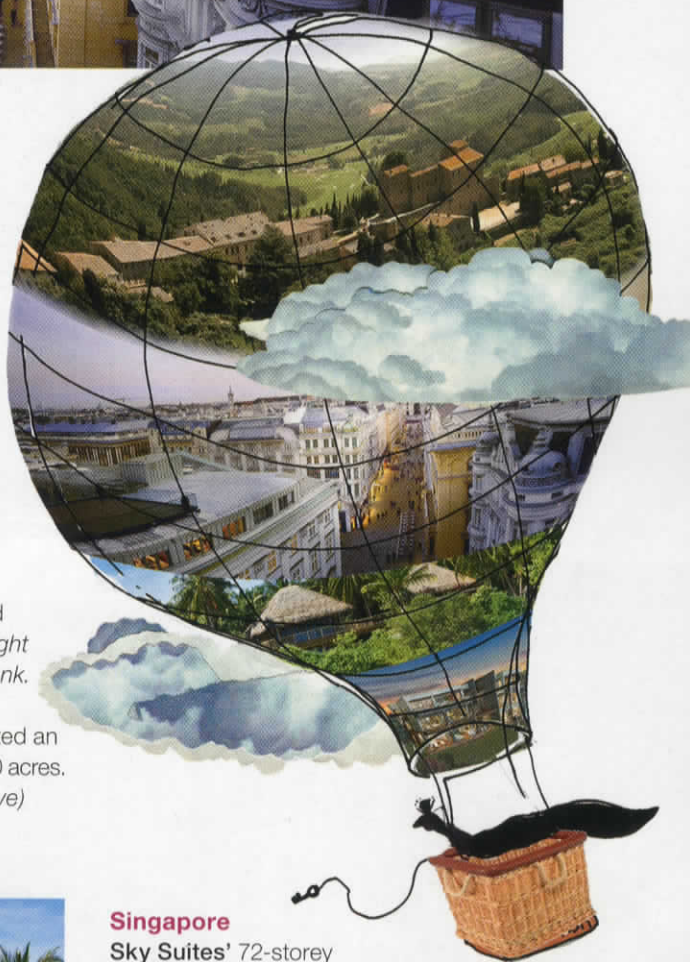
82 Flinders Street, Melbourne, has 28 whole-floor apartments over 28 levels. From £410,000. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)

6/167 Avenue Road, Sydney, offers five luxurious apartments a stroll away from one of the city's great retail precincts. From £850,000. *Knight Frank* (as above)

India

Villa Maria, Bangalore, features six distinctive apartments with additional features such as a garden terrace and plunge pool. Price on application. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)

Sobha International, Delhi, has created an upscale community of luxury villas in 150 acres. From £440,000. *Knight Frank* (as above)



Singapore

Sky Suites' 72-storey tower gives magnificent views of Marina Bay and the waterfront district. From £800,000. *Knight Frank* (020-7629 8171; www.knightfrank.co.uk)

Russia

Barkli Park, Moscow, is an apartment complex with lush green spaces. Price on application. *Yoo* (020-7009 0100; www.yoo.com)

Japan

LOFT Niseko is sited on Hokkaido island and is a luxury development of loft-style apartments. Price on application. *Yoo* (020-7009 0100; www.yoo.com)



Soneva Fushi's beachfront villas offer the ultimate in barefoot luxury and privacy—there are only 65 villas on the one-mile-long island, so this is a rare opportunity