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TEEING OFF

A DEEP DIVE INTO THE WORLD OF GOLF - ON AND OFF THE LINKS

PRIME PROPERTY

The new North Grove development at Quinta do Lago, in Portugal's Algarve

Linkside LIVING

In an ever-changing, fast-paced world, the allure of fairway-side life is a reassuring constant. Peter Swain putts across some of the best new residential projects around the globe



Quinta do Lago

This Portuguese stalwart, one of the chicest spots in the Algarve, is once again expanding its property offering. Along holes three and four of the North Course, refurbished by Paul McGinley and Beau Welling, 13 new North Grove lots have recently been released.

Buyers can design their own two-storey-plus-basement villas, within building regulations, up to 337 square metres in size on plots of about 1,500 square metres. QdL promises “unparalleled levels of exclusivity

and tranquillity” as well as access to the resort’s impressive range of amenities. Quinta do Lago has also recently acquired the Conrad Algarve, with real-estate plans to be announced soon. quintadolago.com



A bird's-eye view of Montenegro's Luštica Bay, along the glittering Adriatic Sea

Luštica Bay

This charismatic enclave is a brand-new town in a brand-new nation with a brand-new Gary Player course. As a country, Montenegro – population circa 625,000 – is a teenager, independent from Serbia since only 2006, but it already uses the euro, is in the queue to join the EU, and has, in Boka Bay, a destination combining the pizzazz of the French Riviera with the beauty of Lake Como.

The newest pearl in this eastern Adriatic oyster, after the successful launch of nearby Porto Montenegro, Luštica Bay will eventually be home to 8,000 people serviced by 30 hospitality venues, some 70 shops, international schools and a hospital. 600 homes have been built and occupied overlooking the 115-berth marina and The Chedi hotel, and when I was there in late 2024, the town was buzzing. Next up, The Peaks, a collection of 300 apartments, townhouses and villas around the golf course, all with sea views.

Construction of the Gary Player track is well under way, with nine holes and a temporary clubhouse

ready in winter 2026, and the full 18 playable by 2028/2029. The Peaks will eventually have about 200 three- to five-bedroom detached turnkey residences, most with private 12m pools; of those, the ones along the 17th and 18th holes look to be the pick. Twenty-two competitively priced contemporary golf villas have already been sold and built.

According to the scheme's CEO, Raphael Krucker, “This is a town development with a golf course, not just a golf-course development. We have private beaches and spas, plus tennis, padel and basketball courts, 24-hour concierge and well-equipped kids' clubs. We are a very family-friendly community.”

With nearby international Tivat Airport adding a new terminal, Montenegro is on the map and on the move, which makes The Peaks at Luštica Bay an attractive proposition for adventurous buyers looking for asset appreciation. lusicabay.com



The green – and new Six Senses Residences – at Les Bordes, in the Loire Valley



Les Bordes

Over in France, residential sales around Gil Hanse and Robert von Hagge's 18-hole courses in the Loire Valley are now in full swing. Only three of the 21 three- to seven-bedroom Cour du Baron residences, designed by Michaelis Boyd, are left for sale (lesbordesestate.com), so attention now turns to the 52 Six Senses Residences.

Set on some 570 hectares of the Sologne forest, 90 minutes south of Paris, these three- to seven-bedroom standalone homes will have access to all the

facilities associated with a new 50-room Six Senses Loire Valley hotel based around the existing chateau. They are quite separate from the hotel, and ground has not yet been broken, but expressions of interest are very encouraging.

The brand-new equestrian centre, partnered with British Olympic gold-medal showjumper Scott Brash, is also a big plus, although golfers may choose to focus on mastering von Hagge's fiendish track before enjoying the clubhouse's excellent regional cuisine.

Six Senses is also involved with Antognolla in Umbria, Italy (antognolla.com). Based around a Robert Trent Jones Jr course that regularly hosts Italian PGA events, there are plans for a mix of apartments and independent villas, ranging in size from one to four bedrooms. The full launch is expected later this spring.



Poolside at Limassol Greens' majestic Falcon Villa

Limassol Greens

This all-new project kicks off this year in Cyprus. The 6,300m Cabell Robinson course is scheduled to open in October, while the first phase of apartments completes this May, with townhouses and villas also available.

Limassol Greens is just launching The Starlings, a collection of three six-floor buildings housing two- and three-bedroom apartments, but the crown jewel in the development is the 811sq m six-bedroom Falcon Villa by the lake at hole eight, a three-minute walk from the clubhouse.

This part of southern Cyprus now has five 18-hole courses, making the island one of the Mediterranean's premier golf destinations. limassolgreens.com

Cabot Citrus Farms

After the successful launch of Cabot Links in Nova Scotia 14 years ago, Ben Cowan-Dewar has expanded his Cabot Golf empire into the Caribbean, Scotland, Florida, British Columbia, France and, most recently, Norway.

Ninety-two kilometres north of Tampa, Cabot Citrus Farms (cabotcitrusfarms.com) celebrated its grand opening in January 2025. Two 18-holers and two short courses sit on 485 hectares of pristine natural beauty, with 37 cottages already sold and built. Along with eight more single-storey cottages, Phase Two comprises five two-storey Fairway Homes along the tenth hole of Kyle Franz's Roost course. Private pools, generous alfresco entertaining spaces and large windows create a seamless connection with nature.

"For me, the site always comes first, and everything else follows," says Cowan-Dewar, himself a keen golfer. He recalls advice from Ben Crenshaw: every really special golf course starts with a great site, followed by a great architect and then a great owner.

The new Coore & Crenshaw-designed Cabot Saint Lucia opened to rave reviews in 2023, and February saw the launch of nine new beach residence lots (cabotsainthlucia.com). The company's current expansion, however, is based on acquiring and improving existing set-ups, with one-time Golf du Médoc now Cabot Bordeaux, and Castle Stuart becoming Cabot Highlands. The real-estate proposition at both, as well as at Revelstoke in western Canada and Lofoten Links, on the island of Gimsøya in northern Norway, is a work in progress, but Cowan-Dewar has already become one of the most dynamic forces in global golf-course development.



Inside and out: a first look inside one of Cabot Citrus Farms' new cottages



The three-storey Swilean Townhouse, which overlooks St Andrews' Old Course

St Andrews

In Scotland, Knight Frank has just launched an exclusive development of two townhouses overlooking the first and 18th fairways of the iconic Old Course at St Andrews. This may be the last opportunity to own a new-build residence along one of golf's most storied fairways, with views over to West Sands beach.

The Open returns to the Old Course in 2027, by which time these three-bedroom modernist homes – to be called The Swilcan and The Road Hole – should be ready for occupation, giving their new owners a front-row seat as the Champion Golfer putts out on the 17th green and crosses the celebrated Swilcan Bridge on his way to glory.

Each house will have triple-glazed floor-to-ceiling windows, flooding the interiors with natural light while the top floor's terraces and integrated kitchen, dining and living area are perfectly positioned for watching major championships as well as everyday play on the “Grand Old Lady”. knightfrank.co.uk



From top: the 14th hole at the Tom Fazio-designed course at the Barbuda Ocean Club; a clutch of turnkey prospects at Palmetto Point

Barbuda Ocean Club

Part of Mike Meldman's extensive Discovery Land Company portfolio, the Tom Fazio course on Antigua's sister isle in the Caribbean just opened this spring, with Barbuda's new airport helping to drive sales at this exclusive private community. “It's been a true game-changer for us – for both sales and member experience,” says Michael Chandler, who leads the real-estate team. “Tons of flights [have arrived] since its opening in October – it's been incredible to see that many planes on a runway in Barbuda.”

The first phase of almost 100 villas at Coco Point has sold out and been mostly built, reports Chandler, so attention is turning to home sites around the golf course and pink-sand beach on the 324 hectares of Palmetto Point (barbudaoceanclub.com). Turnkey homes and casitas are available, but plots suitable for spacious seven-bedroom 700sq m residences are the real headliners. Robert De Niro's Nobu project close by is not part of the enterprise, but its cachet only enhances the Barbuda Ocean Club's prestige.

The Discovery Land Company has also added Taymouth Castle (taymouthcastleclub.com) in the Scottish Highlands to its collection of 30-odd private clubs worldwide. Around the refurbished James Braid course, 145 design-led residences made up of cottages, contemporary houses, turnkey homes and 23 castle suites are now available.



On the Horizon

Further residential golf properties coming onto the radar in the coming months include Rosewood Residences Old Lighthouse on the Baja Peninsula close to Los Cabos, which has a new Jack Nicklaus course (oldlighthouse.com); Esencia on Puerto Rico, with two Rees Jones tracks (esenciapuertorico.com); and, lastly, a new Coore & Crenshaw course midway between Savannah and Charleston, South Carolina, which adds to the many and various attractions of the 8,000-plus-hectare Palmetto Bluff coastline community (palmettobluff.com).