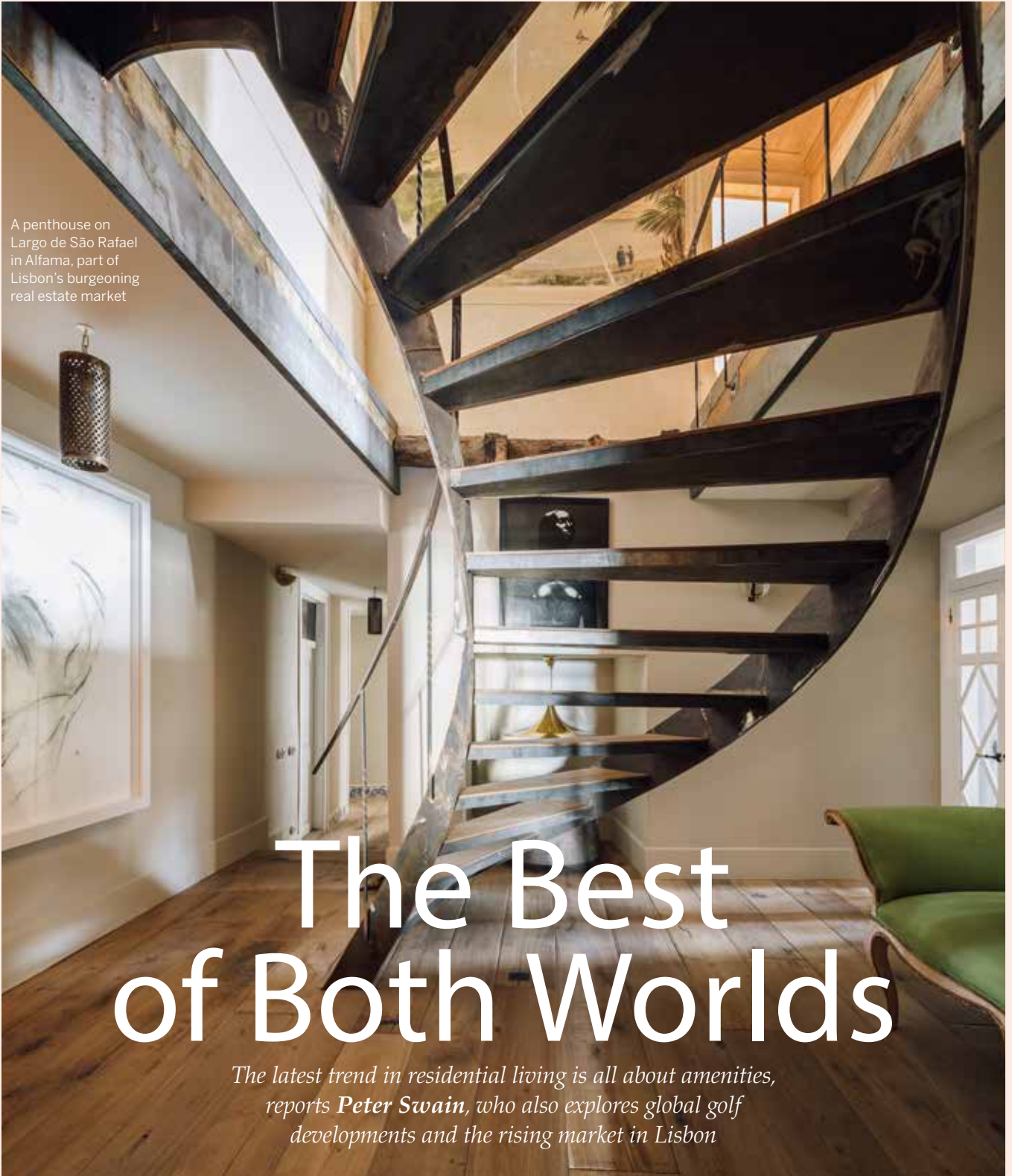


# PROPERTY TIMES

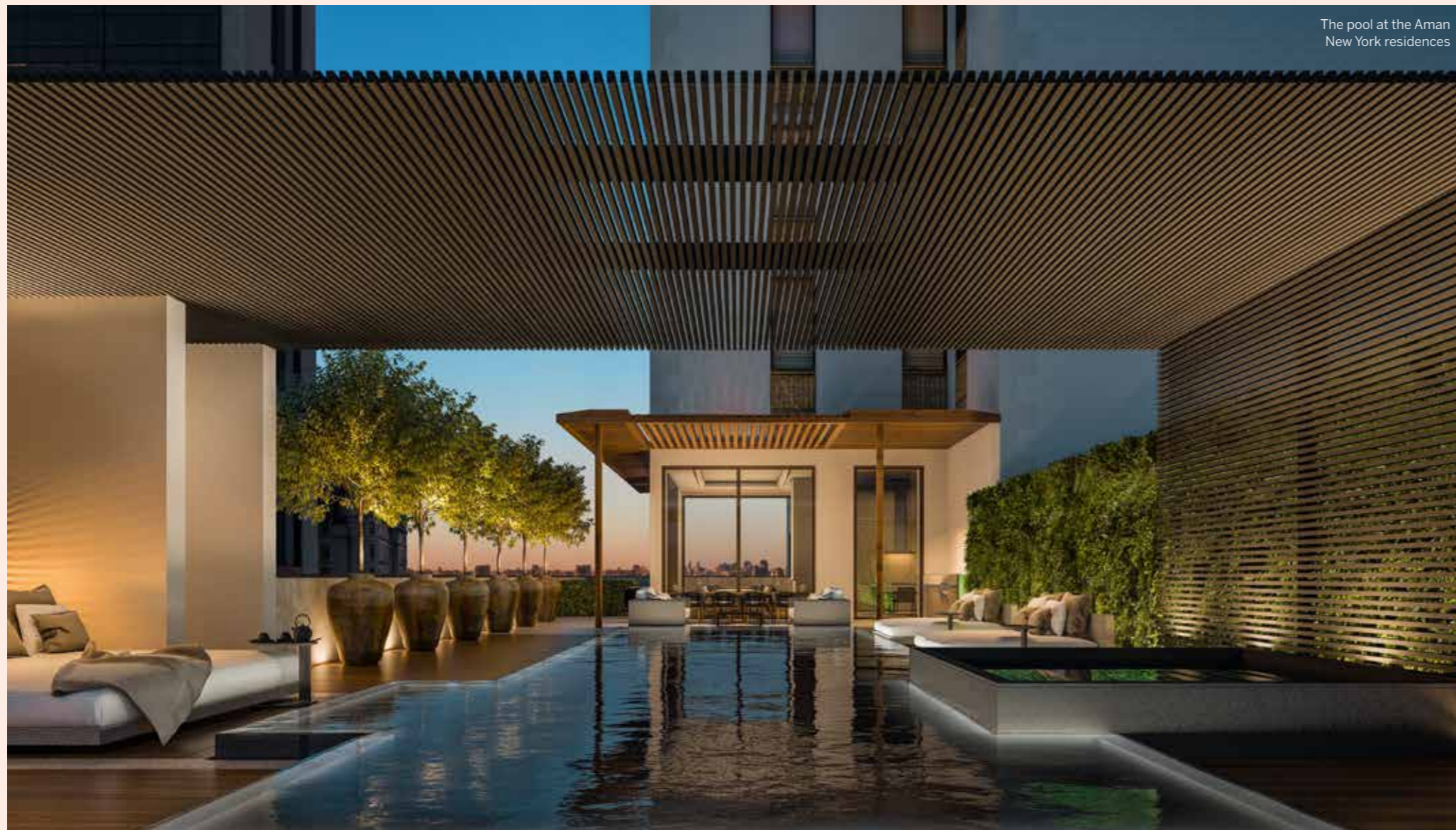
THE LOWDOWN ON REAL ESTATE AROUND THE WORLD: WHAT'S HOT, WHERE TO LOOK AND WHEN TO INVEST



A penthouse on Largo de São Rafael in Alfama, part of Lisbon's burgeoning real estate market

## The Best of Both Worlds

*The latest trend in residential living is all about amenities, reports **Peter Swain**, who also explores global golf developments and the rising market in Lisbon*



The blueprint for this philosophy originated in Manhattan, where Aman is set to launch its own exemplar

#### RESIDENTS WITH BENEFITS

# Curated Living

*Increasingly, generous residential spaces are combining with immaculate sporting, spa and social facilities in metropolises round the globe*

**T**wenty-first-century urbanites, especially those with multiple residences, covet spacious, well-equipped designer homes in the heart of the city, but also want the exclusive access to a 24/7 concierge service and amenities like spas, swimming pools, private cinemas and wine cellars usually associated with five-star hotels and sports clubs. In other words, they want the best of both worlds.

Approached through a *porte-cochère* on North Audley Street in London's Mayfair,

**Twenty Grosvenor Square** ([20gs.com](http://20gs.com)), the one-time European HQ of US Naval Forces from which Eisenhower planned the D-Day landings, now houses 37 spacious residences. With lofty ceilings and full-length, south-facing windows, the specification of these Finchatton-designed homes is stratospherically high, but what really catches the eye is the range and standard of the Four Seasons-managed facilities for the exclusive use of residents. Downstairs, there's a spa with a 25m swimming pool, plus

a private wine cellar grand enough to host tastings, an 18-seat cinema, business suite, crèche and courtyard garden. This is a stand-alone scheme – the nearest Four Seasons hotel is a ten-minute walk away, so the director of residences Annabel Shaw encapsulates this combination of elite private apartments with bespoke hotel services as “privately curated lifestyles”.

The blueprint for this philosophy originated in Manhattan, where Aman is set to launch its own exemplar. The hotel group's

reputation is based on a fusion of minimalist Zen design and exceptional service in secluded locations. Aman Tokyo recently broke that mould, and its newest offering in the Beaux-Arts Crown Building on Fifth Avenue is the brand's first foray into city-centre residences. The 22 homes atop the 83-key **Aman New York** ([aman.com](http://aman.com)) hotel have all the gold bells and crystal-glass whistles (not to mention Central Park views) one might expect in an elite urban sanctuary, but again →



From top: the Mount Nicholson development in Hong Kong; 20 Grosvenor Square's 18-seat cinema; a bedroom in the penthouse at Parc du Cap



The central gardens of the Parc du Cap buildings in Antibes are just one feature of residences that radiate Côte d'Azur chic

it's the immaculate quality of amenities, headlined by Aman's consummate concierge service, a three-floor spa and subterranean jazz club that distinguishes this from similar Gothamite projects.

Residents moving into the 19 recently completed townhouses and 48 apartments of **Mount Nicholson** ([mountnicholson.com.hk](http://mountnicholson.com.hk)) on Hong Kong Peak can enjoy similar levels of opulence. A multipurpose ballroom accommodates ample banqueting and social needs, while the cosy drawing room boasts a fireplace, wine cellar and pool table. The Nicholson Club has an 18m indoor pool and outside jacuzzi, as well as a gym and secluded yoga studio, all guarded by military-grade security. In a locale where space is at a

premium, it's an impressive package.

There is a similar premium on customised amenities at Yoo's **Sapphire Residences** ([sapphireresidences.lk](http://sapphireresidences.lk)) in Colombo, which features 180° panoramas from each of the 132 "sky mansions" spread across the 50-storey tower. Residents have access to more than 3,700 square metres of private leisure space, including a spa, gym with squash court, cinema and kids' zone. In Melbourne, meanwhile, the **Saint Moritz** ([saintmoritz.com.au](http://saintmoritz.com.au)) sits in a refurbished heritage site and will feature 133 residences – including a AU\$30m penthouse, which sold earlier this year to become the city's most expensive property. Residents will enjoy an in-house art curator and sommelier as well as medical practitioners and a personal

trainer with facilities that extend from a library to a spa and a cinema and beyond, promises developer Tim Gurner.

Privacy and pleasure are the twin draws at the **Sugar Beach Residences** ([sugarbeachresidences.com](http://sugarbeachresidences.com)) in

St Lucia, split between five beachfront villas and five residences perched in the verdant hills above. With access to the Viceroy hotel's services, including PADI dive centre, award-winning spa, chauffeured vehicles and more, residents also



The penthouse lounge in Saint Moritz, Melbourne

benefit from private beaches, dedicated butlers and a flexible rental programme.

Probably the most international real estate market on the planet, the Côte d'Azur also puts a high premium on location, with proximity to the sea de rigueur. Right next to the beach, the Belles Rives hotel on Cap d'Antibes was home in the roaring 1920s to F Scott and Zelda Fitzgerald, and only 300 metres away the Caudwell Collection's **Parc du Cap** ([parcduparc.com](http://parcduparc.com)) is ideally equipped to recreate the heady days that produced *Tender Is the Night*. The two low-rise blocks in the quiet Saramartel quartier have between them ten penthouses, with the X factor provided by generous roof terraces – each with its own private pool – affording views across the Golfe Juan to Cannes. The spacious gardens are joined by a spa with hammam, gym and ice room. Reflecting the transnational clientele, the 24/7 concierges speak ten languages – Jay Gatsby would expect nothing less here, or in any of the other fully kitted-out residences across the globe.

TEERING OFF

# Fairways to Heaven

*From parkland masterpieces to seaside stunners, golfers looking for a home on the course have an astonishing array of new options*

**M**onaco would sit comfortably inside the **Terre Blanche** ([terre-blanche.com](http://terre-blanche.com)) estate in Provence, and a dozen or so Monégasques have chosen to build their country villas next to its two immaculate 18-hole courses. By no means all homeowners on golf estates play the game, but Le Château course has hosted European Tour events, and the academy run by Golf Channel regular Jean-Jacques Rivet, who has coached Justin Rose and

Lydia Ko, is one of the best in Europe, so the whole golf package is top of the leader board. Off-the-course offerings are also impressive: 80 large sites set in the pine and oak woods with access to the scheme's hotel, with spa, Michelin-star restaurant and helipad.

Another new golf estate that already boasts an international reputation is **Fancourt** ([fancourt.co.za](http://fancourt.co.za)) near George on South Africa's Garden Route. The recent weakness of the rand has now

made real estate around the three fine Gary Player courses especially attractive, whether at the newly launched Noem Noem estate, which features intermediate sized villas along the "lock up and leave" model, or the nine prestige homes on Links Avenue. The Fancourt Hotel has all the five-star accoutrements, the sea is 15 minutes away and there are another five golf courses nearby.

The golf development book was written in the 1970s by **Kiawah Island** ([kiawahisland.com](http://kiawahisland.com))



A sumptuous property on Links Avenue, Fancourt, South Africa



up with alacrity thanks to the spectacular Cape Breton setting and the amenities of the on-site hotel. Down south, in Los Cabos, Mexico, the **Ritz-Carlton Enclaves** ([theenclaves.mx](http://theenclaves.mx)) is launching this November, a collection of condominiums scattered down a coastal hillside with connections to the Zadún hotel and a number of top-notch courses nearby.

Vietnam is one of the world's fastest growing golf destinations, and Nick Faldo's course at **Laguna Lãng Cô** ([lagunalangco.com](http://lagunalangco.com)) has a particularly dynamic property portfolio, led by the terraced villas linked to the Banyan Tree hotel. The expansive 280ha golf resort also features beachside Angsana condominiums and Laguna Park Townhouses.

Back in Europe, **Argentario** ([argentariogolfresortspa.it](http://argentariogolfresortspa.it)), set on a lush peninsula in Tuscany, was renamed PGA National Italy earlier this year and now offers villas with both sea and fairway views. In Spain, **PGA Catalunya** ([pgacatalunya.com](http://pgacatalunya.com)) benefits from a similar designation and is celebrating the iconic Stadium course's 20th anniversary with a host of properties and lots for sale. Across the Iberian Peninsula, **Monte Rei** ([monte-rei.com](http://monte-rei.com)) in Portugal boasts the country's only Jack Nicklaus design and has just started construction on a second Nicklaus course, along with a bevy of villas of all sizes.

Last and certainly not least, **Costa Navarino** ([costanavarino.com](http://costanavarino.com)) in Greece has two championship courses, two top-notch hotels, a 4,000sq m spa and more than 20 dining venues to offer residents, who can choose from among an array of four-to seven-bedroom villas and fully furnished apartments – and who will benefit from two more courses and hotels to be built by 2021.

*com*) in South Carolina, and it continues to excel, with recent additions this year of an expanded tennis complex and a new clubhouse. Elsewhere in North America, newer projects include a handful of developments in North Scottsdale, Arizona, buttressing the already strong golf-centric communities, as well as **Cabot Links** ([cabotlinks.com](http://cabotlinks.com)) up in Nova Scotia, where the real estate around two top-100 courses is being snapped

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A Banyan Tree villa at Laguna Lãng Cô, Vietnam



## CITY LIGHTS

# Navigating Lisbon

*The Portuguese capital feels distinctly Old World, but it's increasingly attractive both to New World lifestyle buyers and international investors*

**B**uilt on seven hills with steep cobbled streets running down towards the Tagus River, Lisbon is one of Europe's oldest cities. It's also one that's seen a marked uptick in real estate values of late, with PwC ranking it the best city in Europe for investment and development prospects

in 2019. According to realtors Knight Frank, residential prices are still competitive at about a third of comparable London property, with renovated 18th- and 19th-century buildings all the rage. The most sought-after neighbourhoods are Alfama around Sé de Lisboa cathedral, Marvila and Beato, which are fast acquiring a creative



The 15-storey A'Tower in Lisbon's Amoreiras neighbourhood



“We’ve had, over the last few years, 36 different nationalities including Brazilians, South Africans, Americans, the British and French buying here”



tech start-up vibe, and Santos, which lies close to the designer shops on Avenida da Liberdade.

A duplex penthouse on **Largo de São Rafael** ([christiesrealesate.co](http://christiesrealesate.co)) in Alfama demonstrates the best of contemporary design in a stunning 16th-century building featuring original frescoes depicting river scenes and tin-glazed ceramic tiles, or *azulejos*, on the walls. Decorative stucco work has been added by Chilean artist Jorge Estevez, along with French oak flooring, antiques sourced from Portuguese palaces and 18th-century marble bathtubs. By way of a dramatic flourish to illustrate the best of the old blending with the new, a modern timber and metal staircase links the two floors.

Selling agent Rafael Ascenso from Porta de Frente, a Christie’s affiliate, explains the broad appeal: “We’ve had, over the last few years, 36 different nationalities including Brazilians, South Africans, Americans, the British and French buying here. The Golden Visa scheme allowing free travel throughout the EU has been an important factor.”

The 15-storey **A’Tower** ([athenaadvisers.com](http://athenaadvisers.com) & [knightfrank.com](http://knightfrank.com)) in Amoreiras is an altogether more modern project, with a range of 34 brand-new apartments available including a penthouse featuring its own rooftop pool. Designed by Saraiva + Associados, the scheme has modern glass terraces overlooking Monsanto National Park and the squares of Baixa, with generous lateral living areas. Well suited to international buyers, a pool, gym and parking are included.

Portugal launched the Age of Discovery 600 years ago – now the tide has turned and explorers from all over the world are returning to Lisbon.

The duplex penthouse in Alfama is housed in an iconic 16th-century building