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The Savills

VOLUME 4 | 2021

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WELCOME TO THE SAVILLS PORTFOLIO

WHAT A YEAR this has been. I can't think of another in recent history when we have found ourselves questioning so many of our lifestyle choices. For many, where we live and work and how we live and work have become a major preoccupation.

Residential real estate is the biggest asset class in the world – the world's homes are worth more than the total value of equities and debt securities combined. But the connection we have with our homes goes far beyond the financial; lifestyle choices determine buying decisions as much as, if not more than, investment considerations.

Since early 2020 we have been monitoring the impact of Covid-19 across the 70-plus countries in which Savills operates. All over the world we have seen the same trends emerge – in short, the resilience of leading cities and the demand for the very best in countryside and leisure locations.

The resilience of prime city residential markets was highlighted during the second half of 2020, when the Savills prime world

cities index recorded an average increase of 0.8 per cent at a time of very early global GDP recovery. Cities are at different stages in their recovery, but many of the factors that helped drive the prime residential market in the second half of 2020 are expected to continue through 2021, including low stock levels in key locations and the desire for more space. Historically low interest rates, which are expected to remain low for some time, also make the sector attractive for wealth preservation.

Escape – from Paris to the Riviera, New York to the Hamptons, London to the Cotswolds or Dubai to the Dubai Hills – has become another big global theme, with city dwellers adding prime rural or leisure properties to their portfolios. The pandemic may have forever broken the five-day office week, allowing more people to enjoy the best of both worlds between city and country homes. But whatever your own lifestyle priorities, rest assured we are uniquely placed to help.

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For regular updates on the latest global property trends and insights from our experts, please visit **The Savills Portfolio at [savills.com/portfolio](https://www.savills.com/portfolio)**

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THE GREAT ESCAPE

After 14 years in the doldrums, confidence in the British country-house market has returned. **Liz Rowlinson** reveals the whys and the wherefores

Above: **10-bedroom Wood House in Shrawley, Worcester, set in 161 acres, guide price £5,000,000; David Henderson, david.henderson@savills.com.** Top right: **five-bedroom The Manor House in Chipping Norton, Oxfordshire, with swimming pool, offers over £3,000,000; David Henderson, david.henderson@savills.com.** Above right: **Shaw House in Melksham, Wiltshire, with nine bedrooms and extensive cellars, guide price £4,000,000; Lindsay Cuthill, lcuthill@savills.com**

WHETHER A MOATED Jacobean manor, an elegant Palladian-style mansion or a modest Georgian farmhouse set within beautiful rolling hills, there's something uniquely appealing about a British country house.

These rural residences are not, however, always in vogue. In the years since the market peak of 2007, the country market has been in the doldrums, hit by the global financial crisis, the EU referendum, the 2019 election and the headwinds of Brexit. "After the credit crunch we all wanted to be in the thick of city life, so country houses went slightly out of fashion," explains Frances Clacy, associate director

of residential research at Savills. "The mansion tax and stamp-duty increases [on second homes] hit the rarefied, often discretionary, market harder."

But what a difference 18 months can make. "In the second half of 2020, the number of new buyers registering with Savills country house department for homes valued at £2,000,000-plus was 2.5 times higher than in the same period of 2019, while registrations this year are up 58 per cent on the first three months of 2020," reports Clacy.

"Those properties that had been on the market for five or so years have now sold, so there's been a reduction in the amount of stock," says Lindsay Cuthill, head of Savills country house department. "After 14 years of nothing

much happening, we are on an upward swing, which we see continuing.”

“While there was only a single £15,000,000-plus transaction in the market for estates and country houses with land in 2019, 18 sold in 2020,” says Crispin Holborow, Savills country director of The Private Office. The appetite for more space and seclusion brought on by the coronavirus pandemic is a major factor, but the uptick had already started. “The election result of late 2019 injected confidence in the market. We’d already been seeing an

40 increased from 17 per cent in 2019 to 36 per cent in 2020/2021.

“The equity in London properties [after years of low interest rates and price rises] has put some younger families in a position to buy a £2,000,000-plus country house,” notes Clacy, adding that some London buyers kept their city base: 18 per cent of country-house buyers for Savills in 2020-2021 were second-home purchasers, up on 2019’s 14 per cent.

Although a typical purchaser might be swapping a £2,000,000 three-bedroom townhouse in the London suburbs for

The proportion of London buyers in the country-house market went up from 20 per cent in 2017 to 46 per cent in 2020-2021

increase in interest in properties with a lot of land – such as estates with at least 150 acres, which offered scope to grow one’s own food or breed cattle,” he says.

Of course, then the pandemic turbocharged the desire of families stuck in an apartment or small house in London to move out into the countryside. The move towards flexible working patterns compounded this. As a result, Savills found the proportion of London buyers in the market went up from 20 per cent in 2017, to 34 per cent in 2018-2019, to 46 per cent in 2020-2021. Buyers also got younger: the share of purchasers under

a six-bedroom country property worth £3,000,000, not all buyers are trading up, concurs Cuthill, who says the sweet spot for the country house market is between £2,500,000 and £5,000,000. “Some might just swap how they use their city and country bases. One family moved from Kensington with their three children to Kitebrook [in the Cotswolds] but decided to keep a London base, as the parents’ jobs are based in the City.”

The value gap between the country-house and London markets is another factor. The £2,000,000-plus country house market is still 15 per cent below



Left: modernist masterpiece St Ann’s Court in St Ann’s Hill, Surrey, includes an 18th-century coach house, guide price £5,950,000; Paul Finnegan, pfinnegan@savills.com. Below left: The Gart in Callander, Perthshire, a 13-bedroom Scottish baronial house, offers over £2,100,000; Jamie Macnab, jmacnab@savills.com. Below: The Old Rectory in Addingham, West Yorkshire, one of Wharfedale’s finest houses, guide price £4,950,000; Edward Stoyale, edward.stoyale@savills.com





Above: **Georgian house in West Hanney, Oxfordshire, with seven bedrooms, guide price £4,500,000; Ed Sugden, esugden@savills.com.** Top right: **seven-bedroom house in 58 acres in Uplyme, Lyme Regis, Dorset, guide price £3,950,000; George Nares, george.nares@savills.com.** Right: **recently sold Bunny Hall in Bunny, Nottingham.** Below: **Ockwells Manor in Maidenhead, Berkshire, with 42 acres of land; guide price £10,000,000; Paul Finnegan, pfinnegan@savills.com**

its 2007/2008 peak, points out Clacy: “Last year buyers began to realise it is significantly undervalued.” Prime central London (PCL) increased by 12 per cent over that period; prime outer London went up by 27 per cent. Yet a different story has unfolded over the past year: £2,000,000-plus country houses were up by 8.8 per cent year on year, while prime London values remained all but flat.

International buyers have been conspicuously absent from PCL in the past year due to travel restrictions, yet the proportion of international buyers in the country-house market increased to 23 per cent of purchases in 2020-2021, up from an average of 17 per cent in 2017-

eastern Europe had been shopping for a new-build property, but after seeing the series he decided he wanted something historic. And *Downton Abbey* continues to inspire US buyers,” he adds.

But what else do people want in a country house? Kitchen gardens are de rigueur – for self-sufficiency but also as a “project” that buyers can get involved with now that they enjoy flexible working patterns. Similarly sought-after are multiple al fresco dining spaces and secondary houses for guests – perhaps even cottages dotted around the grounds – in order that extended families can be “together but separate”.

Tennis courts and outdoor swimming

into Waterloo?” It is more simply about where to find a pretty period house with some land, observes Cuthill.

“Over three hours from London used to be a no-no. Now it’s acceptable as people anticipate more home-working. This has opened up areas such as the Cotswolds, Rutland, Somerset, Wiltshire – especially west of Salisbury – the New Forest and Suffolk. We’ve seen people really expanding their horizons.”

In the £2,000,000-plus sector, Wiltshire shows the biggest increase in sales, nudging ahead of the Cotswolds and only behind Elmbridge in Surrey. Among sales of £5,000,000-plus, beyond the home counties, the Cotswolds became the standout performer with numbers almost treble those of the previous year. That said, the majority of the 18 £15,000,000-plus country-house and estate transactions in 2020 were in the southeast of England.

The rising number of younger buyers is having a positive effect, adds Cuthill. “These new residents are rejuvenating many areas, bringing talent and new business ideas to local high streets. Whether it’s a new demand for high-quality products, or new arrivals joining local schools, we are seeing a reverse of the brain drain to the cities, although many of these new country-house owners will retain strong ties with London.” ♦

“We’ve seen people expanding their horizons to the Cotswolds, Rutland, Somerset, Wiltshire, the New Forest and Suffolk”

2019. This is partly explained by some non-British buyers being based in the UK. Then, during 2020, Savills country house department conducted its first five sales with absent buyers via virtual viewings. “During the pandemic country houses have increasingly been seen as a safe asset for the global wealthy,” explains Clacy. There’s also been something of a *Bridgerton* effect, adds Holborow, referring to the 2020 Netflix series set in Regency-era England “One buyer from

pools are much more popular than a year ago, adds Cuthill, as are spa areas, saunas and gyms as wellness becomes an even bigger trend. “Broadband is pretty much expected now – one client spent £50,000 on installing super-fast broadband as part of the sale agreement on a £4,500,000 property,” he adds.

But what about location? The conversation about where to buy now rarely starts with: “Where can I live that’s a 20-minute drive to a station that gets me



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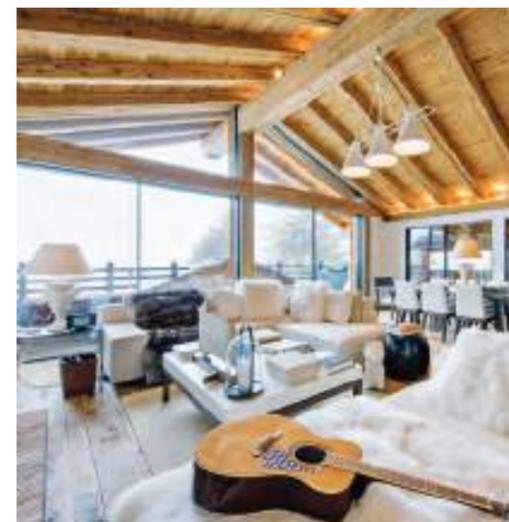
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FOR TWO GOOD SEASONS

Certain Swiss and French Alpine resorts are prized for providing an equally winning lifestyle in summer and winter. **Cathy Hawker** explores their dual personalities



EMMANUELLE NEMOZ/AMP

Above: **Joce Mienniel** plays the **Cosmojazz Festival** in **Chamonix**, in 2019. Left: **Chalet Lilianette**, a three-bedroom chalet apartment, recently sold, in the heart of **Verbier**

EVERY SUMMER since 1994, the revered Verbier slopes echo with the sound of music. The Verbier Festival is a 17-day celebration of masterclasses and concerts with performances by both great masters and emerging talent from around the world. This July the programme includes the Verbier Festival Orchestra, the Sukhishvili Georgian National Ballet and the Festival Academy singers performing Puccini's *La Bohème* alongside a series of fringe events.

Between this and other carefully curated annual events, ranging from international show jumping to e-bike festivals, visitors can play tennis and golf, hike through wild-flower meadows, picnic by high-altitude lakes or climb Mont Fort. The lifts that transport winter skiers up to challenging slopes are filled instead with visitors heading for *Heidi*-esque trails in the shadow of the Grand Combin, with mountain bikes rather than skis latched on to the side.

"Cosmopolitan Verbier has high mountains, a strong snow record, challenging on- and off-piste skiing and a first-rate infrastructure both on and off the slopes," says Jeremy Rollason, head of Savills Ski. "Alongside its appeal as a winter holiday-home location for wealthy buyers, Verbier is also very much alive in the summer – a trend that has accelerated sharply in the past decade. Traditionally, Verbier's hotels would open predominantly for the winter season, but when the W Hotel launched in 2013, it set a new benchmark, opening all year round."

A further reason for Verbier's year-round appeal are its exceptional chalets and apartments designed with contemporary lines and expansive

windows, and constructed in handsome old wood and stone. Chalet Lilianette is a good example, a three-bedroom chalet apartment in the heart of the village which sold in March this year with a guide price of CHF11,600,000. Adaptable accommodation over three floors includes a wonderful principal suite and beautiful mountain views from both the open plan living area and roof terrace.

Verbier is the most expensive Swiss resort for prime property and the fourth overall in the Alps, according to Savills 2021 prime price index, with prices of €19,500 per square metre. It's perhaps not surprising, therefore, that rental returns are increasingly important to owners.

"Properties in well-chosen dual-season resorts have strong investment potential and today the majority of owners aim to recover some of their running costs," says Rollason. "Traditionally, 90 per cent of revenue for ski properties was earned in winter but that is changing in year-round resorts. Holiday-makers are discovering the beauty of the Alps in summer, with

Regular investment in infrastructure helps the year-round appeal too. A new gondola at Flégère sweeps winter skiers up to the slopes of Chamonix's largest ski area and summer hikers up to the lakes and natural conservation area of the Aiguilles Rouges. A five minute walk away, Les Bois is the location of a charming and totally private chalet for sale at €5,250,000. Beyond the traditional exterior it has an open-plan living room, five en suite bedrooms, a TV/games room and separate garage.

Across on the western side of Chamonix, the tree-lined ski area of Les Houches is a favourite with families for its sheltered pistes and snow parks. This is the location of Blackrock Ski Lodge, a luxury wooden eight-bedroom chalet with a ski room and sauna and a successful rental history, on the market for €2,350,000. Built in 2012 close to the pistes of Les Chavants, its large terrace leads to a garden complete with running stream, making it a summer idyll too. Both these chalets come with a *mazot* in the grounds, a traditional



between €3,000,000 and €10,000,000, favouring locations close to Annecy and small villages on the east bank heading towards the golf course at Talloires.

"Properties with good views, plenty of space and contemporary architecture are in particularly high demand," continues Rollason. A sleek and striking four-bedroom villa perched over the lake with panoramic mountain views from entire walls of glass ticks all those boxes. All the main living spaces, including the indoor pool, lead out onto the wide terrace and face south, providing both sunrise and sunset views. It is a remarkable house in a very special location; price on request.

After some years of decline, the number of skiers globally has risen for each of the past three years. The best ski resorts show resilience, the ability to adapt to climate change and to meet the demands of modern-day consumers who want homes that offer more than merely a base for some serious skiing. Since 2017, the Savills Ski Resilience Index has ranked over 60 major ski resorts worldwide based on five metrics: snowfall, reliability, season length, altitude and temperature. The top six resorts have remained the same since 2017, shuffling positions, with the high-mountain Swiss glacier resorts of Zermatt and Saas-Fee leading the pack.

The Index was conceived primarily to help holiday-makers and investors see how resorts might be impacted by climate change. While useful in assessing long-term price growth and investment potential, the correlation between resilience and property prices does not always tally, Rollason points out.

"Courchevel 1850 in France has the most expensive property prices in the Alps yet is in the lower third of our Resilience Index," he says. "Gstaad, another hugely popular and expensive resort, is in the bottom half. People choose to buy in these magnificent, established resorts because there has been sustained investment in the infrastructure both on the mountain, with ever-improving lifts and snow-making machinery, and in the resorts, with comprehensive shopping, restaurants and nightlife. That's the lure of the big resorts: the entire offering."

Verbier sits in 26th position in the 2020-21 Resilience Index while Chamonix, where prime property prices average €10,700 per square metre (a little over half those of Verbier), is ranked 24th. And despite the top six in the Index staying the same, there have been some noticeable changes. The Swiss

"Properties in dual-season resorts have strong investment potential as holiday-makers discover the Alps in summer"

its promise of outdoor living in clean air with warm days and cool nights. There's a shortage of quality hotels across many resorts and websites such as Airbnb have shown owners that renting can be straightforward. I can only see the trend for summer rentals continuing and that's good news for property owners."

Perhaps the most year-round ski resort of all is over the border in France, long the number-one destination for British skiers. Chamonix, just over an hour from Geneva airport at the foot of Mont Blanc, is a hard-core, all-action town with a laser-sharp focus on energetic outdoor living, and the two million-plus visitors who pass through each year are evenly spread across summer and winter, according to the Chamonix Tourist Office.

Summer visitors come to climb, mountain bike, trail run and play golf, while the best of French living – the food – is catered for with simple crêperies right up to Auberge du Bois Prin, taken over by the Michelin-starred chef Emmanuel Renaut in 2019. Annual summer dates include the Cosmojazz Festival in July, the Fête des Guides, a lively homage to the centuries-old services of mountain guides, and the Ultra-Trail de Mont-Blanc, a 106-mile ultra-marathon so challenging that it has been described as the World Cup of trail running.

wooden mini chalet that makes for a charming home office.

Some popular year-round Alpine locations are not in ski resorts at all. The beautiful medieval town of Annecy, for example, combines a wonderful open-air lifestyle in summer on and around its sparkling lake with ski slopes at La Clusaz and Le Grand-Bornand just 40 minutes away. A long-time holiday destination of the French, its appeal to a wider global audience is growing, says Rollason: "Unlike parts of the Swiss Alps, the property market in Annecy is open to everyone and many buyers choose it for a second home as they can spend several months there in both summer and winter." These buyers typically spend



Top: a five-bedroom chalet in Les Bois, Chamonix, with *mazot* outbuilding, €5,250,000. Above left: the Andermatt Swiss Alps Golf Course. Above: canyoning down the Angon waterfall in Talloires, near Lake Annecy. Far left: a four-bedroom lakeside villa 2km from Annecy, POA. Left: stand-up paddle boarding on Lake Annecy



Left: mountain biking in Verbier. Below: the eight-bedroom Blackrock Ski Lodge with mazot close to Les Houches, Chamonix, €2,350,000. Bottom: the Chedi Residences, Andermatt, where three- to five-bedroom penthouses are priced from CHF6,285,000 to CHF18,818,000.

town of Andermatt has risen from 45th place in 2017 to 11th this year, ahead of illustrious resorts such as Val d'Isère, St Anton and Whistler. A traditional Alpine village, its cluster of dark wooden chalets and steeped churches is 90 minutes from Zurich Airport and has been joined by a new and impressive resort.

"Andermatt is the single largest residential building project ever undertaken in the Alps," says Rollason. "Over the past decade new lifts have created the largest ski area in central Switzerland while the summer season centres on the golf course, where a superb new clubhouse is now open. Along with a 650-seat concert hall, redevelopment of transport infrastructure and completion of around half of the 500 planned apartments and chalets, Andermatt has reached critical mass and is one of the last places in Switzerland where, under current laws, new-build homes are available to non-Swiss residents and foreign buyers."

The five-star Chedi Andermatt was the first hotel to open, and was immediately acclaimed as one of Switzerland's most stylish and spoiling destinations, with 123 rooms and suites, five restaurants, a wonderful spa and direct access to both the ski slopes and golf course. Savills is selling Chedi Residences, three- to five-bedroom penthouses within the hotel with bespoke interiors, full concierge services (including a ski butler) and membership of the golf course. Prices range from CHF6,285,000 to CHF18,818,000: summer and winter perfectly combined in a most luxurious Alpine home. ♦



Andermatt is one of the last places in Switzerland where new-build homes are available to foreign buyers



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GROWTH POTENTIAL

Buying a vineyard is many an oenophile's dream – and for some a thrilling reality. Alice Lascelles meets the budding winemakers who are bottling their own vintages on UK soil and building flourishing businesses

This picture and top right: the modern winery at Sedlescombe Organic Vineyard in East Sussex, which has a three-bedroom cottage on 6.5 hectares of land; guide price £1,950,000



IT'S A GLORIOUS June day on the Sussex South Downs, and life is burgeoning on all sides. To the west, a meadow of wild flowers bobs and sways in the breeze; to the south, over chalky grasslands dotted with cattle, the sea lies glittering in the sun. And at the centre of it all, thousands upon thousands of vines sweep across the hillside, decked in a star-shower of tiny flowers that will soon become fruit.

Welcome to Rathfinny, one of about 770 vineyards that are now flourishing across England and Wales. At around 240 hectares, this former arable farm is one of the UK's largest wine estates. It's also one of its top producers: its sparkling wines are poured at The Connaught, Le Gavroche and The Ritz, and served in restaurants from Norway to Hong Kong. Yet at its heart, Rathfinny remains very much a family affair: a passion project first conceived by Mark Driver and his wife, Sarah, more than 20 years ago.

"It was on a visit to Christchurch, New Zealand, in 1990 that we first fell in love with the idea of establishing a vineyard," says Mark. "But it wasn't until 2010, when I stopped working full time

in investment management, that I went to study for a degree in viticulture."

Buying a vineyard in France was never an option, says Mark, because at that time their children were in full-time education in the UK. Instead they turned their attention to England. "I was so impressed with the quality of English sparkling wine. I thought: 'If we can make wine of that quality here, then why wouldn't everyone in the UK want to buy it instead of French champagne?'"

It wasn't all plain sailing, says Mark: "Everything costs twice as much as you expect and takes twice as long." But seeing their wines come off the bottling line for the first time was a moment of sheer joy, adds Sarah: "It was emotional because suddenly all the dreaming, the planning and the hard work setting up the business was very real – now we had a product to take to the market."

Today Rathfinny is a thriving business, with a winery, a B&B, two restaurants and a portfolio of estate-grown drinks that includes both still and sparkling wines, gin and even a vermouth. "It's a 365-day-a-year job," says Mark. "But it's lovely to sit in the Coburg Bar at The Connaught and order

Today the 80-hectare Hambledon holding produces wines that regularly trump champagnes in blind tastings

a glass of your own wine.'

Ian Kellett was eyeing up wine estates near his second home in the Médoc when the UK's oldest commercial vineyard, Hambledon in Hampshire, came up for sale. "I figured it would be a much more exciting challenge to make good wine in England," says the former investment analyst. "I also knew that the geology was chalk [a major constituent of Champagne's terroir]."

Armed with a degree in oenology from Plumpton College, Kellett ripped out the existing Seyval Blanc vines and re-planted with Champagne's big three: Chardonnay, Pinot Noir and Pinot Meunier. He installed a state-of-the-art winery and succeeded in snaring Hervé Jestin, the *chef de cave* of Duval-Leroy champagne, as his winemaker. Today the 80-hectare holding produces wines that regularly trump champagnes in blind tastings. "They are far better than I originally dared hope, and the joy that brings is remarkable." What's more, he says, the novelty of owning your own vines never quite wears off: "I don't tire of looking out of the bedroom window on a morning, down the slope of the oldest vineyard in England, planted in 1952 – it is beautiful."

The UK's wine scene isn't confined to the south-east of England, of course; vineyards of all sizes now stretch from Essex to Penzance. Cornwall's Camel Valley vineyard even boasts a royal warrant. Wales, too, has a growing number of excellent wine estates. Overall, the area under vine has quadrupled since 2000 – and demand for English and Welsh wine is currently outstripping supply. Exports doubled between 2018 and 2019 and while exports accounted for just 10 per cent of total production in 2019, this figure is projected to rise in spite of disruptions caused by the pandemic.

Such potential has attracted a whole new demographic to the market, says Savills viticulture specialist Chris Spofforth: "We're seeing a shift to younger investors as the sector becomes more commercial and less hobbyist." Inter-generational partnerships between parents and their children – "who have the energy and vision, but not the cash" – are also on the rise, he says. "There's still risk [for the older investor], but it's a lot more fun, particularly without the burden of physical operational management of the vineyard."

The average price of land suitable for growing vines in England is currently between £30,000 and £37,000 per hectare (£12,000 and £14,975 per acre) whereas 10 years ago prices were more in line with good arable land values. Contrast this with prices in Champagne, where a hectare can easily set you back €1,100,000 – and it's hardly surprising that the Champenois have also shown an interest. In 2017 Taittinger became the first grande marque to plant vines on English soil, when it established Domaine Evremond in Kent. Champagne Pommery also produces an English sparkling wine, Louis Pommery, in partnership with Hampshire's Hattingley Valley.

"Some investors want to start from scratch, but others are after a vineyard with history," says Spofforth. "The 2.8-hectare Sedlescombe vineyard in East Sussex, for example, is the oldest organic vineyard in the UK. It's not very large but it has its own winery and a real sense of heritage." It is for sale for £1,950,000.

Even if your vineyard doesn't have a working winery attached – and only around a fifth of them do – it's still possible to create your own cuvée. Julie Bretland and Mark Collins, owners of the 18-hectare Artelium estate on the South Downs, contract out the winemaking to different "guest winemakers". Their first pair of sparkling wines, which debuted in 2020, were made with the award-winning winemaker Dermot Sugrue; the single-vineyard Makers Rosé 2015 was particularly good, tipping its hat to cool-climate Pinot Noirs in a way that was original and delightful.

Passionate art collectors, the couple are also planning to showcase exhibitions and installations. "We see wine-making as a mix of science and art," says Bretland. "So it seems natural to marry this with our love of contemporary art and craft."

Can owning a vineyard be profitable as well as fun? "Yes, we have made a profit in two of the past three years," says Kellett. "Covid has been difficult but generally we are now on a good track. It takes a long time, but a well-planned and well-implemented – and, crucially, a well-invested – vineyard, can indeed be profitable." And if you do hit a rocky patch, well, you can always drink the results. ♦

CONTACTS

For vineyards for sale, please contact Chris Spofforth, cspofforth@savills.com



Left and above: **The Grade II listed five-bedroom farmhouse of the Kingscote Wine Estate enjoys views across the 24-hectare vineyard and the Sussex Weald countryside. A high specification winery enables all the stages of wine production; guide price £6,750,000**

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SMALLBONE



There's a Spanish enclave that has it all – pretty medieval villages, pine-clad hills, crystalline bays, exceptional cuisine – and all within striking distance of the vibrant Catalan cities of Girona and Barcelona. **Cathy Hawker** falls for the abundant charms of Baix Empordà

Far left: a seven-bedroom seafront house in the dramatic southern tip of Sa Riera, five minutes from Begur, €7,000,000. Above: the walled town of Peratallada is known for its beautiful old stone buildings

THE BEST OF ALL WORLDS



A PRIME STRETCH of Catalonia beloved by the Spanish is emerging as a new property hotspot with a fast-flourishing reputation with international buyers. Covering the central part of the Costa Brava, it's easily the most desirable stretch of this wild coast, with the gastronomic city of Girona around 20 miles inland and Barcelona a 90-minute drive to the south. This is where wealthy Barcelona residents buy their holiday homes, aspiring to coastal properties with gardens shaded by Aleppo pines or stone farmhouses in inland villages, where the daily rhythm retains a traditional beat – a winning combination of rustic charm and Blue Flag beaches, along with an outdoor lifestyle and exceptional local food.

The Costa Brava is where European mass tourism first took hold in the 1950s. But while resorts in the south saw dense development, the beautiful seafront of Baix Empordà – from Palamós up past Llafranc, Tamariu, Aiguablava and Sa Tuna – was left unscathed thanks in no small measure to its exceptional topography; the steep, forested hillsides tumbling down to intimate rocky bays and coves proved an effective impediment to large-scale building.

So while the cranes worked overtime along other Spanish *costas*, Baix Empordà retained its natural charm. If the celebrities who first holidayed

there – Kirk Douglas, Elizabeth Taylor or illustrious resident Salvador Dalí – returned today, they could take a seat on the jasmine-scented terrace of Hotel Aiguablava, sip their vermouth and appreciate a gloriously familiar view.

Head just 15 minutes inland and you discover the dual allure of Baix Empordà. Rural roads lined with paper-thin poppies cut through forests of pine and cork oak trees, while stone villages rise above gentle green hills. Medieval towns host weekly markets on their cobbled streets, selling artichokes and mushrooms, prawns from Palamós, rice from Pals, Spanish ham and of course Empordà DO wines.

These landscapes are reminiscent of Tuscany and the Côte d'Azur, says Tom Maidment, a partner of Savills associates Lucas Fox, but the Baix Empordà ambience is thoroughly Spanish. "I love how authentic it is. Catalans value tradition and that ensures the area retains its true nature and charm. You don't see high-rises on the coast and you simply cannot build in most rural areas. If you get permission to replace an existing building it must follow the traditional style. The lifestyle is certainly affluent yet always discreet and family focused, not at all showy.

"Accessibility is also key," he continues, "thanks to airports at Barcelona, Girona and across the French

The province has established itself as a thrilling epicentre of gastronomy with 16 Michelin-starred restaurants

border in Perpignan. And while the climate is appealing, with temperate winters and summer highs around 31°C, there's also winter skiing in the nearby Pyrenees. Quite simply, "the value on offer is outstanding compared with other prime Mediterranean areas."

This breezy, elegant lifestyle is based around fiestas and fabulous food with a razor-sharp focus on active, outdoor living. There are 17 small marinas along the 125-mile coast and lengthy coastal promenades that reveal inlets and bays unreachable by car. Inland, there are more hiking paths, along with golf courses, equestrian centres and tennis clubs. Above all, though, residents have a passion for cycling. Girona is home to one of the world's largest concentrations of professional cyclists – and the flat roads and access to the rolling hills of the Gavarres natural park make the entire Baix Empordà a sure-fire hit with enthusiastic amateurs of all ages.

The other passion that brings visitors to Baix Empordà is the cuisine. It's easy to eat well at any price point in this agriculturally rich region but there are some stellar names in the mix. El Bulli, the only restaurant to have been awarded "Best Restaurant in the World" status five times, announced the experimental brilliance of Catalan chefs when it won its first Michelin star in 1976. By the time it closed in 2011

the province had established itself as a thrilling epicentre of gastronomy. Today, its 16 Michelin-starred restaurants are headlined by the three-star El Celler de Can Roca in Girona.

The lifestyle is a crucial driver for demand in Baix Empordà for both holiday homes and permanent relocation. "Almost all buyers on the coast, both Spanish and international, want a second home, somewhere to enjoy their summer holidays," comments Maidment. "Inland, however, it varies considerably. Spanish buyers, who over the past two years have made up around 32 per cent of buyers, are equally split between looking for a holiday home and somewhere to relocate. For international buyers, around 40 per cent are purchasing a holiday home and 30 per cent planning to relocate. A significant recent trend, accounting for some 20 per cent of buyers, is a desire to set up or take over a business: say, running a guest house or a yoga retreat. Then a small number are buying as a pure investment or to acquire a Golden Visa."

Typical properties range from two- and three-bedroom village homes for under €500,000 up to highly desirable *masías*, historic Catalan farmhouses converted into handsome homes. An example dating back to 1700, set in 64 hectares of woodland and cultivated land just 15 minutes from beautiful Llafranc beach, is for sale at €4,700,000. Along

Top left: a restored nine-bedroom *masía* with elegantly converted outbuildings close to Ullastret and 10 minutes from the Costa Brava's best beaches, €4,900,000. Left: a six-bedroom restored *masía* set in 64 hectares of land 15 minutes from beautiful Llafranc beach, €4,300,000. Above: the medieval town of Pals. Above right: Michelin-starred Els Tinars restaurant, located in a farmhouse in Llagostera

This is where Barcelona residents buy their holiday homes, aspiring to coastal properties or stone farmhouses inland



Left: a five-bedroom home in an exclusive gated community in Aiguablava, with direct beach access, €4,300,000. Below: the Girona landscape is a magnet for cyclists



"The 'Golden Triangle' contains the most picturesque villages, equidistant from Girona and the Costa Brava's best beaches"

with capacious rooms, the fully restored seven-bedroom home has exquisite original internal features including curving stone arches and wooden beams on ceilings lined with terracotta tiles.

"The best *masías* are highly sought after for their generous dimensions, historic beauty and level grounds," explains Maidment. "They generally face south with thick stone walls, wooden beams and big fireplaces. The wealthiest farmers built their *masías* with extensive outbuildings that today can be used as pool houses, home offices or guest accommodation."

Another example of this old-meets-new sophistication is a substantial *masía* close to Ullastret, bought as a ruin by a Catalan family 15 years ago, artfully restored and now for sale at €4,900,000. The nine-bedroom 1,415sq m property offers great privacy but easy access in 12 hectares of level land, its handsome stone walls and wooden beams paired with underfloor heating and air conditioning.

"This *masía* is 10 minutes' drive from the beaches, especially important for those buyers who keep a boat at one of the exclusive private marinas," says Maidment. "The perfect Empordà day for them is spent afloat, exploring the rugged coastline before retreating to the peaceful privacy of their country home."

Ullastret, home to ancient Iberian archaeological remains, is a beauty of a village within Baix Empordà's "Golden Triangle", which roughly extends from Ullastret south to Peratallada and east to Pals. "The 'Golden Triangle' contains the Baix Empordà's most picturesque and authentic villages, equidistant from Girona and the best Costa Brava beaches, and with swift access to Barcelona," says Maidment. "It has been defined by generations of wealthy Catalans who, uncompromisingly, will only consider homes within those borders."

Prime inland villages within these parameters include Peratallada, Sant

Feliu de Boada and Palau-Sator. By the coast, Begur is one of Spain's most beautiful towns, with views of both the Mediterranean and the snow-topped Pyrenees, and a distinctive colonial architecture developed by affluent Catalans on their return from Cuba in the 19th century.

The finest properties here are often a mix of contemporary and Mediterranean-style. In a small gated community, a property built in 2008 and for sale at €4,300,000 is wonderfully situated to maximise sea views. The five-bedroom home has direct beach access from its lawned garden, a rare coastal bonus, and is five minutes' walk to Aiguablava beach. A slightly larger house on the southern tip of Sa Riera has an even more dramatic setting, surrounded on three sides by water as though marooned on a private island. The house, designed by modernist architects in the 1970s and for sale at €7,500,000, is in one of the Baix Empordà's most idyllic coves

yet has lengthy views to Cap de Creus and the Medes Islands. From here, Begur is five minutes away, Girona within 40 minutes and Barcelona 80 minutes.

From Begur's hillside, it's an easy route to many lovely beaches, including Sa Tuna, Llafranc and Calella de Palafrugell. The latter is home to cliff top Cap Roig where a Russian colonel and his aristocratic English wife laid out wondrous botanical gardens in the 1920s. This is the dramatic setting for one of Spain's most spectacular annual open-air music events, the Cap Roig Festival. Every summer, world-class artists – from Sting to Andrea Bocelli – perform to a fortunate few under the pine trees and facing the Mediterranean Sea. Romantic, elegant and select: an apt motto for the entire Baix Empordà. ♦

CONTACTS

For all featured properties, contact Tom Maidment of Savills associates Lucas Fox, tom@lucasfox.com.



LONDON CALLING

As the capital reawakens, Anne Ashworth explains why now is the time to buy in the city's prime central locations

HISTORY PROVIDES solace and context. In lockdown, deprived of the pleasure of strolling in Mayfair, Marylebone and other such prime central spots, I turned to the Survey of London. This 53-volume work sets out in meticulous detail how these and other locations were designed and developed. The key theme of this chronicle of architectural evolution is the city's capacity to recover from minor travails – and from wars and plagues.

Amid the UK vaccine roll-out, this process appears to be already underway,

ushering in what is predicted to be the 21st-century sequel to the Roaring Twenties. Fuelling this revival will be the resumption of international travel and the estimated £180bn of savings amassed by UK households during lockdown. Much of this seems set to be channelled into property in the belief that the city can stage a glorious comeback. Ed Lewis, head of residential development sales at Savills sums up the mood: "London, with its buzz, is a great city where people want to live and work and they have been desperate for it to bounce back."

CHESTER TERRACE, NW1
Volume 19 of the Survey of London set out how Chester Terrace was built in 1825. This elegant classical-style terrace has views over Regent's Park, which was laid out in 1812 by John Nash, the Prince Regent's favourite architect. Highlights of the 4,351sq ft house, on sale for in excess of £9,000,000, include the high ceilings and the first-floor reception rooms. If the residents of this five-bedroom space want a change from walking in the park, they can enjoy the communal gardens or chill out on the roof terrace. Zach Madison, zmadison@savills.com

Such is the renewed allure of London's culture, education and housing stock that Savills residential research team has revised its forecasts for the market. The average prime central London house price is projected to increase by 3 per cent this year – and by 7 per cent in 2022. By 2025, the average price should be 21.6 per cent above its current level. Over the same period, growth in outer prime London, which encompasses smart suburbs such as Fulham and Wandsworth, is forecast to be more subdued at 14.8 per cent.

Even as the mood improves, one of the legacies of the pandemic seems set to be a permanent change in homebuyers' tastes. Gardens and room for working and home-schooling rose to the top of the wishlist and may stay there, notes Claire Reynolds, co-head of Savills

prime central London: "There has been a fundamental shift towards property that provides self-sufficiency, with room for homeworking, even though I would argue that commercial offices are by no means redundant."

Fortunately London has houses to suit the craving for self-sufficiency. As the Survey of London relates, Belgravia was built in the 1820s on a lawless area of marshland known as Five Fields. Thomas Cubbitt's garden squares with their white-stucco mansions immediately became objects of lust, and they have gained even more appeal in the pandemic. Reynolds relates that one family who had lived for some years on a square fell in love with its gardens during lockdown. Previously they had seldom set foot in them.

The ability to escape to these and other urban oases has become an even

stronger reason to put down roots in the city. Many Londoners don't want to live anywhere else because they believe that the city provides excitement and greenery: Hyde Park, Regent's Park and other Royal Parks alone cover 5,000 acres of the metropolis.

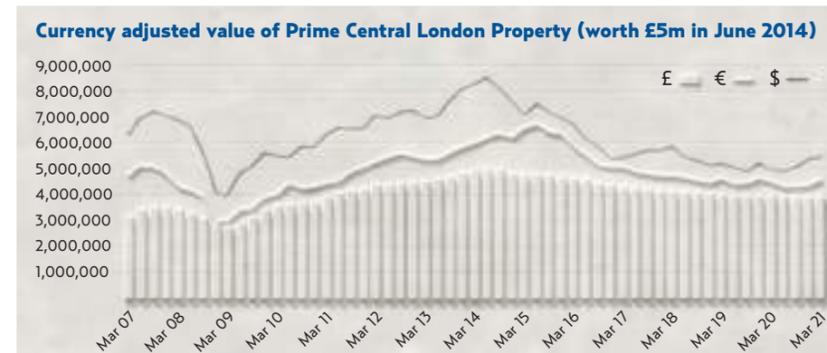
"There's been a lot of talk about Londoners selling up and going to live in the country in a lifestyle relocation," says Lucian Cook, Savills residential research director, "but that's people in Clapham and other south-west London suburbs. Some prime central residents may have bought a place in the shires during the past year, but as a second home, while others who've moved out will be looking to retain a pied-à-terre in the city centre."

Trees, flowerbeds and ponds may be a powerful draw but facilities that cater for the desire for sociability are also

EATON TERRACE, SW1
Volume 39 of the Survey of London describes the development of Belgravia, with special emphasis on Eaton Square and its surrounding streets, which are today the smartest part of this elegant neighbourhood. A 4,405sq ft six-storey seven-bedroom house in Eaton Terrace, on sale for £9,500,000, is a handsome red-brick example of the homes in the area. With a huge sitting room, substantial drawing room and lower-ground-floor office, it's just the thing for homeworking. The cafés of Sloane Square and Peter Jones are a stroll away – other good reasons to put down roots here. William Duckworth-Chad, wdchad@savills.com



KENSINGTON CHURCH STREET, W8
The street (for more on its history, see Survey of London volume 37) runs down to Kensington High Street; at the bottom you turn left for Kensington Gardens, or right for the shops. The prices of apartments and penthouses at Lancer Square, a development on Kensington Church Street, start at £4,860,000 for a two-bedroom apartment. The scheme's architecture by Squire & Partners reflects the red-brick buildings of the area and the park – the blocks are arranged around courtyard gardens. Completion is expected later this year. Ed Lewis, elewis@savills.com



GRAPHIC BY PAUL ASHBY

key. Reynolds argues that co-working spaces and business suites are vital to alleviate the loneliness of homeworking and Lewis adds that they are now crucial to the success of any new development, haute luxe or affordable. He believes that such is the desire for a hub where you can find the support of office life that

communities will band together to turn former pubs into co-working spaces.

But whatever your idea of a dream home, prime central London offers value at present. Prices are about 21 per cent below their 2014 peak – and even cheaper for buyers in some currencies – though values ticked up by 0.4 per cent in the

first quarter of this year. The figures demonstrate how, after the pandemic downturn, the prime central London mood turned more cheerful in the final quarter of 2020, fuelled by the resurgent stock and oil markets. During the year there were 348 sales of £5,000,000-plus properties, a rise of 12 per cent on 2019 and the highest figure since 2016. The total value of these deals was £3.74bn, nine per cent up on 2019, but six per cent down on 2018. New-build homes accounted for 27 per cent of the total: the city's eminence has always depended on delivering the best heritage and modern real estate.

During the first quarter of this year, despite travel bans, 27 homes of £10,000,000-plus changed hands, exactly on a par with Q1 2020 but higher than the 20 recorded during the same period in 2019. In those same three months, there were 97 sales of £5,000,000-plus



SLOANE STREET, SW1
Sloane Street, which runs between the King's Road and Knightsbridge, offers shopping, café society and theatre – at the Royal Court. The residents of Royal Court House, an elegant block on the street, have another reason to be cheerful: views over the green sanctuary of Cadogan Place Gardens. A 1,758sq ft three-bedroom lateral apartment in this quiet building with concierge is on sale for £5,950,000. The home has its own roof terrace – just think of those summer parties!
 Tom Wilson,
 twilson@savills.com

SOUTH AUDLEY STREET, W1
The Mayfair street is a mix of Georgian and Victorian homes (its beginnings are detailed in Survey of London Volume 40). The 1,690sq ft two-bedroom flat now on sale in this retail and residential location is a striking blend of antique and funky. It has been comprehensively remodelled and furnished by interior designer Faye Toogood, whose work extends beyond interiors to fashion and sculpture. The asking price is £5,750,000 and Hyde Park is just a stroll away.
 Claire Reynolds,
 creynolds@savills.com



properties, again keeping pace with the levels seen during the post-election “Boris bounce” in the early weeks of 2020 and 57 per cent higher than in the first three months of 2019.

Holland Park and Kensington accounted for one in eight of all the Q1 deals, proof of the passion for private gardens and public parks. One buyer snapped up several apartments at One Grosvenor Square, the redevelopment of the former US Embassy. It has views over the square gardens that were first laid out in 1726 (Survey of London volume 40 tells the story) and are now to be further beautified.

The desire to beat the 2 per cent stamp-duty surcharge for overseas buyers in April spurred some of these sales. But there is also demand from families who want to live within walking distance of the best schools. Once your children have places at these establishments, you become “wedded

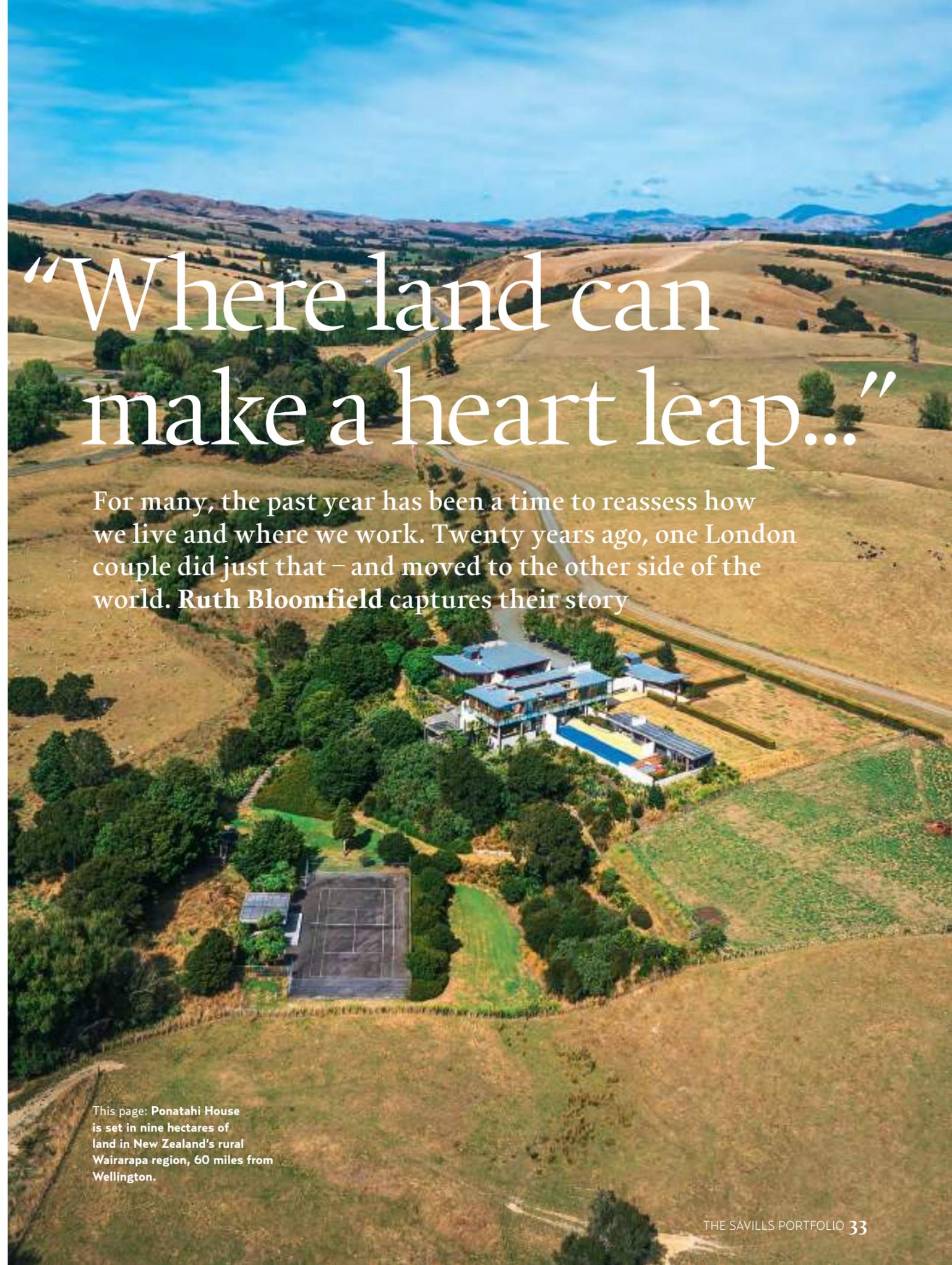
to a neighbourhood”, as Peter Bevan of Savills Kensington puts it.

At a macro level, the Organisation for Economic Co-operation and Development (OECD) has upgraded its UK 2021 growth forecast to 5.1 per cent. The Office for Budget Responsibility (OBR) expects 4 per cent and 7.3 per cent in 2022 – the fastest growth since 1948. The publication of these figures in March coincided with evidence that London was already getting its groove back. People were poised to celebrate in a fashion likely to make Roaring Twenties’ revelry seem low key. Nick Jones, founder of Soho House, declared that he thought “people will go mad”. By mid-March the best restaurants were already fully booked up until July.

This rebound could, of course, be derailed if post-Brexit negotiations over the future of the City of London end in failure. It is not clear whether the EU will recognise City rules as equivalent to its

own and vice versa. Cook acknowledges that prime central London prices have, in recent years, been propelled by the fortunes earned by broking and banking bosses, but adds that tech and the natural sciences are also huge generators of wealth. The importance of these sectors grew in the pandemic, boosted by the rush to develop vaccines and drugs – and by the move to online in every part of life.

At the onset of the pandemic, about 40 per cent of food consumed in the UK came from cafés and restaurants. Within weeks, this had shrunk to about 15 per cent. But this “caloric intake shift” took another twist when restaurants equipped themselves to deliver meals to our doors. Lewis suspects this “date-night in” trend will remain. But he adds: “It is people’s civic duty to get out and about and support the economy.” The lessons of history strongly suggest that this is a mission in which we will be more than happy to be engaged. ♦



“Where land can make a heart leap...”

For many, the past year has been a time to reassess how we live and where we work. Twenty years ago, one London couple did just that – and moved to the other side of the world. Ruth Bloomfield captures their story

This page: **Ponatahi House** is set in nine hectares of land in New Zealand’s rural Wairarapa region, 60 miles from Wellington.



Above: **Ponatahi House's current owner, Rebecca Treacy, who built the property with her late husband, James Graham, and architect Stuart Gardyne.**
 Top left: **the central living room and kitchen dominate the 27m-long downstairs space.**
 Top centre: **the glass-pannelled, five-bedroom main house comes with a 20m pool, a gym, an office suite, a two-bedroom guest house and a tennis court.**
 Top right: **the glass panels are sandblasted with a Jenny Bornholdt poem, while the views stretch to the Tararua mountains**

ONE THING THAT the seismic events of the past year have given us is the opportunity to reflect on how and where we live and work. And for many living in major cities the desire to get away from it all has surely never been stronger. Rebecca Treacy is way ahead of the curve. She exchanged life in an affluent north London neighbourhood for the wilds of New Zealand, an experience she describes as “absolutely magnificent”.

The trigger for Treacy’s life-changing decision was motherhood. A native New Zealander, she met her Irish husband, James Graham, while working in investment banking in London. They set up their own firm

“We wanted a horizontal building, no neighbours and space to breathe – the kind of house we could never have in London”

and bought themselves a tall, skinny townhouse in St John’s Wood. New Zealand was a place they visited for holidays. “Then our daughter, Jessica, came along, and we started to see New Zealand with fresh eyes, from a lifestyle and a schooling perspective,” explains Treacy. “We started to think that maybe it was time to take a step back and reassess whether we could live in a more sustainable and natural environment.”

The couple started their property hunt online. They wanted to live in the lower half of New Zealand’s North Island and they needed to be close to good schools. “We wanted a home from where we could also run our business;

somewhere that was contemporary, family orientated and close to the capital city,” says Treacy. “There was nothing that suited our needs, so we decided to build our own. We had renovated properties before, but we had never started with a blank piece of paper. It was certainly a leap of faith for us, particularly as we were going to be in the UK while the project got underway.”

The couple eventually found a stunning nine-hectare site set close to the Ruamahanga River in the rural Wairarapa region, some 60 miles from the capital, Wellington, and 15 miles from the town of Masterton. In 2001 they hired architect Stuart Gardyne, a director of the award-winning Wellington-based firm Architecture+, to design them a

house to build upon it. “Our London home had five storeys and neighbours on both sides, behind us and across the road,” says Treacy. “We wanted a horizontal building, no neighbours and space to breathe – the kind of house we could never have in London.”

Gardyne camped out at the site for several weekends to get a feel for the land and the light conditions. He then designed an elegant concrete and glass home with echoes of Mies van der Rohe’s and Le Corbusier’s modernist architecture. Treacy and Graham called it Ponatahi House, after a nearby area whose Maori name translates as “One Spring”. The five-bedroom main house

is long and low, measuring around 27m from one end to the other, with a huge central living room and kitchen dominating the downstairs space. There are then a series of pods: a pool house with a gym beside a 20m pool, a large office suite, and a two-bedroom guest house to tempt family and friends to visit. “The configuration is extremely flexible,” says Treacy. “The office suite could easily be repurposed as a self-contained apartment.”

The first floor of the house is wrapped in a second skin of 120 glass panels, designed to protect a series of open courtyards and galleries from New Zealand’s strong spring winds. “Stuart suggested we see it as an opportunity to have an artwork of some description

“The view is like a moving artwork, with the clouds coming over the top of the mountains, the trees and the wildlife”

on the glass, which we thought was a fabulous idea,” says Treacy. Her initial idea was to have images of native flora and fauna etched on the glass, while Graham suggested using U2 lyrics. But when the couple were introduced to typologist Catherine Griffiths, she came up with the idea of commissioning a new work from Jenny Bornholdt, a former Poet Laureate of New Zealand, and sandblasting it into the glass. From inside the poem can be read and enjoyed. From outside it looks more abstract, with certain sections reversed so that they can be read. The letters cast shadows inside and out, creating shapes that move as the sun shifts across the sky.

Treacy and Graham had chosen their plot of land for its “most amazing views”, but it was not without topographical complications. It is, effectively, on two levels: an elevated section on which the house has been built, then a steep bank leads to a lower section where there are fields, gardens and a tennis court. To make use of the bank, a viewing gallery has been built right at its lip, offering a fabulous vista of trees below, spanning to distant farmland against a backdrop of the Tararua mountain range. “It’s like a constantly moving artwork, with the clouds coming over the top of the mountains, the trees and the wildlife,” says Treacy.

The year-long build was completed in 2003 and the family decamped from

UK, as well as across Europe, the US, Australia and New Zealand, we have seen a huge surge of interest in country homes. It’s mostly from people who live in cities who are rethinking their lives now that they realise how efficiently they can work from home. At the same time, they are putting much more value on nature and outdoor space.”

Buyers looking for a slice of bucolic bliss are often young families. But Cvjetkovic says that those in the run-up to retirement are also joining the rural exodus – and they often want a home large enough for their children and parents to live in as necessary, with good outdoor space, views and, ideally, proximity to water. “But the most important amenity, whoever they are, is definitely the home office, preferably in a separate building,” she continues.

Treacy’s daughter enjoyed exactly this kind of country childhood at Ponatahi House, but now aged 21 she is living and studying in London. And Treacy, 58, has made the painful decision to sell the house following her husband’s recent death. Her plan is to divide her time between the UK and New Zealand.

“I love this community,” she says. “People have been so fantastic to me and I feel completely embraced by their support. I don’t want to turn my back on that, so I will certainly be staying in this part of New Zealand.” ♦

CONTACT

Ponatahi House is being offered for sale by Savills, price on application. Contact Jelena Cvjetkovic, JCvjetkovic@savills.com



From Saint-Tropez to Portofino, the towns and villages dotted along the French and Italian Riviervas pair old-world glamour with stunning seaside scenery.

Liz Rowlinson explores the coastal charms either side of the border

IT IS HARD TO FIND a more glamorous stretch of seaside towns than the coastline that arches gracefully between the Côte d'Azur, via Monte Carlo, to the chic clifftop villages of the Italian Riviera dipping down into the Ligurian Sea. Think of a white-gloved Grace Kelly accompanied by Cary Grant in the 1955 Alfred Hitchcock film *To Catch a Thief*, whizzing along in a sapphire-blue roadster gazing down at the majestic hotels of Monaco from the Corniche. Or Rock Hudson driving a Rolls-Royce Silver Cloud along the Ligurian coast to see girlfriend Gina Lollobrigida in the 1961 romantic comedy *Come September*.

Of course, the allure of this region started long before then, when its mild winters attracted health-seeking European royals and captains of industry, and its wonderful summer light captivated artists and poets. Conveniently located in the centre of the continent, this coastline has been a playground for the international jet set ever since. But how to choose between these two rivieras?

For finely tuned high living, the Côte d'Azur is hard to beat, says Alex Balkin, executive director of Savills

French Riviera: "No other place offers the same blend of culture, climate, easy access and also forward thinking." Alongside the Côte d'Azur's own Silicon Valley, Sophia Antipolis, the area also has the busiest international airport in France outside Paris, at Nice.

From writers such as Anton Chekhov and F Scott Fitzgerald to the dancer Isadora Duncan and artists Pablo Picasso and Henri Matisse, generations of trendsetters and opinion-formers

With the arrival of the bikini-clad Brigitte Bardot in the 1950s, Saint-Tropez became a byword for a chic skein of glamour

have left their mark on the area. Many have also built palatial homes, such as Estée Lauder's former villa in Cannes and the Rothschilds' Villa Ephrussi in Saint-Jean-Cap-Ferrat.

Today, buying a home in Saint-Tropez is often a status symbol, even if one only uses it for three weeks a year. With the arrival of the bikini-clad Brigitte Bardot in the 1950s, the former fishing village became a byword for a chic skein of glamour, setting it apart from Marbella and Ibiza. Located on one of the most unspoiled peninsulas of the

Côte d'Azur – thanks to strict planning regulations – the town offers a string of bays backed by forests of ancient parasol pines. You can wear your wealth as lightly as you wish. "You might choose to arrive in your low-slung car and be seen drinking six-litre bottles of champagne in Le Club 55, but equally there's true magic in just sitting at a low-key restaurant on Pampelonne beach in your flip-flops or heading off with a parasol under your arm to the wilder

Plage des Salins," says Balkin. The small town of Sainte-Maxime, overlooking the bay of Saint-Tropez, enjoys a lower profile, and here the art deco-style six-bedroom villa commissioned by Eugène Schueller, the founder of L'Oréal, sits in a sheltered south-facing position – and is for sale at €6,500,000.

The showbiz glitz of the international film festival – this year delayed to July – ensures that for those 12 days a year the world's eyes are on the small town of Cannes, with its iconic palm-lined boulevard, La Croisette. It

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A TALE OF TWO RIVIERAS...

Above: **Brigitte Bardot and Sacha Distel on the Côte d'Azur in 1958.** Right: **a four-bedroom 19th-century villa close to the centre of Cannes, €6,600,000.** Second right: **a three-bedroom apartment within Le Regina residence in Nice, €1,590,000.** Third right: **a five-bedroom hilltop villa in Villefranche with fitness suite and double infinity pool, POA.** Fourth right: **an art deco-style six-bedroom villa with large pool in Sainte-Maxime, 90km west of Nice, €6,500,000.**



Right: a two-bedroom apartment in Saint-Jean-Cap-Ferrat, €4,500,000. Second right: the eight-bedroom Villa le Magnolie in Rapallo, Liguria, €6,900,000. Far right: Hudson and Gina Lollobrigida in Come September. Below right: a four-bedroom villa in Rapallo with the latest green technology, €2,200,000. Below, second right: the view from a three-bedroom Genoese farmhouse in Zoagli, near Portofino, €1,800,000



offers the biggest selection of prime luxury retail outside of Monaco, together with superb restaurants. In a plum position overlooking the Palais des Festivals is an exquisitely refurbished five-bedroom apartment within an elegant bourgeois building, for sale at €4,490,000. For those who prefer the privacy of a gated domain, an 1875-built four-bedroom villa close to the centre of town is for sale at €6,600,000.

Nice first became fashionable after Queen Victoria took several holidays there, but more than 120 years on it is having something of a renaissance. From new restaurants exciting enough to draw the Monégasque for lunch to international schools, spruced-up buildings and new parks, the mayor is planning a smart city. "With the lines between work and leisure becoming blurred, Nice is attracting an increasing number of families who can enjoy a high quality of life just six hours south of Paris by TGV," says Balkin. Within what was once Queen Victoria's favourite hotel, Le Regina residence offers an apartment with beautiful period features and concierge services, for sale at €1,590,000.

A very different home can be found in Saint-Jean-Cap-Ferrat, on one of a

series of exclusive peninsulas nudging into the Mediterranean, and a magnet for royals and high-rollers such as King Leopold II of Belgium, who bought a palatial home there in 1904. On the lush promontory of palm and cypress trees overlooking pretty Villefranche-sur-Mer, Belle Époque mansions date from a golden age when writer Somerset Maugham hosted everyone who was anyone, from English playwright Noël Coward to Winston Churchill. A nine-figure sum isn't unusual for a villa, while a modern two-bedroom apartment with spectacular sea views is for sale at €4,500,000. Meanwhile in Villefranche, there's an exceptional property on a private hilltop offering views of the bay and Cap Ferrat on one side, and of the city of Nice and the Bay of Angels to the other; price on request.

In nearby Roquebrune-Cap-Martin, where Coco Chanel designed a villa in the 1930s, west-facing properties looking towards Monaco are also sought after. "People like this location because it's only a 10-minute drive to Monaco's Michelin-starred restaurants at Hôtel Hermitage and Hôtel de Paris," says Balkin. There's a beautiful four-bedroom Belle Époque villa for sale for €3,050,000.

CARRY ON PAST MONACO and you'll shift down a gear as you cross the Italian border, says Hugo Thistlethwayte, head of Savills global residential operations. "You naturally step back in time to a succession of wonderfully authentic villages along a much more rugged coastline. It's generally better value than the French Riviera and – aside from the vibrant historic city of Genoa – also more seasonal. It's the favourite place for the Milanese and Torinese to have holiday homes, although the Italian flat tax [of €100,000 a year, plus €25,000 for each family member] is an incentive for non-doms to spend longer periods there."

The balmy Ligurian shoreline – a narrow arc of coast sheltered by the Maritime Alps and the Apennines – is divided into sandy expanses of beach, especially the old-world casino resort of Sanremo in the west, and the dramatic beauty of Portofino and the pastel-hued villages of the Cinque Terre in the east.

In the western "Riviera of Flowers", Ventimiglia's state-of-the-art new marina, Cala del Forte, is the result of a swath of investment by Monaco Ports. "The very pretty yet slightly shabby medieval town

is getting new restaurants, shops, bars and a medi-spa that should really lift the place, attracting boats from Monaco 20 minutes away," adds Thistlethwayte.

East of Genoa is best known for its timeless glamour – the Gulf of La Spezia was dubbed the "Gulf of Poets" after the swooning of Byron and Shelley over the picturesque fishing villages of the Cinque Terre. To their west, atop a rocky promontory, Portofino's ice-cream-coloured houses slope down to

"You naturally step back in time to a succession of wonderfully authentic villages along a much more rugged coastline"

a small yacht-lined harbour. Its winding cobblestone streets have gained Dior and Louis Vuitton boutiques but in many ways little has altered since Richard Burton proposed to Elizabeth Taylor there in the 1960s.

Ristorante Puny in the piazza is a great place for celebrity spotting while listening to summer concerts. The *gozzo*, traditional wooden fishing boats complete with ice coolers, are perfect for exploring secluded bays. Some of the top seafood restaurants, such as Da Laura in San Fruttuoso for grilled fish under the

shade of lemon trees, are best reached by sea, if not by spectacular hiking paths.

Dotted among this greenery are Liberty-style villas and traditional houses cut into the hillside, some of which can only be reached by foot and often by the ancient paths – or *crêuzas* – that lead down to the sea. "The fact that some properties are reached by path for the last 200m adds to the privacy of these hideaways," says Lucy Walton of Ar92, Savills associate in Liguria, adding

that 85-90 per cent of buyers are Italian. One of these properties is a 17th-century mill that has been converted into a wonderful little two-bedroom retreat, for sale at €790,000.

Also tucked away yet enjoying views of Portofino is a traditional three-bedroom Genoese farmhouse a short walk from the small family resort of Zoagli, on sale for €1,800,000. And for those who prefer a waterfront home, there's a traditional rose-hued townhouse on the promenade of Camogli a short stroll from the quaint

fishing port; price on request.

The elegant resort of Santa Margherita Ligure, with its picture-perfect esplanade, is another low-key alternative to Portofino. "City life is not too far away: it's 90 minutes from Milan, two hours from Florence, and the nearest ski resorts are 40 minutes away," says Walton of the area's convenient location.

Elsewhere, €6,900,000 is the asking price of a beautiful eight-bedroom villa looking towards Portofino, and located in Rapallo, whose faded grandeur recalls a glorious past: guests at the early palace hotels included the Duke and Duchess of Windsor, and Hollywood stars such as Rita Hayworth. In recent years, George Clooney has also been in town.

In a nod to the future, the very latest green technology and architectural style has been used in a restored four-bedroom property priced at €2,200,000, offering superb sea views across the Portofino Peninsula. Without doubt, the appeal of these two rivieras endures. ♦

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IF THE ROLLER-COASTER RIDE of the past year or so has shown us anything, it's how much "we're guided by the science", and once-obscure trade names such as Pfizer and AstraZeneca now feature as prominently in our conversations as lockdown and social distancing. Increasingly, too, the industries that have supported us through these troubled months are redefining our world view. "The life-sciences sector is much smaller than the technology sector and has never been seen in the same way as a generator of wealth," says Paul Tostevin, Savills director of world research. "But it's fast-growing, valuable and disrupting our perception of the cities that matter."

To map this new landscape and identify the conditions that contribute to the establishment and growth of successful life-science businesses, Savills tracked the top 20 global centres according to their input into medical and scientific innovation, ranking them in terms of human capital, ease of doing

business, attractiveness to investors, property costs and lifestyle.

Unsurprisingly perhaps, the US filled many of the top slots, with Boston at the pinnacle and San Francisco and Seattle close behind, but competition is undoubtedly growing in Europe and Asia, particularly in China, where Shanghai,

"The life-sciences sector is fast-growing, valuable and disrupting our perception of the cities that matter"

Beijing and Suzhou all featured. Equally predictably, many of the centres overlap with well-established tech hubs, reflecting the increasing interdependence of science and technology as data-driven health solutions, machine learning and AI accelerate medical and drug discovery. More striking is the prominence of smaller centres rarely cited in global listings, such as Oxford and Cambridge in the UK, Mainz in Germany, Basel in Switzerland, and North Carolina's Research Triangle (Raleigh, Durham, Chapel Hill).

Savills research identified a number of key unifying characteristics in these hotspots. First and foremost is the presence of top-of-the-range universities and research hospitals able to attract outstanding students, and offer them an exciting research environment once they've qualified. In this respect, Boston's championship position is not

unexpected, since this relatively small New England city and its neighbouring towns are home to eight research universities – including world-beating Harvard and Massachusetts Institute of Technology. Similarly, New York, another top contender, has more than 90,000 students currently enrolled at leading science universities.

But on-tap talent is not in itself sufficient, and other features are just

as critical. Singapore, for example, is certainly blessed with high-wattage universities in the form of the National University of Singapore and the Nanyang Technological University, but, equally, it's aided by an open-armed approach to business. "It's famously business friendly," says Tostevin, "and has benefited considerably from the recent US-China trade war, since it can offer a neutral ground for businesses from both east and west."

Some cities, of course, have long been synonymous with the life sciences – Switzerland's Basel, for instance, is home to the HQs of 12 big pharmaceutical companies, including Hoffmann-La Roche, founded there in the 19th century – but others have set out more recently to become science friendly. Paris, for example, has made a conscious realignment. "President Macron created the principle of a start-up nation when he came to power," says Serge Vayer, head of tenant representation, Savills France. "He put into place tax incentives,

subsidies and government grants aimed at helping these businesses."

This encouragement led to the creation of Station F, intended as the world's largest start-up incubator. Backed by French telecoms billionaire Xavier Niel and housed in a reworked freight depot in an unfashionable reach of the Left Bank, the outsize "Station" was formally launched in 2017 and now provides a home for a formidable concentration of co-working space, start-up programmes, VC funds and mentorship offices. Across the Seine, too, Paris's second arrondissement – a district historically associated with that more traditional Parisian industry, the rag trade – has been transformed into "Silicon Sentier", while big names in biotech, such as Abivax and Collectis, are now injecting new energy across the French capital.

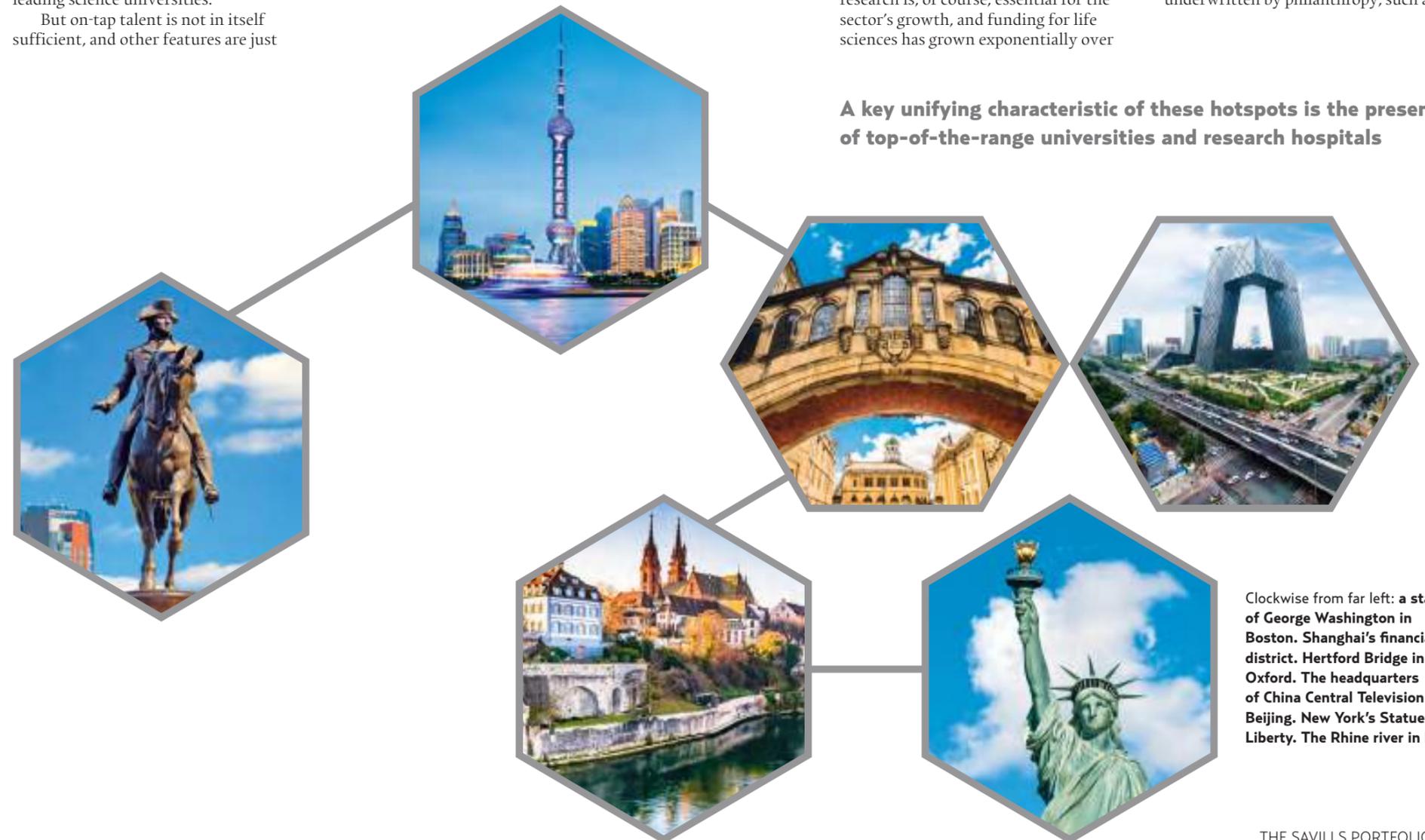
Investment in innovation and research is, of course, essential for the sector's growth, and funding for life sciences has grown exponentially over

the past five years, with global venture capital reaching over \$54bn in 2020. Future expansion seems assured, driven by the healthcare requirements of an ageing population in western countries and those of an emerging middle class elsewhere. Sophisticated consumers, from around the world, are also fuelling the demand for bespoke healthcare solutions in personalised medicine and diagnostic testing, such as genotyping.

Governments are, of course, a further major source of funding, with pandemic issues over supply chains and the production of medicines underlining the need for national investment in strategic companies. Nowhere has this been more evident than in the UK, which started 2020 with minimal vaccine-manufacturing capacity and ended it – thanks to government backing – with efficient partnerships signed between the University of Oxford, AstraZeneca, Oxford Biomedica and Cobra Biologics. Much medical research has also been underwritten by philanthropy, such as

FOLLOW THE SCIENCE

Cities that are leading the way in life sciences are exerting a powerful pull, not only with their investment, but also their lifestyle potential. **Lisa Freedman** reports



A key unifying characteristic of these hotspots is the presence of top-of-the-range universities and research hospitals

Clockwise from far left: a statue of George Washington in Boston. Shanghai's financial district. Hertford Bridge in Oxford. The headquarters of China Central Television in Beijing. New York's Statue of Liberty. The Rhine river in Basel

Clockwise from right:
Singapore's Supertree Grove at Gardens by the Bay. The historic city centre of Mainz, Germany. Paris's Eiffel Tower. Sydney Opera House. Mount Fuji rises above Tokyo



Seattle's Bill & Melinda Gates Foundation, the world's leading health charity, which has given 453 grants to local life-science organisations over the past ten years.

The location of these organisations is frequently defined by the availability of real estate that matches their requirements, particularly specialist labs, and the high development costs of such specialist features as "dry labs",

a leading firm willing to take advantage of that speculation.

The sector as a whole is likely to prove unusually resilient to changes in working practices brought about by the pandemic, such as homeworking, which is simply not an option in this hands-on world, and dedicated life-sciences space,

"Localism and green commutes are big trends, making smaller cities, like Oxford and Cambridge in the UK, attractive"

fume hoods and chemical-resistant surfaces can lead to expensive shortages. "Lab space in markets like Boston, for example, comes at a premium as there's such a scarcity of supply," says Tostevin. On the other hand, cities like London that have invested heavily in lab facilities can certainly reap the rewards, and the 2020 announcement of GlaxoSmithKline's new research base in King's Cross is an example of

whether in repurposed city-centre retail buildings or out-of-town industrial parks, should continue to prove attractive to property investors.

The life-science industries, like their counterparts in tech, are heavily dependent on their ability to attract global talent, and while the trainer-clad, MacBook-toting archetype of tech is by no means identical to their opposite number in scientific research, they share certain priorities: a reasonable cost of living, low crime rates, clean air, access

to nature, and, increasingly, the potential to cycle to work in a matter of minutes.

"Localism and green commutes are big trends, and this means smaller cities, like Oxford and Cambridge in the UK, both known for their cycling culture and natural beauty, are attractive to these nomads," says Tostevin. "Often, too, the cost of housing is more accessible than it would be in major cities."

Ivory-tower campus towns don't, of course, hold all the cards. Vibrant cities such as Singapore, with its numerous international schools, year-round sunshine and marbling of green space, and Sydney, celebrated for its laid-back atmosphere and seductive beaches, both perform highly in the lifestyle rankings. As does Tokyo, one of the largest cities in the world, which scores well for education, air quality and crime-free streets. As Tostevin attests, "Science and tech cities have always been about people, and the cities that can offer what the life scientists want are in the strongest position to benefit in the future." ♦

A GRAND TOUR

Jasper Conran has bought and painstakingly restored a stately string of English country houses. He talks to **Lucia van der Post** about his love affair with these historical beauties

"I FELL IN LOVE with English country houses when I was about six," says Jasper Conran from his home in Dorset. "I remember people moving out of their grand houses and doing up their stables because they were easier to live in and less expensive to run. These once-beautiful houses looked crumbly and sad and I felt an instinctive empathy with them. I think I had some *folies de grandeur* from this very young age. My imagination would run riot as I thought about all that they could be and how much they needed my help. I knew that when I grew up that would be something I would want to do."

The Conran name, of course, was made famous by his father, the legendary

Sir Terence Conran. For many, Jasper Conran is renowned as a highly creative designer, first for his fashion lines (at 19 he was designing for Henri Bendel) and then for homeware – everything from glassware (for Stuart Crystal) and china (for Wedgwood, his Chinoiserie range in particular being a perennial bestseller) to linens, fabrics and wallpapers. Then there are his set and costume designs for operas and ballets. What is perhaps less well known is his abiding passion for English country houses.

To trawl through the homes he has bought, loved deeply, done up and lived in is to come upon some astoundingly beautiful houses. It began, as most property stories do, relatively modestly with half a house in Primrose Hill. "I paid about £39,000 for it. I was thrilled. It was

Below: Jasper Conran has spent the best part of 20 years restoring English country houses in Suffolk, Somerset and Wiltshire, during which time Savills has helped him buy and sell a series of ravishing homes

CHRIS TUBBS PHOTOGRAPHY



ALAMY (3), LUPENYU/GETTY IMAGES, SHUTTERSTOCK

Right and below: Conran had a long-held dream to own Flemings Hall, an Elizabethan manor house with a Saxon moat in Suffolk, which he bought in 2002. After restoring many original features, he sold the house in 2006



Left and below: Conran spent five years restoring the magnificent Grade I-listed rococo Ven House in Somerset, which dates back to 1700



the first place of my own but I wasn't really tuned into all the nuances of interior design so it was very spare, with bare floorboards and white walls."

Several years later, in 1984, he bought a house in Regent's Park Terrace for £160,000. Here he began to flex his interior design skills. I remember seeing pictures of it in magazines and the combination of bare floorboards, white walls and the most enchantingly pretty chandelier I'd ever seen inspired me to rush out to find a version of my own (which to this day hangs above our dining table). He showed then his instinctive understanding that the highly decorative needs space to be properly seen. "I always thought it better to have a few beautiful things than a host of mediocre ones," says Conran now.

Then, in the recession of 1987, his business in the US crashed. "When things improved economically I bought a flat in Lancaster Gate through Savills, and so began my long relationship with them." This home – like all the others – started off being very spare, but as time went on (it remains his London base) it became what he describes today as "cosy".

It is furnished in what has become a signature Jasper Conran aesthetic – plain white sofas, 18th-century paintings and a mixture of modern and antique furniture. He's had a long association with Edward Hurst, a Dorset antiques dealer who sources most of his furniture. "Early-18th-century furniture can be a minefield and you need a trusted guide."

And so we come to Flemings Hall, a gem of an Elizabethan manor house

with a Saxon moat in Suffolk, which he bought in 2002 from Angus McBean, the photographer. "It had been a long-held dream of mine to own it," says Conran, who found the house himself, while Savills handled all the negotiations.

"My methodology is to go into a house and uncover what the story is," he says. "Under the fitted carpets I discovered ravishing floorboards. I stripped lots of wallpaper and lime-plastered the walls. I put in roll-top baths, restored the chimneys, and in the kitchen used reclaimed oak and Belfast sinks. Then I turned my attention to the five acres surrounding the house and put in lots of trees and plants."

The garden is a delight and most of his planting survives today. But ravishing though Flemings Hall was – and Conran

still thinks it one of the most beautiful houses he has ever owned – he sold it for around £2,000,000 in 2006, asking William Duckworth-Chad, formerly of Savills country department and now in its Private Office, to handle the sale for him. "Fundamentally, I was lonely.

"It turned out to be this astonishing sleeping beauty. It was a fully panelled, late-17th-century house... and not spoilt at all"

I knew no-one there and the journey there on the motorway was always fraught."

In no time at all he had fallen in love with Walpole House on Chiswick Mall. "I found it in a local newspaper. It turned out to be this astonishing sleeping beauty. It was a fully panelled, late-17th-century house; it was very dowdy, but

it hadn't been spoilt at all. I offered to buy it there and then [allegedly for some £7,250,000] and the sellers, the Bensons, wanted to be sure that I would look after it – it was quite a vetting process."

Conran then embarked on a three-year restoration project, with a focus on

the old basement kitchen and the store rooms. It was a large house and needed fine furniture, much of which he sourced with Hurst. He'd also been collecting English art from around 1580 to 1680, and although he'd bought many works through The Weiss Gallery in London, he also began to haunt country auctions.

In 2008 he decided to sell and Duckworth-Chad introduced him to Lindsay Cuthill, who now looks after Savills country house division. It says something of the fine job Conran had made of the house that the first people who walked through the door offered the full asking price (rumoured to have been £12,500,000) on the spot. "In the end," says Conran, "I felt stranded there. It took hours to get to work and for people to come to dinner."

Which brings us to Ven House in Somerset, which Conran describes as a "spine-chillingly real rococo country house with a massive double-height hallway and, in the front, an enfilade of rooms". The country-house historian Henry Avray Tipping thought it the equal of Chatsworth and Belton in



Right and below: Conran had a large apartment in New Wardour Castle, Wiltshire, a light-filled Palladian mansion. The decorations are in his signature style of white walls, white sofas, pretty chandeliers and 18th-Century paintings



“representing the ideal of a country house”. Conran saw it advertised in a magazine and contacted Cuthill again to help him buy it. “The wonderful thing about Lindsay is that he has this knack of making both the buyer and the seller feel as though they’ve got a good deal.”

Ven House took five years to restore, including the beautiful orangery that Decimus Burton designed in the 1800s. “I sold it,” says Conran, “because running it was very expensive and almost a full-time job.” Having bought it for some £8,000,000 he sold it through Savills for £10,000,000.

Next, through Savills again, he found a large apartment in New Wardour Castle, Wiltshire – a Palladian mansion designed by the architect James Paine with additions by Giacomo Quarenghi,

who had helped build Saint Petersburg in Russia. “It was the light that sold it to me,” he says. “It has high-ceilinged rooms bathed in sunshine and for once I didn’t have to do very much to it. I just painted the walls and moved in my furniture.” With his signature plain walls and 18th-century paintings and furniture, it exuded an air of classic tranquillity.

But there was one last Conran move – or, rather, he says it is his last. He sold New Wardour Castle for over £4,000,000 and bought Bettiscombe Manor in Dorset from his step-mother, Lady Caroline Conran. “We went to dinner and by the end we had done a deal. I think she knew I would love it. We asked Lindsay Cuthill to do the valuation.

“Some of my other houses were grander, but this one is the prettiest

and the sweetest. It was built in 1620 but it was made-over in 1695 and that is all intact. I always loved the house but I never cast a proprietorial eye over it until Caroline told me she was thinking of selling. Of all the houses I’ve owned, it’s the one I’ve done least to – Caroline had done a big restoration when she bought it in 1986 and I just repainted it and moved in.

“My husband [the Irish artist Oisín Byrne] has told me that under no circumstances are we ever moving again. I couldn’t find anything I loved more. Now if I buy property it is called a hotel.”

CONTACT

For details of country houses currently for sale, contact Lindsay Cuthill, lcuthill@savills.com



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How does your garden grow?

For city dwellers, the natural world and outdoor space have never been more desirable. **Clare Coulson** selects five urban gardens that are pure joy to behold.

NATURAL SELECTION

Increasingly designers are challenging the idea of manicured city gardens in favour of something wilder and more natural. The meandering gravel path through this lively north London garden by Stefano Marinaz allows moments of contemplation in the rich and varied planting. At all levels there are myriad textures from tree ferns and young trees to low-level perennials, including hardy geraniums, astrantias and anemones, as well as the lime green grass, *Hakonechloa macra*. But the starkly modern metal arch grounds the space and also beautifully frames the view back to the house from the far end of the garden. **Stefanomarinaz.com**



LIGHT SHOW

Tom Stuart-Smith's masterful use of form and contrasts creates drama and intrigue in this verdant garden at The Glebe in Chelsea; flooding the back wall with lights adds depth to the scheme but also dramatises the silhouettes of the bamboo and clipped topiary, while low-level lanterns create a sultry ambiance. Targeted uplighters can also be used to highlight one specimen plant or tree. In the winter, subdued lighting will maximize views out into the garden too, extending the interior space as the eye travels. **Tomstuartsmith.co.uk; The Glebe, POA Ed Lewis, elewis@savills.com**



YEAR ROUND GREEN

In choosing layered planting using lots of evergreens, designer Alasdair Cameron has created a lush and tranquil garden that will look beautiful year-round. Evergreen hedges as well as box, laurel, *rodgersia*, ferns and *euphorbia* – some clipped and others grown naturally – bring a palette of contrasting green tones, creating depth and interest, while seasonal flowers such as *Hydrangea 'Annabelle'*, *astrantia* and *acanthus* add waves of pale blooms over the spring and summer. By removing any sense of boundaries, the borrowed landscape of huge mature trees surrounding the property are instead drawn into it and become part of the scene. **camerongardens.co.uk**

ELEMENTAL TEXTURE

This stunning scheme by Adolfo Harrison illustrates how juxtaposing textures can create a rich backdrop to plants. The warm red tones in cedar pathways, Corten steel water features and planters and elegant wire chairs link subtly with the warmer tones in the shrubs and multi-stem trees. The aged mellow brick walls add another layer of interest and are lightly planted with star jasmine (*Trachelospermum jasminoides*) that, over time, will create a more verdant backdrop while the high trellis creates a sense of enclosure. The strong axes of the path and the repetition of multi-stem trees keep this garden feeling cohesive even when there are so many elements to draw the eye. **adolfoharrison.com**



OUTDOOR ROOM

This roof terrace garden designed by Marcus Barnett at Holland Park Villas illustrates how to deal with the challenges of a space exposed to full sun and gusty winds. Tough pines and multi-stem trees can withstand the elements and are underplanted with softer ferns, grasses and perennials, creating a feeling of being surrounded by nature. But it's the subtle colour that also makes this scheme sing as soft furnishings pick up the soft pinks and apricots of the evening sky. This inviting 'room' is just one element in a sequence of spaces that also includes an outdoor kitchen and dining area, a lounging nook and a secluded hot tub. **marcusbarnett.com**



COASTS WITH THE MOST

British buyers have fallen back in love with their own coastline, driven by nostalgia for the seaside pleasures of their childhood. **Ruth Bloomfield** explores the UK's second-home hotspots

Left: **Sandown Beach, Isle of Wight, 1956.** Below and below left: **five-bedroom, 30-acre Rock Vale near Dartmouth, Devon, includes a cottage; offers in excess of £6,000,000**

OLD-FASHIONED seaside villages, often with memories of wholesome family holidays, are seeing a surge of interest from those who have spent the past 18 months re-evaluating how and where they spend their work and leisure time. Uncertain international travel has also strengthened the appeal of a second home on the British coast, particularly in locations where architectural good looks meet top-notch restaurants, sailing clubs, and a thriving café culture.

This has translated into significant house-price growth. Average values in prime coastal hotspots rose by an average 6.8 per cent in the year to March 2021, higher than the 5.1 per cent seen across the wider prime regional markets. Such has been the demand across the south-west of England that three times as many new buyers registered with Savills in the first quarter of the year compared to the average over the same period in the previous three years.

In Devon, second-home buyers gravitate towards the south coast, with its sandy beaches and proximity to the South Devon Area of Outstanding Natural Beauty for walking, cycling and



HULTON ARCHIVE/WHOLLY OWNED/GETTY IMAGES

riding. The two towns that currently hold the greatest allure could hardly be more different: fashionable Salcombe, with its sailing and smart restaurants, and the historic seafaring town of Dartmouth, on the River Dart estuary.

"People have got a lot of nostalgia for Salcombe because they've been going there on holiday since early childhood," says Sarah-Jane Bingham-Chick, head of residential sales at Savills Exeter. "Salcombe is also a very chic seaside resort with some fabulous pubs and restaurants. Dartmouth has got a very different vibe. It doesn't have the sandy beaches, but it's more of a year-round destination, with a comedy festival, a fishing festival, a regatta – every couple of months there is something going on."

Her buyers tend to be 35-plus with children (or grandchildren) in tow, and their main home is in London, the south-east, Bristol or the Midlands. "They usually want a house with two or three bedrooms, as many bathrooms as bedrooms, parking, and some outside space," continues Bingham-Chick. "They're also interested in flats providing they have got a good balcony but over this past year, having outside space is particularly high on the agenda."

A modest three-bedroom cottage in either location would cost £600,000-plus. In Dartmouth there are streets of pastel-painted townhouses priced at around £800,000 for a three- to four-bedroom home, while a contemporary front-row house on the slopes of Salcombe is closer to £3,000,000.

Buyers willing to travel a little further into Cornwall could opt for

the Roseland Heritage Coast, again on the south coast, and in particular the beautiful fishing village of St Mawes. What they find there, says Chris Clifford, head of residential sales at Savills Truro, is a perfect sweet spot. "It is not hugely busy or built up like, for example, Newquay, perhaps because it lacks very good hotels and restaurants," he continues. "The upside is that it retains that old-fashioned charm that Cornwall had 30 years ago. It also has a great combination of beaches, rivers, creeks and estuaries for sailing."

Property ranges from traditional fishing cottages to modern villas, and Edwardian piles built at the turn of the last century for an earlier generation of weekenders. Happily, St Mawes missed out in the 1970s bungalow building boom that has ruined the appearance of many other seaside villages. With £800,000 you could pick up a two-bedroom fisherman's cottage in the village. For £4,000,000 to £5,000,000 you are looking at a

"At Rock, there is sailing and water skiing, and on that Atlantic coast, surfing. There are also very good golf courses"

four- to six-bedroom modern house with wonderful sea views and moorings.

Buyers here tend to be a slightly older crowd. "They're usually between 40 and 50 with children of an age where you are happy to let them go off and do their own thing," says Clifford. "On any given day you will find a group of a dozen or so teenagers in wetsuits jumping off the harbour wall, and their parents know they are relatively safe."

Cornwall's most chi-chi option, however, is on the north coastline, around the village of Rock. Its appeal is partly sport. "You are on an estuary, so there is sailing and water skiing, and on that Atlantic coast there is surfing. There are also very good golf courses," says Clifford. Again, Rock is a place where buyers have often holidayed for years. It's also where their friends are. Rock, and nearby villages like Padstow and Polzeath, are a honeypot for what Clifford describes as the "south-west London/Oxfordshire/home counties set. You can guarantee that if you are down for two weeks in July there will be other families that you know there too to have a good time with." Buyers can choose from Edwardian seaside houses, old stone farmhouses or ultra-modern new villas along this stretch of coast. A three-bedroom house in Rock costs from around £1,250,000.

Abersoch, in Gwynedd, north Wales, has enormous popularity with

people living south of Manchester. "All the families that know each other in Cheshire know each other in Wales," says Mark Holden, head of Savills prime north west homes, "and often these families have been coming to Abersoch for generations. It also attracts families from the West Midlands to the North West."

This well-tended former fishing village is full of tea rooms and surf shops, and has a series of delightful sandy



TERRY FINCHER/MIRRORPIX/GETTY IMAGES

Above: **Llandudno beach, Wales, 1958.** Below and below left: **The Boathouse, a nautically inspired four-bedroom waterside home in St Mawes, Cornwall; £3,250,000.** Right: **coveted apartments at the Hamilton Grand, St Andrews, Fife, are on the boundary of the Old Course; from around £1,050,000**

Scotland

Scotland's foremost second-home destination is in a league of its own. The small but perfectly formed town of St Andrews has much to recommend it – a beautiful beach, lovely shops, bars, cafés and restaurants, elegant architecture, good transport links and outstanding countryside. But the reason it exerts such a strong international pull can be summed up in a single word: golf.

The game has been played at this east-coast town for 600 years, and today it possesses seven courses led by the Old Course, which has hosted an annual championship since 1873. Players travel from around the world for the chance to walk its hallowed links. Jamie Macnab, head of the country-house team in Savills Edinburgh office, says, "Buyers want properties on one of three streets: The Scores, which looks out to sea, and The Links and Golf Place, which overlook the Old Course."

The alpha address for these buyers, who come from across Scotland, Europe and the US, is the Hamilton Grand, a landmark gothic-style former hotel right on the boundary of the Old Course that has the distinction of being the first building in Scotland to boast both hot and cold running water in every bathroom and a pneumatic elevator. It has now been converted into apartments, priced from around £1,050,000. An alternative would be



a two-bedroom flat in a converted Victorian townhouse, at around £1,250,000.

Further from the Old Course, the other key location is the medieval town centre, close to St Andrews' castle, cathedral and beach. This, says Macnab, attracts a mix of buyers – golfers, of course, but also parents of students at the University of St Andrews. A year ago, a three-to-four-bedroom townhouse would have typically cost £1,000,000 to £1,250,000, says Macnab. Today they are starting to breach the £1,500,000 mark. "People now want to be able to go somewhere with a really high-quality lifestyle, and St Andrews is recognised worldwide. Golf apart, it is a wonderful place to be. The coast is beautiful and the town is an utterly spiritual place to spend time in."





Above: Scarborough beach, North Yorkshire, 1952. Below: five-bedroom The Brink, Abersoch, Gwynedd; £2,750,000. Below right: six-bedroom Worden House, near Dartmouth, Devon, with guest cottage and 6.35 acres of land; £5,000,000

beaches. Another attraction of Abersoch, and UK coastal retreats in general, is convenience. "A lot of our clients already have a property in Europe and they really like the fact that they can just get in the car and visit," he says. They can play golf, sail, surf, walk the coastal path or explore the Snowdonia National Park. "The climate is generally very pleasant because Abersoch is on the gulf stream," he says. Naturally a sea view is high on most buyer wish lists; a four-bedroom house overlooking the water will cost around £2,000,000. Prices drop dramatically

"A lot of our clients already have a property in Europe and they really like the fact that they can just get in the car and visit"

inland, where a three-bedroom house typically costs £400,000 to £500,000.

On the other side of the country the North Norfolk coast offers rich pickings for those in search of charming fishing villages – usually urban families from Cambridge, Birmingham, and north and east London in search of a simpler way of life, though the net has widened over the past year as remote working becomes a reality for many. Historically Brancaster and Burnham Market and their outlying villages have been the top choice, thanks to their proximity to the wild open glories of Holkham Beach and good sailing opportunities.

Ben Rivett, head of residential sales at Savills Norwich, says that Blakeney, just along the coast, has joined their ranks thanks to its authentic feel and stock of lovely small cottages that make wonderful weekend retreats. "People

come to North Norfolk for the beauty of the coast," says Rivett. "You have also got the Cley Marshes, which are a magical place. There is a rawness to the landscape, but the café culture that began in Burnham Market has spread into the other towns of villages. We also have great gastropubs."

As with Bingham-Chick in Devon, Rivett has noticed a strong flow of buyers alighting on Norfolk because of fond holiday memories. They want their children to enjoy the simple pleasures in life – rock pooling on the beach, learning

to sail a dinghy, long nature walks. They typically pay £350,000 to £550,000 for a cottage or, if they need more space, £750,000 to £1,000,000 for a four-bedroom townhouse.

"What they want is a beach lifestyle, with fresh air and open space," continues Rivett. "The children can go out and make mud pies, and come back and be hosed down in the garden. One thing they don't care about is Wi-Fi and broadband. They come to Norfolk to get away from all that." ♦

CONTACTS

Sarah-Jane Bingham-Chick, sjchick@savills.com (Rock Vale and Worden House); Chris Clifford, cclifford@savills.com (The Boathouse); Mark Holden, mholden@savills.com (The Brink); Jamie Macnab, jmacnab@savills.com (Hamilton Grand)



BLUE SKY THINKING

Some of the world's most glamorous homes offer the very best in indoor-outdoor living. Niki Riley explores myriad ways to enhance sunny days and balmy nights

32554 PACIFIC COAST HIGHWAY MALIBU, CALIFORNIA

A sustainable estate with multiple alfresco dining areas

Situated in Malibu's Encinal Bluffs enclave, this stunning estate offers panoramic ocean views and direct beach access. In 2009, W3 Architects stripped the original house down to the foundations, then spectacularly reimagined and expanded the estate to fuse indoor-outdoor living while maximising energy efficiency and far-reaching vistas. This zen-inspired entertainer's retreat features a chef's kitchen, while living and dining rooms open through floor-to-ceiling pocket doors to an expansive ocean-facing terrace. The lushly planted grounds feature a solar-heated pool and spa, multiple dining areas, fireplace, sports court and an organic vegetable garden.

SIMON BERLYN (2)

For sale at \$29,500,000; contact Billy Rose, The Agency, brose@theagencyre.com



THURSTON HOPKINS/PICTURE POST/HULTON ARCHIVE/GETTY IMAGES



**9344 NIGHTINGALE DRIVE
LOS ANGELES**

A retractable skylight and a fire-pit lounge

This LA property takes indoor-outdoor living to another level. Among the home's stunning architectural focal points is an 18m retractable skylight that fuses indoor-outdoor living by drawing in natural light from above. Elsewhere, automated glass pocket doors open interiors to the sweeping views, and glass railings ensure a seamless viewing experience. Shaded lounging and dining terraces overlook the 32m infinity pool replete with Baja shelf, heated spa and a stainless-steel floating lily pad, while steps descend to a fire-pit lounge with a cascading water wall.

For sale at \$34,000,000; contact Mauricio Umansky, The Agency, mumansky@theagencyre.com

JIM BARCH

An 18m retractable skylight fuses indoor-outdoor living by drawing in natural light from above

**QUINTA DO LAGO
ALGARVE**

A kitchen "suspended" over a lake

This spectacular eight-bedroom villa, designed by renowned architect Vasco Vieira, is one of Quinta do Lago's finest properties. The layout is ideal for entertaining, with sociable open plan living areas on each floor, while the luxurious Valcucine kitchen features a large central island framed by two retractable glass walls to create the illusion that it is suspended over the lake. The remarkable roof-top terrace includes a sunken seating area, bar and a pool, while downstairs there is a top-of-the-range home cinema, gymnasium with a view, games room and a private spa with a sauna, hammam, massage room and heated indoor swimming pool.

For sale at €12,500,000; contact Jamie Robinson, QP Savills, jamie@qp.pt



The luxurious Valcucine kitchen features a large central island framed by two retractable glass walls



**LA ZAGALETA
MARBELLA**

Myriad patios and terraces for sunny days and balmy nights

Vast open spaces, a double-height living area and sweeping glass walls and windows optimise the superb lake and golf-course views, and enable easy indoor-outdoor living and entertaining that capitalise on the Mediterranean climate. Manicured gardens, an infinity pool and several patios and terraces offer a range of options for making the most of sunny days and balmy nights. Residents of the La Zagaleta community enjoy a wide variety of communal facilities, including two world-class golf courses, tennis courts and an equestrian centre, as well as a heliport and 24-hour security.

For sale at €10,800,000; contact Stephen Lahiri, Lucas Fox, stephen@lucasfox.com

**CANOUAN
GRENADINES**

Indoor-outdoor living combined with the ultimate in resort amenities

Part of the Mandarin Oriental Canouan, these spacious villas have fabulous uninterrupted views of the Caribbean Sea. Surrounded by landscaped gardens of lush, tropical vegetation, their elevated positions offer generous light and cooling breezes while the spacious designs – by a leading team of Italian architects – create an easy flow from room to room, gracefully merging indoors with outdoors. Owners can enjoy full use of all hotel amenities, including the wellness spa, health and fitness facilities, restaurants offering exquisite cuisine and a world-class golf course, together with the resort's exclusive beach clubs and legendary services.

For sale at US\$8,200,000; contact Tom Vickery, Savills, tvickery@savills.com





2304 DONELLA CIRCLE LOS ANGELES

An extravagant primary suite with an expansive outdoor deck

Receding glass walls optimise this vast, eight-bedroom Bel Air mansion-in-the-sky's incredible views of the city, lake and mountains. The grand main floor has soaring ceilings, an Italian kitchen, dining room, decks, outdoor seating, fire pit and a separate barbecue, while an extravagant primary suite enjoys a spacious outdoor deck. Other amenities include an imposing entertainment space with a 280sq m garden, a wine cellar, staff accommodation, four-level elevator, gated driveway, eight-car garage, Sonos sound system, LED lights, a 21m infinity pool with spa, and an enormous 185sq m roof deck.

For sale at \$15,995,000; contact Farah Levi, The Agency, farah.levi@theagencyre.com

NIL TIMMS

Full-height folding doors open onto a beautiful waterfront terrace with both dining and lounging areas



CAP FERRAT FRENCH RIVIERA

A retractable roof for both shade in summer and shelter in cooler months

The main living area of this stunning villa on the famous Cap Ferrat peninsula has full-height folding doors that open onto a beautiful waterfront terrace with both dining and lounging areas, and panoramic views of the bay. A retractable roof provides welcome shade in the summer as well as shelter in the cooler months. The villa has five bedrooms, each with its own en suite, and spacious living accommodation throughout. Set in landscaped grounds with an infinity pool, this villa is available for seasonal rentals with a full range of services and housekeeping to suit individual requirements.

POA; contact rivierarentals@savills.com

MARC BERENGUER

Below: **AM TACHELES** in Mitte, Berlin, will have five residential buildings, restaurants, shops culture and offices, from €820,000; Thomas Zabel, thomas.zabel@savills.com. Right: Yoram Roth (near right) is creating the fourth outpost of his Fotografiska photography museum here, with Sebastian Klatt (centre) and Henning Richter of pwr development



CGI: XOJO GMBH, GERALD MATZKA

L'ART DE VIVRE

A vibrant creative scene can drive dynamic change within a neighbourhood. **Tara Loader Wilkinson** spotlights six new art hubs that offer homebuyers a real buzz

YOUNG CREATIVES and budding artists have a well-earned reputation for creating "cool" neighbourhoods on the fringes of cities where the prices of property and lettings are at their most affordable. When a community forms, the hipster factor rubs off on the local subculture, drawing in artisan cafés, design shops and co-working spaces. "Art can drive change and development, and all the elements that create a sense of place," says Hugo Thistlethwayte, head of Savills global residential operations, adding that these neighbourhoods often form the most vibrant communities.

Take London's Shoreditch. Major redevelopment in this part of east London has meant that the average sale price has increased almost 300 per cent since 2000. Now Shoreditch offers desirable property and fine-dining options, such as the Michelin-starred Clove Club, and a classy cocktail scene including Nightjar, regularly cited as one of the world's best bars.

Another example is Wynwood, a once dilapidated area in Miami where, in 2009, real-estate developer Tony Goldman invited street artists to create murals. The payoff was evident, and the area has become a buzzing design district.

We look at six neighbourhoods in the UK and Europe being transformed by art.

AM TACHELES, MITTE, BERLIN

When the Berlin Wall fell, artists from the east and west converged in a pre-war building that had largely escaped bomb damage, located on Oranienburger Straße. They formed an artistic community called

Künstlerinitiative Tacheles (straight-talking art initiative), and by living and working there prevented its demolition. Up until 2012 the building and sculpture park was a hub of creative energy, with colourful graffiti murals on the exterior, artist studios and a nightclub.

After purchasing the land in 2014, investors commissioned Pritzker Prize-winning architectural practice Herzog & de Meuron to create a masterplan for a vibrant mixed-use development, says Thomas Zabel, of Savills residential agency in Germany. AM TACHELES as it is now known, will comprise 10 new buildings around the original structure, five of which are residential, with a health club and 24-hour concierge. "AM TACHELES will transform this area with a mixture of working, living, shopping and culture, together with green squares and public thoroughfares," says Zabel.

Swedish photography museum Fotografiska will open its fourth outpost in part of AM TACHELES, retaining some of the original artistic creations on the walls. And the area is still beloved by the art community, with local residents including artist Tina Winkhaus, collectors Erika Hoffmann and Julia Stoschek, as well as the KW Institute for Contemporary Art.

ARSENALE, VENICE

Every other year in May, the art world converges on Venice for the Biennale, the 126-year-old contemporary art exhibition. Originally, the show took place at the Giardini, a historic public park in the centre of the city, but more recently it has spilled over into the Arsenale, a cavernous docklands area that in its heyday was the largest industrial complex in Europe.

In 1999 the industrial area underwent a major renovation that doubled its exhibition space and made it a permanent

location for the show. Other creative enhancements to the district include the Teatro alle Tese and the Teatro Piccolo Arsenale, as well as the Giardino delle Vergini, created by influential Dutch garden designer Piet Oudolf.

Arsenale is in the Castello district and was once its beating heart – almost 16,000 people used to work there; now the "Biennale effect" is drawing artists and collectors in, says Filippo Gaggia, co-founder of Views on Venice Estates, a Savills associate. One such artist is Bosnia-born Safet Zec, who moved to Venice from Sarajevo.

"This area is the furthest away from transport hubs and areas of high tourist footfall, and is a more authentic Venetian neighbourhood with a number of traditional businesses serving the local community," continues Gaggia. Here you are able to find intimate squares and quiet streets away from the crowds,



Below left: designed by Renzo Piano, Prata Riverside Village, in the Marvila area of Lisbon, comprises restaurants, shops and creative art centres, from €500,000; Joana Vila Nova, joana.vilanova@savills.pt. Far left: restaurant El Buló Social Club in Marvila. Left: its Argentinian celebrity-chef owner Chakall



In neighbouring Beato, a new entrepreneurship campus called Hub Criativo do Beato is helping to cement Lisbon's burgeoning reputation as a tech capital. The project, based in vast former military facilities, is being steered by business incubator Startup Lisboa. So far, it has attracted companies such as Factory, a startup club founded in Berlin, and Mercedes-Benz.io, the car manufacturer's digital arm, and will also host a craft brewery, Browers Beato. "The area is becoming very trendy and dynamic," says Patrícia de Melo e Liz, CEO of Savills Portugal. "No doubt, this area will draw a new mix of international and local residents who love the art and the riverfront living."

MONTMARTRE OUTSKIRTS, PARIS

You don't have to go far in Paris to find creative, dynamic neighbourhoods. After all, this was where Toulouse-Lautrec brought the colourful and theatrical Parisian style to life, Seurat depicted bathers in a working-class suburb, and Pissarro conjured up the metropolitan boulevards in springtime.

In the mid-19th century young Impressionists like Manet and Renoir would gather in the cafés of Montmartre, an area outside the city limits until 1860. Soon its streets were filled with cabaret bars and restaurants to cater to the arty residents. Now, a neighbourhood just outside it, between the 18th and 9th arrondissements, is being adopted by a chic new crowd. "It is where the young creatives are moving," says Hugues de La Morandière, founding partner of Agence Varenne, a Savills associate.

"Marvila is becoming very trendy, drawing a new mix of local and international residents with the art and riverfront living"

and lower property prices compared to more established areas. Locals also love it because of the proximity to Venice's largest green spaces of Giardini della Biennale and Parco delle Rimembranze, and it's a short vaporetto ride to the Lido.

MARVILA AND BEATO, LISBON

The eastern side of Lisbon, by the banks of the river Tagus, used to be the industrial site of factories. Nowadays it is a lot brighter. In 2017 Marvila was chosen as the location for the annual

Muro Urban Art Festival and its walls became a riot of colour thanks to some of the world's top graffiti artists. Marvila was earmarked as an investment zone, breathing new life into it with public areas such as the lush riverside Parque Ribeirinho Oriente, while Pritzker Prize-winning architect Renzo Piano has designed the multi-use development Prata Riverside Village. Nearby are various theatres and vibrant restaurants such as El Buló Social Club, helmed by Argentinian celebrity chef Chakall.

Above: this wonderful one-bedroom apartment with its own private courtyard entrance is located on Via Garibaldi, one of the most picturesque areas of Venice, €420,000; Filippo Gaggia, f.gaggia@viewsonvenice.com. Left: the work of South African photographer Zanele Muhol on show at the Venice Biennale's Central Pavilion, Arsenale, in 2019



This is an area dedicated to Parisians, not tourists, with red-brick buildings, old workshops and ateliers. It is the home of fashion designer and LVMH Prize-winner Marine Serre, electronic music label Ed Banger Records, creative space Chapelle XIV, which showcases emerging design and contemporary art, and the second, smaller outpost of the Cité Internationale des Arts, an artist-in-residence programme that has hosted thousands of artists since it was established in 1965. Alongside these hubs, barista coffee shops and new rooftop bars are springing up; just over the border in the 9th there is even a hotel dedicated to yoga (Hoy), a clear sign that this neighbourhood is fast becoming a vibrant hotspot setting new standards for the city of lights.

45 for more details). Last year Reddish House in the Wiltshire village of Broad Chalke came onto the market; previously owned by fashion photographer and costume designer Cecil Beaton, and subsequently owned and renovated by musicians Robert Fripp and Toyah Willcox, it was sold to a couple from the worlds of art and fashion. A popular local haunt is The Beckford Arms, acquired and given a hygge-remake by a group with connections to Soho House.

“The area has an incredible charm, with its pretty villages and rolling countryside, and, increasingly, a dynamic local community,” says Camilla Elwell, Savills Salisbury.

KING’S CROSS, LONDON

Famous for its rave scene, King’s Cross was synonymous with a hedonistic youth culture. Now the district is undergoing a major regeneration, with some 67 acres of industrial land being transformed into living, working and shopping spaces. In 2011 Central Saint Martins moved into the area, housing its students in and around a former granary and two transit sheds. The art and design college is the alma mater of some of the world’s most visionary designers, including Alexander McQueen and Stella McCartney. “It completely changed the vibe of the area,” says Nina Coulter, a director in Savills London residential development sales



team. “Originally King’s Cross was pretty edgy but Central St Martins gave the area a fresh anchor,” she adds.

Then came The King’s Cross Project, a programme of art commissions for buildings and outdoor public spaces. Google reaffirmed its commitment to the area with the development of futuristic new offices. Luxury residences like the Gasholders – a development of 145 apartments and penthouses built into the original Victorian cast-iron frames – are bringing a new profile to the neighbourhood. A gamechanger was Coal Drops Yard, the former site of the marshalling yards in the 19th century, re-envisioned by Thomas Heatherwick.

Now the red-brick viaducts are home to Tom Dixon’s The Coal Office, the hub of the designer’s latest experiments and collaborations, as well as cool shops such as Emin + Paul, Cubitts and Earl of East. “You wouldn’t find brands like these at even the smartest shopping centre,” points out Coulter. “The area still has an edge, but now it has a great community too.” Coal Drops Yard’s foodie credentials are equally impressive, with many of the numerous restaurants, cafés and bars spilling out onto outdoor terraces. Top billing goes to Barrafina, Hicce and Le Café Alain Ducasse, while the surrounding streets are abuzz with independent eateries of every kind. ♦

TISBURY, WILTSHIRE

In Wiltshire’s Nadder Valley, at the edge of the bucolic village of Tisbury, there is an enormous 13th-century monastic barn with a thatched roof. Following two years of restoration, this remarkable building was repurposed as an arts centre called Messums Wiltshire, the second outpost of Johnathan Messum’s gallery in London. Regular exhibitions range from animal sculpture by Brian Taylor to South African landscape photography by Alexander Lindsay. It adds to the creative cachet around Tisbury, an Area of Outstanding Natural Beauty.

Fashion designer Jasper Conran became a resident when he bought an apartment in a Grade I listed Palladian mansion nearby (see feature on page



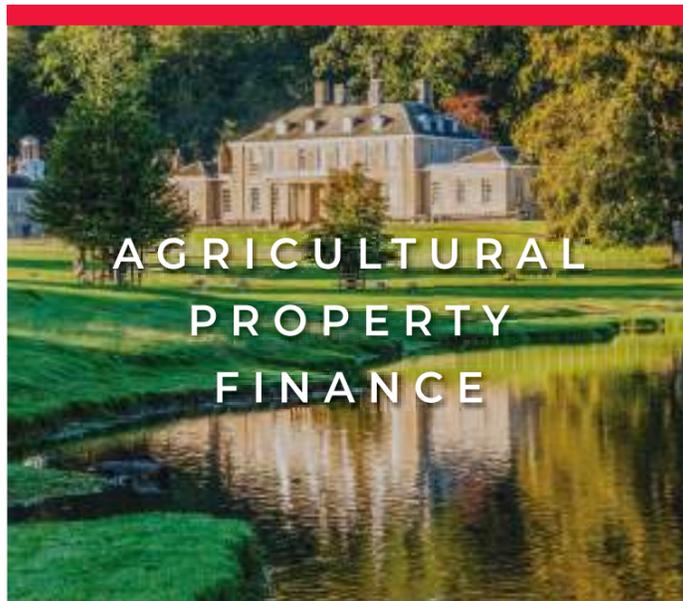
FREDERIC LUCANO, JAKE EASTHAM, JOHN STURROCK (2), MILLIE PILKINGTON



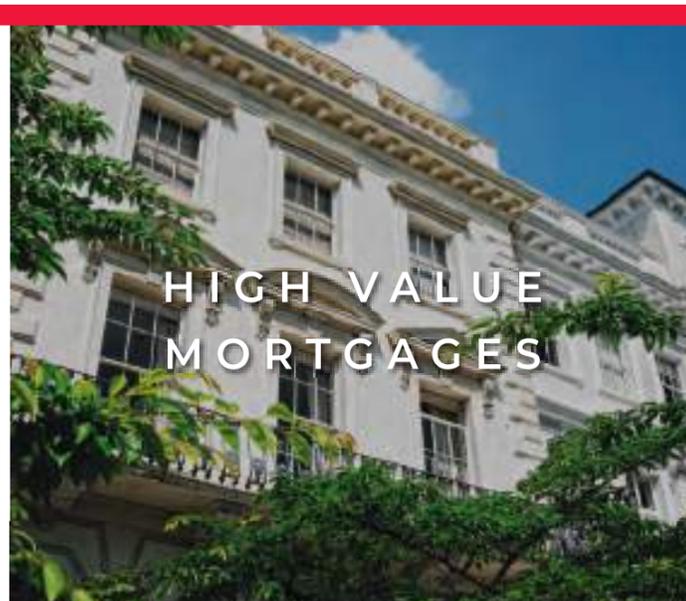
Above: a light-filled, three-bedroom apartment in an early 20th-century building on Rue Condorcet in the 9th arrondissement of Paris; €2,400,000; Andrea Bostrom Mouls, abostrom@agencevarenne.fr. Left: La Chapelle XIV, an art and design store in Paris’s 18th arrondissement. Right: the development of King’s Cross, from the canalside Bagley Walk to Coal Drops Yard and the Gasholders apartments. Far right: the terrace of Granary Square Brasserie in King’s Cross



Above left: an exceptional Arts & Crafts house seven miles from Tisbury, Wiltshire, with 14.5 acres of land and far-reaching views across the Blackmore Vale, guide price £1,995,000; James McKillop, james.mckillop@savills.com. Above: The Beckford Arms gastropub in Tisbury, Wiltshire. Top: Messums Wiltshire, the second outpost of Johnathan Messum’s gallery is housed in a 13th-century barn in Tisbury



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IS THIS A GOOD TIME TO RENT A PRIME CENTRAL LONDON PROPERTY?

1 JCB: Prime central London rents have fallen by an average of 8 per cent in the past year, so the simple answer is 'yes'. This is primarily due to three factors: the disruption to international travel, a fall in corporate demand, and the desire for more indoor and outdoor space, encouraging tenants to look for houses rather than apartments. Reductions were over 15 per cent in Pimlico and Westminster while the higher value markets of Notting Hill, Mayfair and Holland Park have seen rents hold up much better as some tenants have moved to an area they perhaps previously would not have been able to afford. We expect these trends to continue in the short term until international travel returns.

CAN I WALK EVERYWHERE THAT'S IMPORTANT TO ME?

2 IBR: Super prime central London tenants now have a strong desire to live within walking distance of their children's school, as well as shops, cafés and restaurants. They also want to live within a safe cycle ride of their workplace. London is a supremely walkable city where many areas offer a distinct village atmosphere. This drive to live locally, in Chelsea, Notting Hill or Hampstead perhaps, can mean clients focus on just a few specific streets but having criteria that are too strict can limit the options. It's part of our role to highlight alternatives they might not have considered. It's not unusual, for example, for clients to trade their first choice location for the benefits of a property with a larger garden.

DOES THE WI-FI ALLOW US TO WORK FROM HOME?

3 IBR: Connectivity has always topped the requirements of super prime tenants. With the increase in home working over the past 15 months, reliable super-fast Wi-Fi has become an imperative. For landlords that means properties must have a consistently strong signal in every room and on every floor with no 'dead zones'. Crucially, the connection must also be able to run multiple devices at the same time, such as three iPads, seven mobile phones, three TVs streaming content and probably the house control system too. Many of our clients work in tech or finance and employ their own tech teams to advise on the set-up, ideally liaising directly with the landlord's tech advisers.

TRENDWATCH: PRIME LONDON LETTINGS

Jane Cronwright-Brown, head of lettings, and **Isabella Birch Reynardson**, head of super prime lettings, answer six questions preoccupying prime London tenants and landlords

CAN I BRING THE FAMILY DOG?

4 JCB: Over three million households welcomed a new pet over the past year and we've found that hypoallergenic dogs are particularly popular with our clients. Understandably, we are increasingly being asked if pets can be accommodated and increasingly the answer is 'yes', with landlords who may not previously have been open to accepting pets now happy to do so. These landlords might request eight weeks deposit rather than six and we would advise them to remove especially valuable or irreplaceable items but, in general, tenants of these high-calibre properties have a lifestyle very similar to that of the people they are renting from and happily act as custodians, taking enormous care of their homes.

HOW DISCREETLY CAN YOU MARKET MY PROPERTY?

5 IBR: Around 50 per cent of our super prime lettings properties are not advertised and cannot be found on any website. This is an extremely discreet market and that privacy is something our clients – both landlords and tenants – value highly. We provide a truly bespoke service. I sit in Savills Private Office, which consists of a small team with in-depth global expertise and we can assist with just about any property requirement anywhere in the world. By building a trusted long-term relationship with our clients and understanding how they live, we are not only able to keep them informed on the London prime lettings market but also provide a comprehensive property management service, always with total confidentiality.

HOW SOPHISTICATED IS THE CLIMATE CONTROL?

6 JCB: Five years ago, comfort cooling might be requested in the bedrooms and principal reception rooms but now it is expected in every room of the home. London has many period conversions and listed properties where it can be more complicated to install but developers of top end new developments routinely add it in now and, where possible, landlords follow suit, installing integrated climate control and not merely portable or window units. Sophisticated air conditioning, which includes control of heating, cooling, ventilation, filtration and humidity, often to extremely fine tolerances, is even more desirable. Similarly, tenants expect underfloor heating to be installed as standard throughout.



This image: **Scottish Highland estates have long held international appeal for their dramatic landscapes, outdoor pursuits, abundant wildlife and absolute privacy.** Below, from left: **Hugh Somerleyton, Oliver Birkbeck and Argus Hardy of WildEast**

THE CALL OF THE WILD



Britain's country estates have long been sought after by those seeking the privacy and lifestyle that comes with owning hundreds of acres. Now the desire to rewild is a major motivator too, says **Arabella Youens**

THERE'S SOMETHING unusual about the role a landed estate plays in the British psyche – and has done for hundreds of years. Bricks-and-mortar markers of success in other countries are different: New Yorkers might buy a sprawling shingle-clad house in the Hamptons, the French an elegant deco villa on Cap d'Antibes, while many Italians consider our love affair with the Tuscan countryside – an agricultural province – as bizarre. In Britain, however, a passion for the countryside is engrained in our DNA and the privilege of owning a parcel of it is held in the highest regard. It might come in the form of a classic country estate in England, a sporting estate in the Scottish Highlands, or, in a trend set by the royal family in the

mid-1800s after they acquired Balmoral and Sandringham, one of each. Over the centuries, the wealthiest of families have commissioned houses in a dizzying array of vernacular styles that today form the backbone of Britain's built heritage. They were a means of enjoying country sports, entertaining friends and a signpost for arriving in society. While Scottish estates continued to be enjoyed for sport, the 20th century led to a divergence of fortunes from their English counterparts. As farming practices intensified and land values soared, institutions such as pension funds and wealthy overseas investors, first from the Middle East and later, in what was drily dubbed "the second Viking invasion", Scandinavia, entered the market. English estates were regarded as an asset class of their own.

While the new millennium saw new-wealth tech entrepreneurs and financiers join the market, demand for country estates declined as other lifestyle destinations, such as Mustique, Verbier and Ibiza, competed for attention. 2020 marked something of a reset, however. In the English estates market, it was one of the busiest years on record, with around double the number of transactions valued at over £15,000,000 taking place against a normal year. Much of this took place in the discreet private market. Meanwhile, in Scotland, buyer registration for rural property increased by 98 per cent. The reasons echo those that underpin the wider rural renaissance: a desire for space and an appreciation of nature dovetailing with the normalisation of working from home and an ever-improving rural broadband network

liberating workers from their bases in the capital. But buyers both of Scottish and English estates are increasingly citing another reason for entering the market: doing their bit for the environment.

“There have always been multiple reasons for buying estates,” says Alex Lawson, head of Savills UK rural agency, who has a 28-year-long perspective on the sector. “Yes, there have been times when it was about one-upmanship between successful financiers but custodianship of the land – and the responsibility for looking after it – has always been part of the mix. What’s new is that buyers are now saying rewilding is one of their motivations.”

Evelyn Channing, head of Savills rural agency in Scotland, breaks down these new buyers into three distinct types: “As the pool of buyers has grown, traditional sporting enthusiasts are being joined by three new parties: institutions and companies drawn by the potential to

offset carbon emissions; those who see an emerging market in natural capital and want to get in early; and those who want to make a personal contribution to conservation through projects including rewilding.” There have always

“Some see an emerging market in natural capital; others want to make a personal contribution to conservation”

been outlier buyers in Scotland whose motivations were environmental, adds Evelyn: “But prior to the recent focus on climate change and concerns about biodiversity, they were the exception rather than the rule.”

The movement to rewild the British landscape has gained a lot of traction in recent years, not least with the publicity surrounding Charles Burrell and Isabella Tree’s work on their Sussex estate, Knepp, which they decided to rewild in 2001. Knepp is now home to an astonishing

array of biodiversity and has become a much-celebrated conservation success story, attracting many rare species and transforming the landscape from what had been an underperforming arable farm to untamed wilderness. Ecologists

who visit are consistently amazed by the amount of wildlife that has returned; last summer white stork chicks hatched in the wild on the estate – the first time this has happened in the UK for centuries.

Rewilding projects and regenerative farming practices are now taking hold across the British landscape. One of the most surprising projects, given its target area is so intensively and successfully farmed, is WildEast. Established by Hugh Somerleyton, who owns a 5,000-acre estate near Lowestoft in Suffolk,

WildEast is co-run by fellow East Anglian farmers and landowners Oliver Birkbeck and Argus Hardy. Their aim is to persuade as many as possible in the region to return 20 per cent of their land to nature. The move aims to reverse the damage caused by what they view as the “double lock” of agricultural chemicals and subsidies. “Since these were introduced, we haven’t been farming,

“In three years, I’ve watched the landscape galloping back to life with turtle doves and purple emperor butterflies”

we’ve been mining the land – taking things out but not putting anything back,” explains Birkbeck.

While many traditional estates have always been run with a strong sense of stewardship in their approach to land management, Birkbeck believes that over the past 50 years an obsession has developed with the bottom line as the

only indicator of value. “It’s a construct of economic growth that takes no account of nature and requires a systemic change of attitude,” he asserts.

The WildEast team are quick to point out that they aren’t advocating an end to farming. “We aren’t suggesting turning over prime agricultural land to nature,” says Somerleyton. “It’s about investigating ways of farming more

sympathetically with the land. WildEast is providing a network of knowledge that can help everyone make that change.”

Birkbeck inherited the 2,000-acre Little Massingham Estate in Norfolk from an aunt. His first step was to return an area of heathland back to its pre-war wilderness state by fencing off 500 acres and introducing Highland cattle

and wild pigs. Despite the poor-quality soil, it had been farmed since the second world war. “In three years, I’ve watched the landscape galloping back to life with turtle doves, purple emperor butterflies and other creatures that so desperately missed the complex mosaic of things that nature provides.”

The move wasn’t popular at first; locals called it messy. But now it forms a firm part of the Massingham identity, attracting visitors and helping to fuel Little Massingham’s glamping business. “New estate owners, and those looking to buy with a view to nature recovery, will gain tremendous pleasure watching how it responds to this kind of stewardship,” he enthuses.

While Knepp has grabbed plenty of headlines, it’s not the first estate to embrace nature conservation on a large scale. Over the past few decades, large swathes of the Scottish Highlands have been bought or inherited by a new breed



The Heath House Estate in Staffordshire has diverse income streams from its property and 404 acres (see page 112 for details)



The Pudleston Estate in Herefordshire is a quintessential English country estate with a Georgian house (see page 114 for details)



Naturalistic grazing of Old English Longhorn Cattle on the Knepp Castle Estate

of landowner with a passion for reviving the rich biodiversity of the wild terrain.

“These eco-lairds are not opposed to sporting pursuits but see them as part of a greener approach to land management that embraces regeneration, as pioneered by the late tycoon and environmentalist Paul Fentener van Vlissingen at his estate, Letterewe,” explains architectural historian Mary Miers, author of *Highland Retreats* (Rizzoli, 2017).

“Let’s not forget that a fine country estate is also a superb place to live – a beautiful house in a wonderful setting”



Wild Konik ponies and Tamworth pigs roam free on the Little Massingham Estate

Paradoxically, she points out, ecological stewardship is an expensive business and, although small hydro schemes, wind farms and eco-tourism ventures have provided significant new sources of income, only those with deep pockets can afford to implement this vision on a large scale.

Scotland’s vast wealth of natural capital has clearly put its land on the radar recently, but the phenomenon is

not entirely new. “Until now, the only Scottish estates to produce a significant income are the few that have benefitted from hydro schemes or hosting wind farms – the precursors to the concept of natural capital,” suggests Miers.

The market for Scottish estates has certainly been oxygenated by these opportunities, as demonstrated by two of the largest estates sold by Savills in 2020. Kildrummy in Aberdeenshire, which had a guide price of £11,000,000, is a traditional mixed estate that sold to international buyers who acknowledged its green income-producing assets, including established forestry plantations and a wind farm. The Urrlar Estate in Aberfeldy was

bought for the potential opportunities it has for ecosystem services such as carbon sequestration and water filtration rather than its 7,400-acre grouse moor or salmon fishing on the River Tay.

Natural-capital opportunities are not limited to the Scottish Highlands, of course. Peatland landscapes sequester 370 million tonnes of carbon dioxide a year – enough to offset the emissions of nearly 80 million passenger vehicles, according to Molly Biddell, Savills policy analyst of rural research.

As the government moves away from subsidy payment, the way estates are valued across the UK is changing. With future policy assessed against natural-capital principles, Savills has introduced whole-estate reporting to deliver triple bottom-line data – environmental, social and economic – on rural assets.

“There are unquestionably entities that are entering the estates market not only as a result of social responsibility, but because they see that it’s commercially the right thing to do,” says Lawson. “But let’s not forget that a fine country estate is also a superb place to live – a beautiful house in a wonderful setting. Landed property is seen as a safe place to put money in times of uncertainty and those who have been successful will aspire to buy the best property available – a country estate is precisely that.” ♦

THE COLLECTION

A VISUAL TOUR OF
THE WORLD’S MOST REMARKABLE HOMES



Grade II listed Pagoda House in Winchester, Hampshire, guide price £2.95m; smoore@savills.com

UK London 74

UK Country 98

Europe 118

Middle East & Africa 149

Asia-Pacific 155

America & Caribbean 162

UK LONDON



CLAIRE REYNOLDS
Co-Head of Prime Central London

“The residential market is a clear illustration of London’s resilience as a world-class city. In 2020, there were more £5 million-plus sales than in any year since 2016, with Q1 sales on a par with last year. A search for additional space has defined buying decisions in the past 18 months, whether a private garden or proximity to one of London’s 3,000 parks. In prime central London, this has led to a record 28 per cent premium for a home within 50 metres of one of its gardens or Royal Parks. Those looking to take the search for space one step further have opted for rarer homes with country manor proportions in the leafier suburbs of Chiswick, Richmond and Wimbledon, spreading the £5 million-plus net beyond central postcodes.”



HANOVER TERRACE, REGENT'S PARK

An imposing Grade I listed residence in a sought-after Nash terrace within Regent's Park Crown Estate. This magnificent Georgian home offers family, guest and staff accommodation, plus garage, with views across the park and boating lake.

Bedrooms 7

Bathrooms 5

£22,500,000

Stephen Lindsay, slindsay@savills.com

**SUMNER PLACE MEWS
SOUTH KENSINGTON**

Designed and built by the current owners in 2009, this mews house has been laid out over three floors with a garage. The owners benefit from direct access to the communal gardens of Onslow Square.

Bedrooms 3
Bathrooms 3
£4,500,000
Tom Lamb, tlamb@savills.com



**FIRST STREET
CHELSEA**

This beautifully decorated period townhouse bordering Chelsea and Knightsbridge is a perfect central London pied-à-terre. It enjoys a central position on this quiet one-way street and has an east-facing patio garden.

Bedrooms 2
Bathrooms 2
£3,400,000
William Duckworth-Chad,
wdchad@savills.com



**ILCHESTER PLACE
HOLLAND PARK**

Ilchester Place is a spectacular blend of neo-Georgian classical architecture and the finest contemporary interior design and technology. Backing directly onto Holland Park, this exceptional home has generous space to suit both formal entertaining and relaxed family living.

Bedrooms 7
Bathrooms 6
£32,000,000
Peter Bevan,
peter.bevan@savills.com



THE GLEBE, CHELSEA

The discreet, exquisite and exclusive residences at The Glebe sit at the very heart of fashionable Chelsea. A completely secure, immaculate and self-contained sanctuary, it is arguably the capital's most exclusive and private club.

POA

Ed Lewis, elewis@savills.com



**MONTPELIER SQUARE
KNIGHTSBRIDGE**

This elegant Grade II listed townhouse set over six floors is full of character and charm. Situated within the western terrace of Knightsbridge's most prestigious garden square, it enjoys a private west-facing garden.

Bedrooms 3
Bathrooms 3
£8,250,000
William Duckworth-Chad,
wdchad@savills.com



**GREAT PORTLAND STREET
MARYLEBONE**

This superb penthouse situated on the seventh floor of a newly refurbished building is comprised of lateral flowing spaces filled with natural light and offers a rarefied living experience in the very heart of London.

Bedrooms 2
Bathrooms 2
£3,750,000
Alex Ross, ahross@savills.com



**SEFTON HOUSE
FULHAM**

One of only five impressive Grade II listed Georgian houses overlooking Parsons Green, this property combines traditional elegance with a striking contemporary effect. A separate mews house provides additional flexible accommodation and parking.

Bedrooms 6
Bathrooms 5
£4,600,000
Emma Stead,
estead@savills.com



SOUTH STREET, MAYFAIR

This exceptional mansion's Edwardian façade stretches across five windows and is significantly wider than the average Mayfair townhouse. In addition to a wealth of period features there are two terraces and an indoor pool.

Bedrooms 5
Bathrooms 6
£40,000,000

Claire Reynolds, creynolds@savills.com



PENTHOUSE, MAYFAIR HOUSE, MAYFAIR

Positioned on a historic street, Mayfair House is an exquisite boutique development of lateral apartments designed by Derek Williams Ltd and Finchatton. The penthouse has a stunning open plan reception room, high ceilings and a sunken garden.

Bedrooms 5

Bathrooms 6

£35,000 per week

Isabella Birch Reynardson, ibreynardson@savills.com





**CHELSEA WATERFRONT
CHELSEA**

This is the first development of its kind on the north bank of the Thames in over a hundred years and the only one that literally touches the river. The gardens are designed by award-winning landscape architects Randle Siddeley Associates.

Bedrooms 2-5
Bathrooms 2-4
From £1,400,000
Richard Osborne Young,
royoung@savills.com



ONE BISHOPSGATE PLAZA, CITY OF LONDON

These Sky Residences offer a rare opportunity to live in the historic heart of London's Square Mile with hotel services and amenities. The apartments uniquely start at level 21 to ensure every home benefits from panoramic views of the city.

Bedrooms 1-3
Bathrooms 1-3
From £1,300,000
Ed Lewis, elewis@savills.com

**ROYAL COURT HOUSE
BELGRAVIA**

Situated on buzzy, high fashion Sloane Street, this lateral apartment in a residential building is a surprising sanctuary of privacy and calm, while the interiors are an elegant expression of eclecticism and discretion.

Bedrooms 3
Bathrooms 3
£4,250 per week
Isabella Birch Reynardson,
ibreynardson@savills.com



**CADOGAN PLACE
BELGRAVIA**

This spectacular Grade II listed house overlooking Cadogan Place Gardens has been refurbished and interior designed to a very high specification. Amenities include a lift, garage, pool, gym and access to extensive communal gardens (via separate negotiation).

Bedrooms 6
Bathrooms 5
£25,000 per week
Hannah Norton,
hannah.norton@savills.com



**HOLLANDGREEN PLACE
KENSINGTON**

This wonderful apartment is situated in an exclusive development set back from High Street Kensington and next to the gates to Holland Park. Offered fully furnished, it exudes the epitome of stylish contemporary living.

Bedrooms 3
Bathrooms 3
£5,000 per week
Hannah Norton,
hannah.norton@savills.com





CHESHAM PLACE, BELGRAVIA

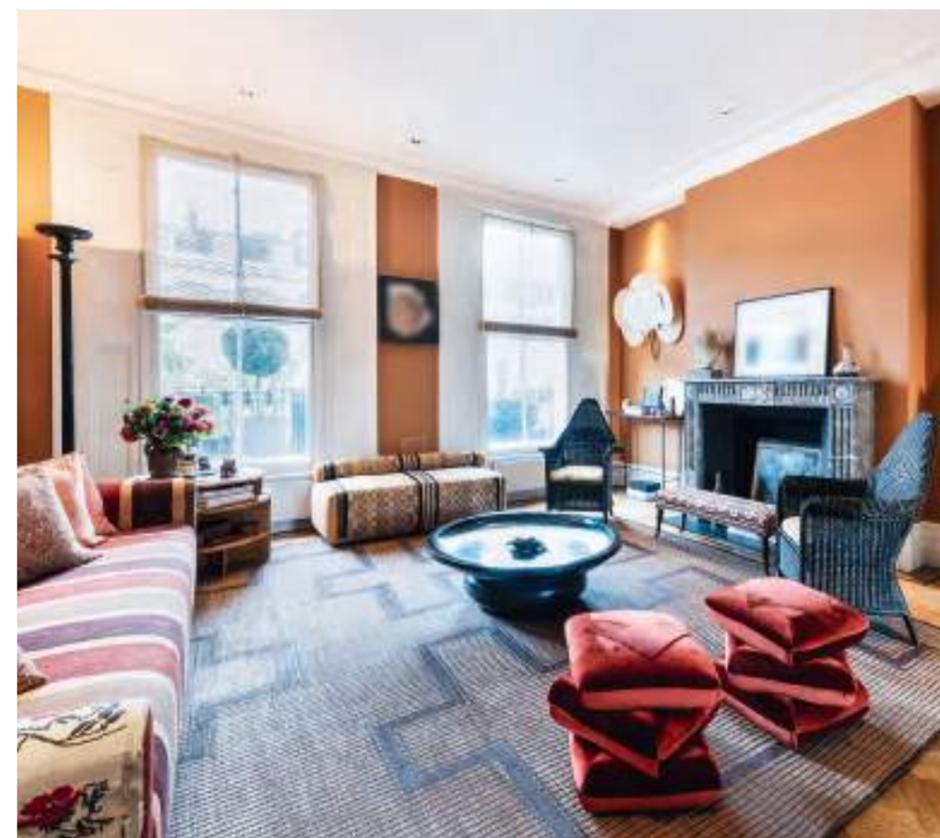
At 8,029sq ft, this magnificent triplex apartment of ambassadorial proportions is one of the largest in Belgravia. Located in one of London's most prestigious addresses, it also boasts wonderful lateral floor plates and its own front door.

Bedrooms 4
Bathrooms 5
From £28,500,000
 Alex Christian, achristian@savills.com

**CHESTER ROW
BELGRAVIA**

This stunning home benefits uniquely from a wide frontage of three windows and includes a fantastic entertaining space. The property is just moments from vibrant Elizabeth Street with its speciality shops, cafés and eateries.

Bedrooms 4
Bathrooms 4
£5,000 per week
Hannah Norton,
hannah.norton@savills.com



**DRAYTON GARDENS
CHELSEA**

Superbly designed and immaculately maintained throughout, this townhouse offers any prospective tenant a classic London living experience with style and elegance. The house also benefits from a patio, garden and gated entrance.

Bedrooms 5
Bathrooms 4
£4,750 per week
Hannah Norton,
hannah.norton@savills.com



**CHEYNE WALK
CHELSEA**

An exceptional house overlooking the river that has been extensively refurbished and interior designed by Fiona Barratt to create one of the capital's finest homes. The property has an interconnected mews house and double garage.

Bedrooms 6
Bathrooms 5
£15,000 per week
Isabella Birch Reynardson,
ibireynardson@savills.com



60 CURZON, MAYFAIR

60 Curzon represents the first time that highly esteemed, New York-based architect and interior designer, Thierry Despont, has collaborated on a private project of this scale in London's Mayfair, creating a limited collection of 32 luxury residences.

POA

Sarah Peck, sepeck@savills.com



**BEAU HOUSE
CHELSEA**

Set in the heart of Chelsea, this freehold townhouse created in 2012 by exclusive property developers Morpheus London, offers generous spaces, timeless finishes and whole floors dedicated entirely to either formal or informal living.

Bedrooms 4
Bathrooms 4
£9,500,000
Richard Gutteridge,
richard.gutteridge@savills.com



**CHEPSTOW VILLAS
NOTTING HILL**

This stunning, entirely rebuilt house located on one of Notting Hill's premier streets offers a wealth of living space, off-street parking, a private rear garden with a summer house/home office and a state-of-the-art cinema room.

Bedrooms 5
Bathrooms 5
From £12,950,000
Chris Shaw,
christopher.shaw@savills.com



**TANNER STREET
TOWER BRIDGE ROAD**

An exceptional penthouse that enjoys over 1,500sq ft of private roof terraces and breath-taking views across London's skyline. Air-conditioning has been recently installed throughout as well as a fully integrated Sonos system.

Bedrooms 3
Bathrooms 2
£2,750,000
Chloe Luxon,
chloe.luxon@savills.com

UK COUNTRY



LINDSAY CUTHILL
Head of Country Department

“The British countryside is some of the most beautiful in the world and escaping the buzz of the city has been made more possible as people enjoy greater flexibility in their work-life balance. The rich variety of architectural styles stimulates the most discerning of buyers and we’ve seen demand soar: whereas we used to have one potential buyer for every listing, we now have five. Prices are rising but the truth is that we hadn’t seen increases since the last peak in 2007 – and in some areas they are still below those values. One of the most exciting developments is that over 36 per cent of our buyers in the country have been under the age of 40, bringing wealth generation with them.”

Berkshire 99
Buckinghamshire 106
Cornwall 113
Gloucestershire 108
Hampshire 109
Herefordshire 114
Jersey 107
Northamptonshire 110
Oxfordshire 100
Perthshire 115
Rutland 116
Somerset 116
Staffordshire 112
Surrey 117



OCKWELLS MANOR, MAIDENHEAD

A 15th-century manor house described by Sir Nikolaus Pevsner as “the most refined and most sophisticated timber framed mansion in England”. Set in 42 acres of spectacular gardens and grounds, the property has first class polo facilities and a detached entrance cottage.

Bedrooms 8
Bathrooms 6
Offers in excess of £10,000,000
 Paul Finnegan, pfinnegan@savills.com



CASTLEMANS, KILN GREEN

Extensive accommodation within this magnificently regal Grade II listed Georgian house extends to an impressive ballroom. Set in a superb position, it is surrounded by ornate gardens and comes with garaging and a one-bedroom annexe.

Bedrooms 8
Bathrooms 4
£3,750,000

Charles Fraser-Sampson, charles.frasersampson@savills.com



THE OLD VICARAGE SHIPLAKE

Sitting amidst nearly four acres of beautifully landscaped gardens, this house has stunning views of the River Thames meandering beneath it and has its own island and a further block of woodland, amounting to a total of 34 acres.

Bedrooms 10
Bathrooms 5
£9,500,000

Ed Sugden,
esugden@savills.com



CHURCH PLACE, EAST HENDRED

This Grade II listed old rectory nestles in the heart of the village, with views over the 12th-century Church of Augustine of Canterbury. A quintessential family home, with annexe and tennis court, it is on the market for the first time in 25 years.

Bedrooms 8
Bathrooms 5
£4,000,000

Ed Sugden, esugden@savills.com



WYTHAM ABBEY, OXFORD

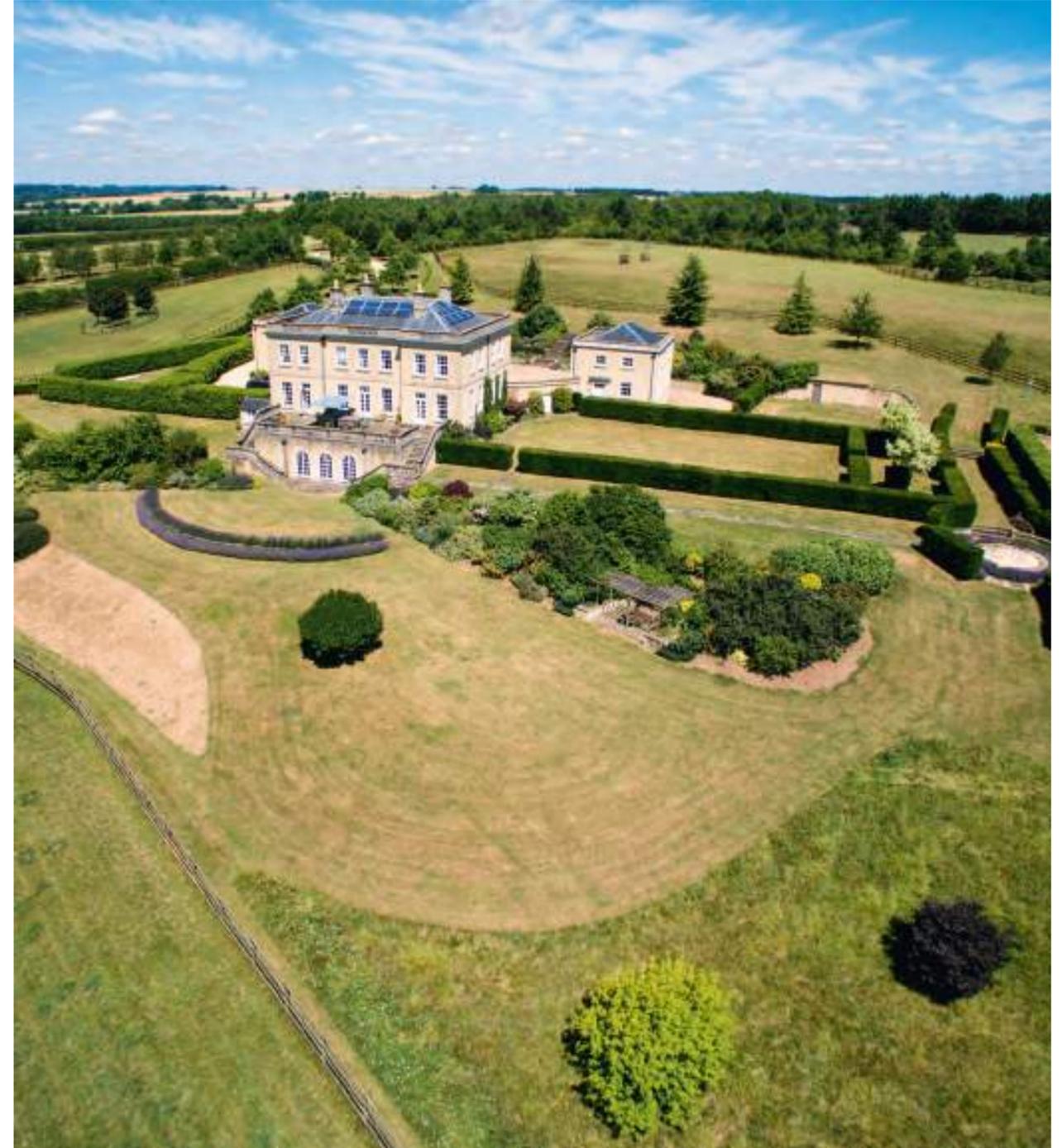
One of Oxfordshire's most remarkable properties, this abbey comes with an extraordinary provenance and a distinctive interior. It stands within 25 acres of gardens and beautiful parkland, with access to the wider Wytham 2,500-acre estate.

Bedrooms 8+
Bathrooms 10+
£15,000,000
 Ed Sugden, esugden@savills.com

**WEST HANNEY HOUSE
WANTAGE**

This stunning Georgian Baroque house of remarkable distinction has a beautiful setting within 3 acres of walled gardens that include a cottage, traditional outbuildings, swimming pool and tennis court.

Bedrooms 7
Bathrooms 3
£4,500,000
Ed Sugden,
esugden@savills.com



SOULCOMBE, KIRTLINGTON

Magnificent residential and sporting estate with immaculate equestrian and stud facilities. The impressive neo-classical principal house sits in an elevated position looking over the rolling countryside of the Cherwell Valley. There are a further five houses, two flats and pasture land.

Bedrooms 7
338 acres
POA
Crispin Holborow, cholborow@savills.com



DINTON HALL, DINTON

Arguably the finest historic country house in Buckinghamshire, with connections to Oliver Cromwell and William the Conqueror. It stands in a commanding position with far-reaching views across the Chiltern Hills.

Bedrooms 8
Bathrooms 6
£15,000,000
 Hugh Maconochie, hmaconochie@savills.com



**ST PETER'S HOUSE
 LA ROUTE DES HETRES
 ST PETER**

An architecturally impressive manor house that offers a wonderful opportunity to acquire a prestigious estate in Jersey. The 20 acres of land comprise agricultural fields, parkland, landscaped gardens and a heated swimming pool with pool house.

Bedrooms 7
Bathrooms 5
£8,950,000
 Geri O'Brien,
 gobrien@savills.com



**TORMARTON COURT
SOUTH GLOUCESTERSHIRE**

This is a beautifully proportioned Georgian house set within 10 acres of exceptional grounds and gardens, with separate barns and a converted coach house.

Bedrooms 7
£5,950,000
Lindsay Cuthill,
lcuthill@savills.com;
James Walker,
james.walker@savills.com



QUEENS HOUSE, MONK SHERBORNE

Situated within its own private park, this period family house has been restored to an outstanding standard. A beautiful converted barn features an indoor swimming pool, gym and spa and a coach house provides an office or guest accommodation.

Bedrooms 7
£8,500,000
Lindsay Cuthill, lcuthill@savills.com





**THE LILFORD HALL ESTATE
Oundle**

An exceptional residential and amenity estate overlooking the River Nene and surrounding countryside. At the heart of the private estate sits an impressive Grade I Jacobean manor house, the epitome of historic architecture, measuring 32,406sq ft.

Bedrooms 9

317 acres

£7,500,000

Crispin Holborow,
cholborow@savills.com;

Louisa Over, lover@savills.com

**THE HEATH HOUSE ESTATE
STOKE-ON-TRENT**

A diverse country estate with a Grade II* listed principal house situated within traditional mature rolling parkland together with 404 acres. The mansion's commanding position allows for impressive views across the Staffordshire countryside.

Bedrooms 14
404 acres
Offers in excess of £6,250,000
Crispin Holborow,
cholborow@savills.com



**THE BOATHOUSE
ST MAWES**

An award-winning contemporary waterside home that enjoys panoramic views and direct access from its boat store to a tidal slipway of the Percuil River. The property benefits from an impressive open plan living space and is imbued with nautical influences throughout.

Bedrooms 4
Bathrooms 3
Offers over £3,250,000
George Nares,
george.nares@savills.com



**THE PUDLESTON ESTATE
LEOMINSTER**

A remarkable Grade II listed Georgian country house with superb gardens and grounds, beautifully positioned within undulating Herefordshire countryside. The estate includes a farmhouse, farm buildings and five cottages. The idyllic surroundings comprise parkland, arable land, pasture, woodland and two ponds.

Bedrooms 7
583 acres
POA

Crispin Holborow,
cholborow@savills.com;
Louisa Over,
lover@savills.com



**THE GART
CALLANDER**

A Scottish baronial mansion transformed by the contemporary artist Stuart McAlpine Miller with cutting edge and wildly imaginative interiors. The house itself features impressive turrets and sits majestically above the River Teith.

Bedrooms 9
Bathrooms 5
£2,100,000

Jamie Macnab,
jmacnab@savills.com



**ROYAL CRESCENT
BATH**

This exquisite Grade I listed crescent house is one of the finest properties in the city. Set at the heart of this iconic address, it has the benefit of the original coach house and stables, as well as extensive garaging and off-road parking.

Bedrooms 8
Bathrooms 5
Offers in excess of £5,750,000
Luke Brady,
lbrady@savills.com



**GROSVENOR HOUSE
ST GEORGE'S HILL
WEYBRIDGE**

An elegant newly-built mansion offering gracious and luxurious accommodation on the world-renowned St George's Hill Estate. This property boasts a first class leisure suite with full spa facilities including plunge pool, swimming pool, bar, cinema room and gym.

Bedrooms 6
Bathrooms 7
£14,500,000
Trevor Kearney,
tkearney@savills.com



**ALDGATE LODGE
KETTON
RUTLAND**

An imposing village house with an impressive approach and beautiful views over the terrace, pool and riverside gardens. At just under 12,200sq ft, its interior is equally affecting, with a large central reception hall, cantilevered wooden staircase and galleried landing.

Bedrooms 8
Bathrooms 7
£3,850,000
James Abbott,
jabbott@savills.com;
Tim Phillips,
tmphillips@savills.com



EUROPE



JELENA CVJETKOVIC
Director, Associate Network

Many of the European markets that have traditionally been very international saw a significant increase in activity from domestic purchasers last year and a number of our agents had a record number of sales in the second half of 2020. Travel restrictions did little to dampen the appetite of international buyers, with agents responding innovatively with virtual viewings. The purchase process has also changed. Many buyers now do the bulk of their research prior to viewing and are increasingly buying sight unseen. Whether in cities or the countryside, buyers are prioritising space, both for primary and secondary homes – be they Parisians moving to the western suburbs, Milanese buying in Liguria, or Madrileños seeking homes in Andalucía.

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- Italy** 135
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**RUE GARANCIÈRE
PARIS**
On the second floor of a charming 18th-century building at the heart of the Saint-Sulpice district, this apartment has been renovated with undeniable Parisian charm. It also benefits from high ceilings and glorious views of the church.

Bedrooms 2
Bathrooms 2
€2,980,000
Anne La Clavière,
alaclaviere@agencevarenne.fr

**ODÉON
PARIS**
Located on Boulevard Saint-Germain, opposite the School of Medicine, this elegant apartment is on the fourth floor of a beautiful Haussmann building. It has south-facing reception rooms and maintains many of its original features, including beautiful moldings and marble fireplaces.

Bedrooms 3
Bathrooms 2
€2,890,000
Anne-Sophie de Meynard,
asdemeynard@agencevarenne.fr





RUE DE RIVOLI, PARIS

This apartment on the second floor of an elegant 19th-century building is just a stone's throw from the Jardin des Tuileries. The impressive living room opens onto a balcony, while the mezzanine is perfect for a home office.

Bedrooms 3
Bathrooms 2
€5,500,000

Caroline Guerrier, cguerrier@agencevarenne.fr



SAINT-TROPEZ
FRENCH RIVIERA

Set within charming gardens, this beautiful gated villa marries elegance and traditional elements with excellent design. Ideally situated for the beaches of Saint-Tropez, it comes with an independent guest apartment, pool and pool house. There is also a building permit for two additional bedrooms.

Bedrooms 4
Bathrooms 4
€10,500,000

Savills Saint-Tropez,
sainttropez@savills.com

CASTELLARAS LE NEUF
FRENCH RIVIERA

Designed by renowned architect Jacques Couëlle, this truly one-of-a-kind six-bedroom property is located on a sought-after gated estate in Castellaras, Mouans-Sartoux. A delightful garden offers panoramic views.

Bedrooms 6
Bathrooms 5
€4,850,000

Savills Valbonne-Mougins,
valbonne@savills.com





CANNES, FRENCH RIVIERA

Inspired by the architecture of the Byzantium period and Venice, this exceptional residence is set against a magnificent Mediterranean panorama – and perfectly situated for the glamorous Boulevard de la Croisette.

Bedrooms 9

Bathrooms 12

€120,000,000

Savills Cannes, cannes@savills.com





**CAP D'ANTIBES
FRENCH RIVIERA**

This elegant Belle Époque property with landscaped gardens and beautiful sea views has been refurbished by a prestigious local architect. Arranged over four levels, it comes with a media room, an office, a summer lounge with a bar and a spacious terrace.

Bedrooms 6
Bathrooms 6
€9,900,000
Savills Cap d'Antibes,
antibes@savills.com



**VILLEFRANCHE-SUR-MER
FRENCH RIVIERA**

Ideally situated for the popular villages of Villefranche-sur-Mer and Beaulieu-sur-Mer, this contemporary residence features cutting-edge design combining rough stone with polished glass and clean lines to maximise the exceptional setting and views.

Bedrooms 5
Bathrooms 5
€13,500,000
Savills Saint-Jean-Cap-Ferrat,
capferat@savills.com





**ANNECY
FRENCH ALPS**

Au Coeur du Mont Veyrier is an exquisite villa estate on the eastern side of Lake Annecy. Set on a substantial elevated plot, this property comprises two residences with a wellness and entertainment centre, complete with indoor swimming pool.

Bedrooms 12
Bathrooms 12
€11,500,000
Guy Murdoch,
gmurdoch@savills.com



**MÉRIBEL
FRENCH ALPS**

This exceptional turn-key chalet has been designed, built and styled with the utmost attention to detail. Set in a highly sought-after area of Méribel, the contemporary design offers spacious accommodation, luxury features and unparalleled mountain views.

Bedrooms 7
Bathrooms 7
POA
Savills Méribel,
meribel@savills.com

**GERS
SOUTH-WEST FRANCE**

This stunning château sitting in almost 7 hectares of land offers the utmost peace and privacy. It has been exceptionally renovated while maintaining many of its original features and includes a swimming pool, tennis court and two guest houses.

Bedrooms 16
Bathrooms 14
€2,460,000
Lynn Longley,
lynn.longley@beauxvillages.com





SANTA MARIA, MALLORCA

Stunning countryside near the charming village of Santa Maria provides a private and peaceful location for this luxurious mansion. The beautiful garden has a large swimming pool, several terraces and wonderful mountain views.

Bedrooms 6
Bathrooms 7
€7,000,000

Iris Gruenewald, gruenewald@balearic-properties.com



BONAIRE, MALLORCA

A stunning modern villa overlooking the bay of Pollensa in northern Mallorca that has been designed with practicality as well as luxury in mind. It features stone floors and other quality materials throughout, as well as eco-friendly technology.

Bedrooms 4
Bathrooms 5
€3,200,000

Iris Gruenewald, gruenewald@balearic-properties.com



SON VALENTI, MALLORCA

A truly exceptional development opportunity located 20km away from Palma de Mallorca in the region of Esporles. Permission for a 17 bedroom hotel with a 219 square metre swimming pool is in process on the 529-acre plot with private sea access.

Bedrooms 17
Bathrooms 17
€15,000,000

Iris Gruenewald, gruenewald@balearic-properties.com



ALELLA, BARCELONA

This sympathetically restored neoclassical country house is surrounded by beautifully landscaped gardens. The property, which is located in the sought-after town of Alella, only 15km from Barcelona City, has views across the surrounding vineyards to the Maresme Coast.

Bedrooms 6

Bathrooms 6

€6,500,000

Tom Maidment, tom@lucasfox.com



**SOTOGRADE
ANDALUSIA**

This wonderful equestrian finca with stables is in a beautifully tranquil setting yet minutes from the coast. Features that make this property special include the entrance bell tower with antique door, exposed beam ceilings and internal patios.

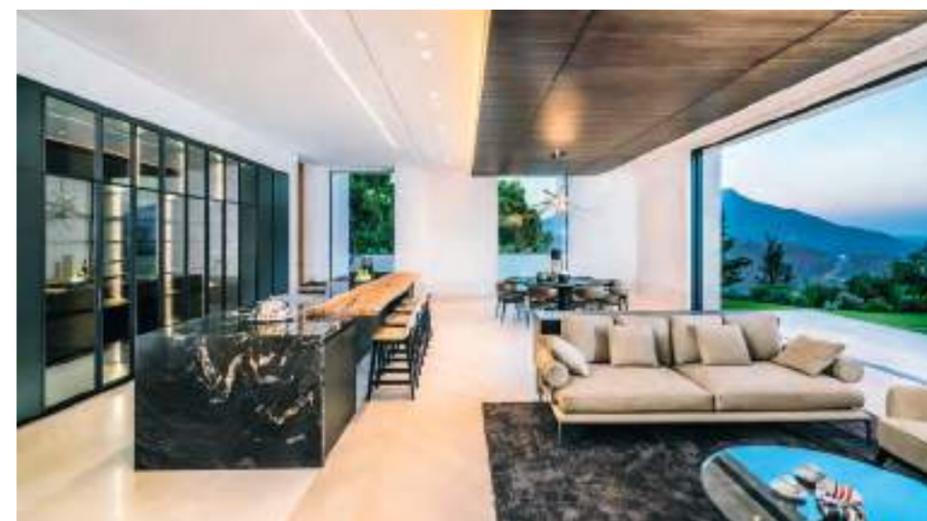
Bedrooms 13
Bathrooms 10
€8,250,000
James Stewart,
j.stewart@js-sotogrande.com



PUERTO ANDRATX, MALLORCA

This luxurious mansion in a prime seafront location has private sea access with a jetty and boathouse, mature terraced gardens, swimming pool, several sunny terraces and panoramic views over the beautiful Cala Marmassen and Puerto Andratx bay.

Bedrooms 6
Bathrooms 6
POA
Iris Gruenewald, gruenewald@balearic-properties.com



**LA ZAGALETA
MARBELLA**

This striking contemporary home in the prestigious La Zagaleta Estate has breathtaking views over the Mediterranean. The villa is surrounded by manicured gardens, and has private access to two golf courses as well as horse riding facilities and tennis courts exclusive to La Zagaleta Estate owners.

Bedrooms 10
Bathrooms 10
€32,000,000
Stephen Lahiri,
stephen@lucasfox.com

**CAN AUBARCA
IBIZA**

Located on an elevated plot in a tranquil setting surrounded by pine, olive and oak trees, this boutique development enjoys unspoilt views of the Mediterranean, while the beautifully designed villas benefit from the latest modern finishes.

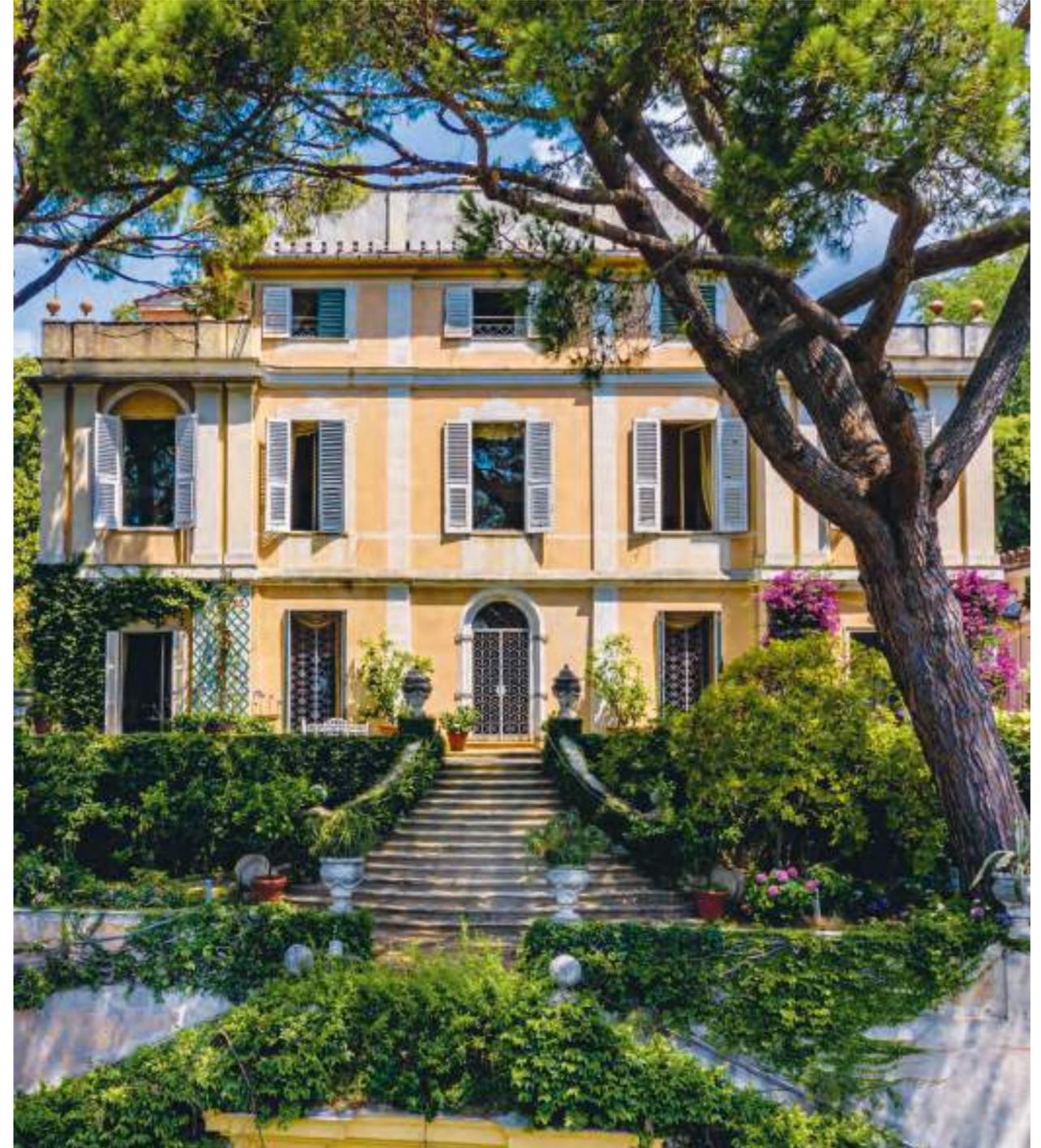
Bedrooms 6
Bathrooms 4-6
From €2,300,000
Rémi Gaich, remi@lucasfox.com



**MANDARIN ORIENTAL
RESIDENCES
BARCELONA**

Thirty apartments and four full-floor penthouses benefit from stunning views across the city and an entire lounge and garden level dedicated to lifestyle amenities. Owners will also have access to the renowned hotel services and facilities of Mandarin Oriental, Barcelona, including the Michelin-starred Moments restaurant and an award-winning spa.

Bedrooms 1-4
POA
Annabelle Dudley,
adudley@savills.com



RAPALLO, LIGURIA

A magnificent period villa set in mature Mediterranean gardens descending to the town centre, with views of the bay of Portofino. Alongside the main villa, there is a guest house, pool and pool house, as well as a hunting room and chapel.

Bedrooms 8
Bathrooms 8
€6,900,000
Lucy Walton, l.walton@ar92.com



NICCONE VALLEY, UMBRIA

This outstanding renovation in a stunningly beautiful and sought-after location comes with a guest annex and infinity swimming pool. Of its 23 hectares of land, 10 are devoted to woodland and 13 to irrigated fields and landscaped gardens.

Bedrooms 6
Bathrooms 8
€3,950,000

Nick Ferrand, info@abodeitaly.com



VARESE LOMBARDY

This is a remarkable and very private 62 hectare estate with an impressive neoclassical manor, farmhouse, tennis court, swimming pool, gatehouse and helipad. Its elevated position affords spectacular views over its land to the nearby lakes and Monte Rosa.

Bedrooms 20
Bathrooms 8
€25,000,000

Tom Vickery,
tvickery@savills.com

MONTESPERTOLI TUSCANY

An impressive villa tucked away in the Chianti hills that has been restored recently to an exceptionally high standard. Beautifully proportioned, light-filled reception areas open onto the terrance, giving way to a manicured lawn and landscaped garden with heated salt water pool and olive grove.

Bedrooms 5
Bathrooms 6
€2,500,000

Nikolaus F. Barnewitz,
n.barnewitz@casaintoscana.com



**PIAZZA ARMERINA
SICILY**

This property on a charming estate in a wooded setting consists of a beautiful manor house, various dependences, courtyards, a magnificent ornamental garden and 11 hectares of land. Interiors feature antique Santo Stefano di Camastra ceramics and finely decorated ceilings.

Bedrooms 10
Bathrooms 10
€2,200,000
Danilo Orlando,
danilo@beliving.it



**VIA DELLA PAGLIA
ROME**

Situated in the heart of historic Trastevere, this extraordinary property is spread over three floors, with a beautiful terrace that overlooks the historical centre of Rome. A standout feature is a large skylight that floods the lavishly decorated reception area with light.

Bedrooms 4
Bathrooms 4
€2,950,000
Danilo Orlando,
danilo@beliving.it



**MONTICELLO
ROME**

These residencies are a rare collection of newly-built villas, apartments and penthouses overlooking the dome of St Peter's Basilica. They offer open-plan living space with large terraces, a communal gym, a children's playroom and a beautiful rooftop garden with Jacuzzi.

Bedrooms 2-4
From €1,035,000
Annabelle Dudley,
adudley@savills.com

FUSETA

ALGARVE

A project to rebuild a mill house dating back to 1811 has resulted in a unique waterfront property that blends seamlessly into its beautiful environment on the Ria Formosa Nature Reserve. The open plan reception area opens onto the south-west facing porch with stunning water views.

Bedrooms 3

Bathrooms 3

€3,250,000

Jamie Robinson, info@qp.pt



**W RESIDENCES ALGARVE
ALBUFEIRA, ALGARVE**

Situated in lush private parkland, W Residences Algarve will offer hotel-inspired living amid best-in-class design by architects AB Concept. Owners will also have access to W Algarve's swimming pools, spa, fitness centre and restaurants, as well as a separate residents' pool with sea views.

Bedrooms 1-3

Bathrooms 1-4

From €595,000

Annabelle Dudley,
adudley@savills.com



**QUINTA DO LAGO
ALGARVE**

This villa is positioned directly on Quinta do Lago lake with fairway and sea views. It comes with a home cinema, spa and indoor pool, while the kitchen's retractable glass walls create the illusion that it is suspended over the water.

Bedrooms 8

Bathrooms 11

€12,500,000

Jamie Robinson, info@qp.pt



**OLHOS DE AGUA
ALGARVE**

Full of character, this waterfront property is built in traditional Portuguese style, with original terracotta flooring, wooden beamed ceilings and azulejo tiles in the bathrooms. Outside, beautiful mature gardens lead to the beach.

Bedrooms 5
Bathrooms 4
€4,500,000
Jamie Robinson, info@qp.pt



ANIERES, LAKE GENEVA

This elegant property on the left bank of Lake Geneva has direct access to the lake and has its own pontoon and private port. The generously proportioned villa is surrounded by a mature park and amenities include an indoor tennis court.

Bedrooms 4
Bathrooms 4
POA
David Colle, david.colle@luxury-places.ch

VEVEY

LAKE GENEVA

Designed by renowned Californian architect David Montalba, this unique three-storey apartment is set in a 19th-century industrial building. The 520sq m apartment is laid out over three levels, with a 200sq m owner's suite on the top floor.

Bedrooms 5

Bathrooms 4

CHF8,300,000

David Colle,
david.colle@luxury-places.ch



**IVOUETTE
VERBIER, SWISS ALPS**

Recently refurbished, Ivouette is the epitome of chic Alpine style. Nestled in the centre of Verbier, this penthouse lies moments from both Médran ski-lift station and Place Centrale.

Bedrooms 4

Bathrooms 4

CHF 5,600,000

Sam Scott,
sam.scott@savills.com



SKIATHOS

A magnificent contemporary villa that has been designed to an exceptionally high standard and built in an environmentally conscious way. Set in an elevated position in a lush landscape, it offers privacy, tranquillity and breathtaking sea views.

Bedrooms 6

Bathrooms 7

€2,300,000

Fani Dritsa, f.dritsa@savills.gr

MYKONOS

This sophisticated villa perched on the crest of a hill overlooks Agrari beach and offers both privacy and sweeping views. Comprising three separate buildings with shaded terraces and outdoor entertaining spaces, the property makes the most of the stunning vistas.

Bedrooms 6
Bathrooms 6
€3,850,000
 Fani Dritsa, f.dritsa@savills.gr



PARK PALACE MONTE CARLO

In Monaco's Carré d'Or, this exceptional apartment occupies an entire floor, and is accessed via a private landing, ensuring maximum privacy. The interior has been renovated by Candy and Candy in a style that is both timeless and elegant.

Bedrooms 3
Bathrooms 3
POA
 Irene Luke, iluke@savills.com



AM TACHELES BERLIN

Located in prime Mitte-Berlin, and shaped by architectural icons Herzog & de Meuron, AM TACHELES offers five striking residential properties as well as a wide range of retail, restaurants and office space, plus its own spa, swimming pool, fitness area and gardens.

Bedrooms 1-7
From €1,290,000
 Annabelle Dudley,
 adudley@savills.com

**BVLGARI RESIDENCES
MOSCOW**

The BVLGARI Hotel & Residences is located in one of Moscow's most desirable districts, on Bolshaya Nikitskaya street. The owners will have access to the luxurious facilities of the BVLGARI Hotel Moscow that the brand is renowned for.

Bedrooms 1-5

POA

Alexander Shatalov,
a.shatalov@savills.ru



SALZBURGERLAND

A unique property that blends the best qualities of a traditional chalet with the benefits of a modern smart home. The large terraces and indoor pool offer breathtaking views of the peaks of the surrounding mountains.

Bedrooms 4

Bathrooms 5

€5,900,000

Johnny Cartwright, jcartwright@austrianproperties.net

MIDDLE EAST & AFRICA



STAN ENNOR-GLYNN

Head of International Residential Sales, Middle East

Since coming out of lockdown, there's been a desire across the UAE to move from apartments to villas and townhouses in gated communities, echoing the wider global trend. We've also seen a huge increase in international buyers looking for second homes in prime locations – Europeans, in particular, are choosing to relocate to Dubai, attracted by the lifestyle, connectivity and minimal taxation. The residential market in South Africa has remained resilient, especially at the top end, where historically low interest rates have underpinned a quick rebound. Here, buyers are taking advantage of some of the most competitive pricing in over a decade, as well as the high quality of life and low cost of living.

Boland 153

Dubai 150

Seychelles 154

Western Cape 153



INDEX TOWER, DUBAI INTERNATIONAL FINANCIAL CENTRE
 This exceptional penthouse on a high floor of the Index Tower has outstanding views. With bespoke décor throughout, it features an open living space with a formal seating area and bar, plus an office, formal dining room and playroom.

Bedrooms 4
Bathrooms 5
AED 24,000,000
 Helen Tatham, helen.tatham@savills.me



ONE PALM, THE DORCHESTER COLLECTION

The pinnacle of Dubai luxury, One Palm is situated optimally on the first plot of the prestigious Palm Jumeirah. Fully fitted by award-winning interior design studio Super Potato, it has a private lobby, private swimming pool and unrivalled sea views.

Bedrooms 4
Bathrooms 6
AED 37,900,000
 Helen Tatham,
 helen.tatham@savills.me



PEARL VALLEY BOLAND

Glorious mountain views can be enjoyed from throughout this remarkable property. Designed around the central pool, there are large sliding doors that allow an easy flow between the ample inside space and the outdoors.

Bedrooms 5
Bathrooms 7
R26,500,000
 Gia Fouche,
 gia.fouche@pamgolding.co.za,
 and Ronel Pienaar,
 ronel.pienaar@pamgolding.co.za



VOLANTE, BUSINESS BAY

This full-floor penthouse, with a large terrace overlooking the Dubai Canal and Burj Khalifa in Downtown Dubai, has two kitchens, four parking spaces and an integrated smart system controlling lights, audio, air conditioning, curtains and security.

Bedrooms 5
Bathrooms 6
AED 35,660,000
 Mohammed Abdulaziz, mohammed.abdulaziz@savills.me



CAMPS BAY, WESTERN CAPE

This property has generous interiors and gorgeous outside spaces from which to enjoy the sea views. The cool interior, intriguing shuttered concrete ceilings and clever lighting carry the signature of the renowned architect Nico van der Meulen.

Bedrooms 5
Bathrooms 5
R39,995,000
 Barbara Rogers,
 barbara.rogers@pamgolding.co.za



EDEN ISLAND

What started off more than 10 years ago as a reclaimed coral island, is today a residential marina development within 56 hectares of lush landscaping. With over 500 homes already completed, it has become a vibrant and cosmopolitan community in the very heart of Seychelles.

Bedrooms 1-6
Bathrooms 1-6
From \$400,000
 Brian Gradner,
 brian.gradner@pamgolding.co.za



ASIA-PACIFIC



RAYMOND LEE
 Chief Executive Officer, Greater China

Of all the markets we cover across the region, which stretches from China to New Zealand, Hong Kong’s prime residential sector has had one of the most dramatic rebounds, breaking record after record since the beginning of 2021, with prices increasing by 5.4 per cent year-on-year. Properties in low density areas – The Peak and Southside of Hong Kong Island, for example – are in high demand as buyers embrace the ‘escape to the country’ phenomenon. The residential market in Singapore has proved similarly resilient, with prices rising 3.1 per cent in the first quarter, compared with the same period in 2020. We expect prices to increase by at least 5.6 per cent this year as the wave of wealthy individuals setting up family offices boosts demand for luxury property.

- Goa 160
- Ho Chi Minh City 159
- Hong Kong 161
- Shanghai 161
- Sydney 156



DARLING POINT, SYDNEY

An exceptional waterfront estate situated at the northern tip of Darling Point, this recently modernised Bruce Robertson-designed residence features stunning, uninterrupted views over Sydney Harbour. The property includes a guest house, jetty and boatshed with slipway.

Bedrooms 6

Bathrooms 6

AU\$70,000,000

Martin Schiller, mschiller@savills.com.au



**THE ROCKS
SYDNEY**

Set above The Rocks and Circular Quay with a desirable north-east aspect, this expansive residence claims the best position in an exclusive row of penthouses. A unique wraparound terrace frames views over the Opera House and Sydney Harbour.

Bedrooms 3
Bathrooms 2
AU\$6,800,000
Martin Schiller,
mschiller@savills.com.au



**EMPIRE CITY
HO CHI MINH CITY**

The city's most anticipated development, Empire City is an exciting project covering 14.5 hectares in a prime riverfront location. Designed by Büro Ole Scheeren, apartments will sit alongside hotels, retail and office space.

POA
Nhon Dang,
nhon.dang@empirecity.vn



**CANDOLIM
GOA**

Just 300m from Candolim beach, this stunning villa is surrounded by water and set in a lush garden with covered pergolas. Beautifully decorated interiors are filled with light and the large pool and Jacuzzi area extend into all fresco living areas, complete with an outdoor bar.

**Bedrooms 5
Bathrooms 5
POA**

Mihir Kanakia,
Mihir.Kanakia@savills.in



**ST GEORGE'S MANSIONS
KADOORIE AVENUE**

Located at one of Hong Kong's most desirable addresses, these apartments were inspired by the architecture of New York and designed by renowned architect Robert AM Stern. Owners will have use of a state-of-the-art clubhouse and amenities.

**Bedrooms 2-5
Bathrooms 2-5**

POA

Frances Chow,
fchow@savills.com.hk

**ONE ORCHID LAKE
SHANGHAI**

This 400,000sq m new community is located within the Zizhu Science and Technology Park. Residents enjoy an extensive range of amenities covering a wide spectrum of interests, from business and education to leisure, sports and art.

**Bedrooms 4
Bathrooms 4
RMB17,000,000**

Youcy Song,
youcy.song@savills.com.cn



AMERICA & CARIBBEAN



HUGO THISTLETHWAYTE
Head of Operations, Global Residential

“ In a trend echoed around the globe, buyers in America and the Caribbean have been looking for more space, with a strong emphasis on rural locations. We’ve also seen a growth in the popularity of developments such as gated communities where like-minded people can congregate and enjoy excellent service and security. But that’s not the whole story. For example, Miami is attracting talent from all over the US now that the financial community has reached a critical mass. And in holiday home markets across the Caribbean, wealthy buyers have doubled up and doubled down: they’ve bought bigger or multiple houses, and lengths of stays have increased from being weeks to months or entire seasons. ”

- Los Angeles** 163
- New York** 164
- Antigua** 166
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- St Lucia** 169



**9260 WARBLER WAY
LOS ANGELES**
A turn-key contemporary home located in the sought-after Bird Streets with high ceilings, double-height windows, a chef’s kitchen and interior design by Elizabeth Law. Outside there is a patio with seating and a fire-pit and a hidden outdoor yoga area.

Bedrooms 3
Bathrooms 3
\$3,500,000
Gideon Lang-Laddie,
gideon@theagencyre.com

**11 EAST 93RD STREET
CARNEGIE HILL
MANHATTAN**

Located in one of Manhattan's most sought-after tree-lined blocks, this 7,714sq ft palatial mansion off Central Park, renovated by Reza Nouranian, has five working fireplaces, an elevator, a 420sq ft garden and a 1,055sq ft roof garden with pool.

Bedrooms 7
Bathrooms 7
\$16,500,000
Cathy Franklin,
cathyfranklin@corcoran.com



**157 WEST 57TH STREET
MANHATTAN**

Located near Central Park and Fifth Avenue, this residence features an 800-plus square foot grand salon, gourmet eat-in kitchen, spacious primary bedroom suite and expansive views of the Midtown skyline, Central Park and river.

Bedrooms 4
Bathrooms 4.5
\$14,900,000
Deborah Grubman,
dg@corcoran.com
David Adler,
david.adler@corcoran.com



32 MOUNT MORRIS PARK WEST, HARLEM

This 7,000sq ft mansion is located prominently on historic Mount Morris Park in Harlem and features two levels of entertaining space, nine working fireplaces, a glass-enclosed rooftop gym and a roof deck, as well as a garden.

Bedrooms 5
Bathrooms 6
\$6,875,000
Scott Stewart,scott.stewart@corcoran.com

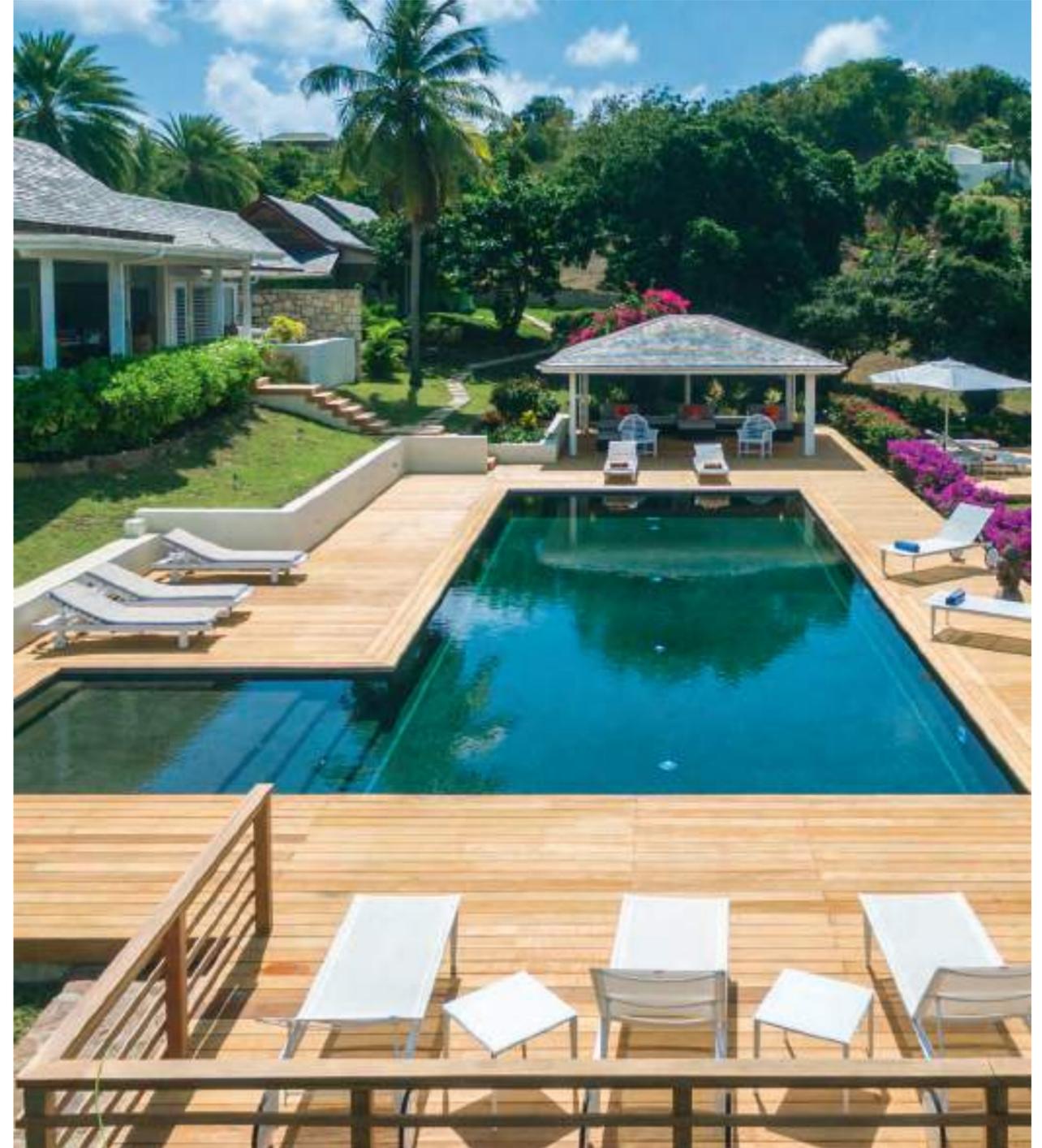


VILLA KATHLEEN, GALLEY BAY HEIGHTS, ANTIGUA

Located in the gated community of Galley Bay Heights, this exceptional villa benefits from spectacular views over the Caribbean Sea. There is a pool and Jacuzzi, a fully equipped gym, bocce ball court and a flood-lit, all-weather tennis court.

Bedrooms 7
Bathrooms 8
POA

Laura Stamp, lstamp@savills.ag



WINDWARD ESTATE, FALMOUTH HARBOUR, ANTIGUA

Nestled between Pigeon Point Beach and Windward Bay – two of Antigua’s most beautiful south-coast beaches – the Windward Estate is set among 37.6 hectares of waterfront land. This exclusive development offers both finished properties and individual plots.

Bedrooms 3-10
Plots from \$1,700,000

Chris Bourne, cbourne@savills.ag

**APES HILL GOLF & BEACH CLUB
ST JAMES, BARBADOS**

This private members' club and residential community in St James is reopening in January 2022 with the aim of offering the best golfing experience within the Caribbean and the best place to live in Barbados.

Bedrooms 3
From \$1,900,000
Sir Paul Altman,
realestate@altmanbarbados.com



LEAF CAY, EXUMA CAYS, BAHAMAS

This stunning 12 hectare private island known as Leaf Cay has three beaches and deep-water access. Known for great fishing, turquoise waters and white sand beaches, it could make an incredible family retreat.

\$7,500,000
Greg Graham, gpgraham@grahamrealestate.com



**OCEANVIEW RESIDENCE
SUGAR BEACH, ST LUCIA**

Offering mesmerising views of Petit Piton and the Caribbean Sea, Oceanview Residence is an outstanding home sitting on one of the largest plots in the Sugar Beach Resort. The extensive lush gardens are planted with an array of fruit trees, including lime and mango.

Bedrooms 3
Bathrooms 3
\$3,950,000
Tom Vickery,
tvickery@savills.com

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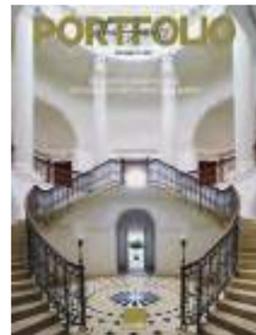
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THE MAGAZINE RELAUNCH TEAM

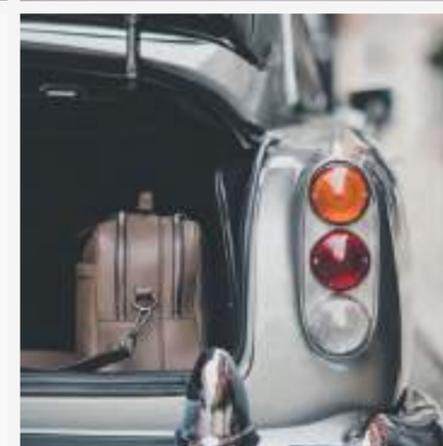
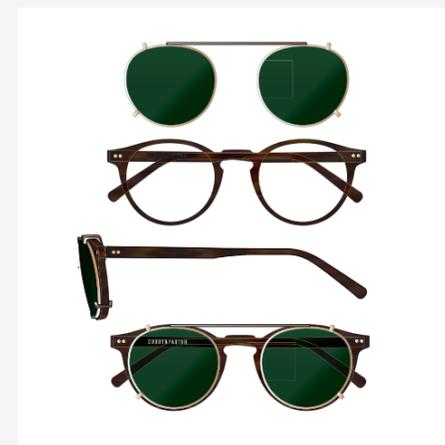
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"BEAUTY LIES IN THE DETAILS OF
THE GRANDEST STRUCTURES,
AND THE FINEST."

ORAÏTO,
CREATOR OF SHAPES, WEARS THE
VACHERON CONSTANTIN PATRIMONY.


VACHERON CONSTANTIN | ONE OF
GENÈVE | NOT MANY.

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