

# INTERNATIONAL PROPERTY

## *Luxury Collection*

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THE FINEST HOMES, TRAVEL & LIFESTYLE

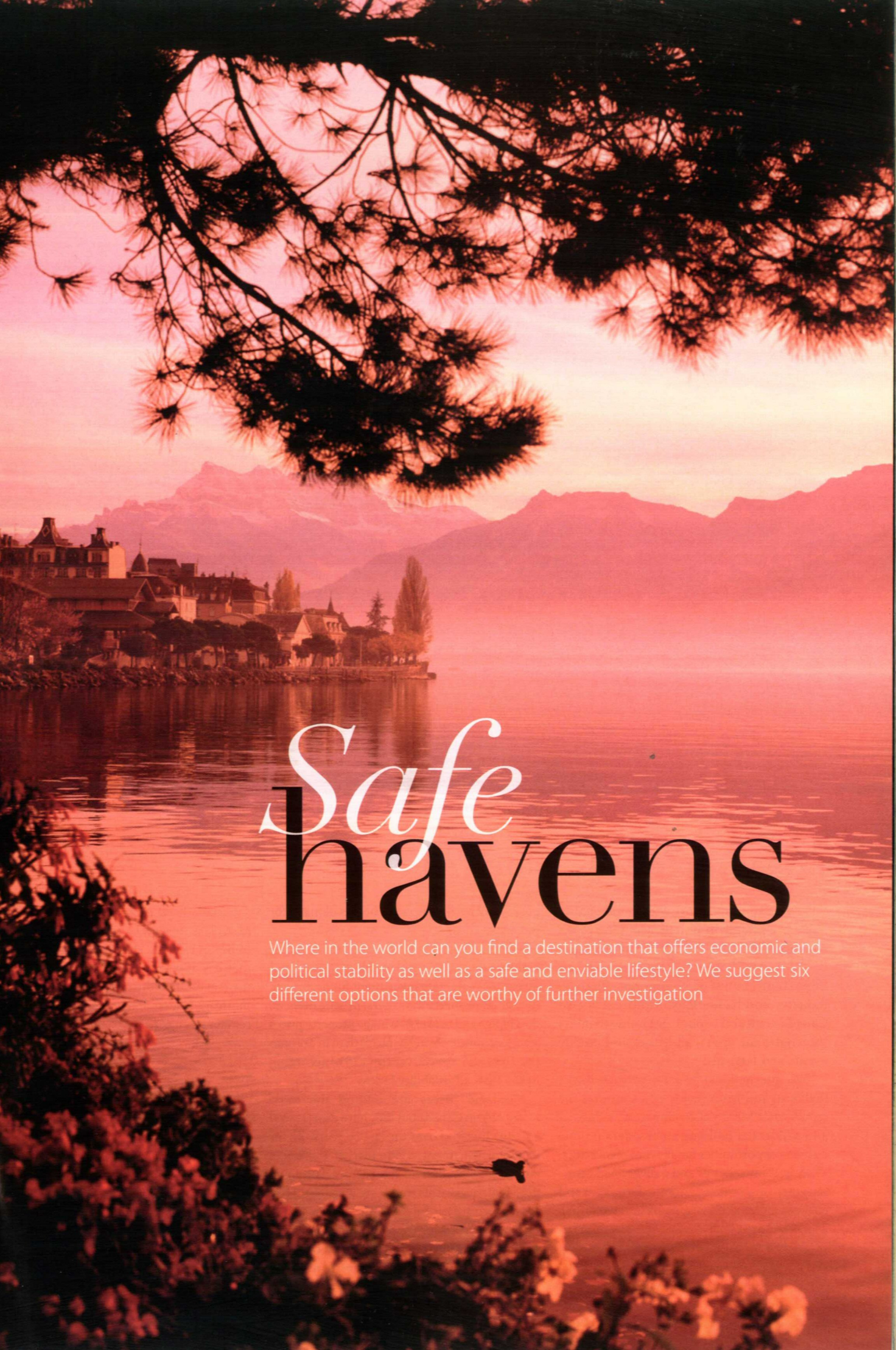
FREE INSIDE:  
Asia Pacific  
Awards Supplement



**Front Cover:**

Brookline, Massachusetts  
Hammond Residential Real Estate  
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# *Safe* havens

Where in the world can you find a destination that offers economic and political stability as well as a safe and enviable lifestyle? We suggest six different options that are worthy of further investigation



## South of France

The French Riviera has the glitz and glamour rivalled by few places on earth. This is driven by the Cannes Film Festival and the hotspots of St Tropez and Monaco but even out of the peak season the region offers many attractions for property buyers and visitors who return year after year.

Director of Home Hunts, Tim Swannie says, "2011 is looking great for the South of France as people are looking for stable places to invest their money and the Riviera is certainly one of those destinations. Having 300 days of sun and the Alps on the doorstep makes it a rare holiday destination which is actually visited all year round – not to mention the year round congresses and festivals in Cannes and Monaco etc.

"Provence has also become extremely popular particularly with English clients in 2011. We have had a wide range of clients from young city bankers who are looking for a peaceful haven to escape the stresses of day-to-day work, through to retired couples who want to spend their twilight years in the sunshine. We believe prices will remain stable as more and more English, Dutch and Scandinavians are showing interest in this stunning area."

Having adopted the 'Life is a Festival' motto, the French Riviera has an endless stream of events occurring making it an ideal buy to let investment location. Demand for event orientated and holiday accommodation has been steadily increasing with savvy buy-to-let

property investors soaking up substantial rental incomes.

Charlie Williams, business development manager of Terresens, France's leading eco-friendly leaseback property developer, comments, "Investing in property on the French Riviera is simply common sense. High rental yields can easily be achieved with the large volumes of tourists visiting the French Riviera each year along with the abundance of annual conferences and events taking place especially in Cannes, making the South of France an excellent choice for your overseas property investment.

"The short distance to the UK and the rest of Europe has made France one of the most popular choices for investment property buyers in the world. The market is extremely varied and offers major potential for investors. The South of France is a prime example with the airports of Nice and Marseille offering easy access to the French Riviera all year round, being serviced by low cost airlines such as Easyjet and Ryanair.

"Serious property investors are always on the lookout for key fundamentals that will sustain a market beyond the long peak summer season and therefore the reported increase in the number of commercial, business and helicopter flights in and out of Nice Côte d'Azur airport, with commercial air travel growing by 9.1 per cent and helicopter traffic rising by 4.1 per cent during April 2011, is surely good news."



### Cap D'Antibes

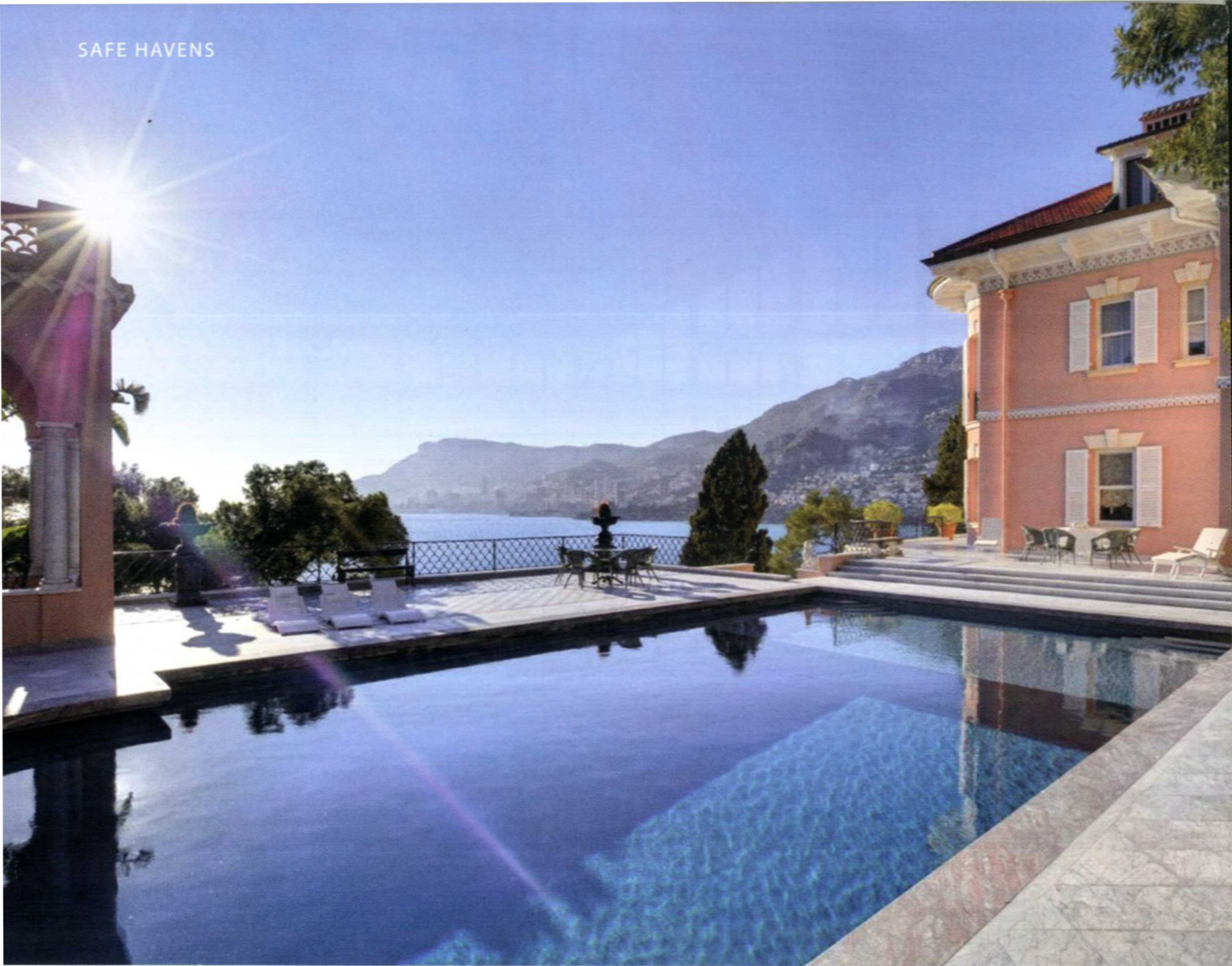
One of the largest estates in the area, this property is in 1.5 hectares of grounds. The main house offers 1,500m<sup>2</sup> of living space including a beautiful cloistered courtyard with a fountain, grand entrance hall, large kitchen/dining room, triple living room with beautiful sea views, sitting room, study, lounge and conservatory.

On the first floor there are four bedroom suites and an office, plus a large living room which is a mezzanine over the conservatory below. On the garden level there are a further two en suite bedrooms with dressing area, a games room, home cinema and second kitchen.

A separate wing contains a three-bedroom apartment plus two studios for guests and three small studios for staff. There are also three other buildings – a guardian house, a fully renovated guest house and an office building offering over 600m<sup>2</sup> of space. The property has garaging for five cars and a pool. (It is possible to split the purchase and buy the main house separately with the guardian house and smaller area of land if wished).

£47.6m / €55m / \$78.2m

Home Hunts: +33 (0)970 446 643



### Les Rochers, Cap Martin, France

One of the original, luxury residences of Cap Martin, this villa was constructed for a friend of the original landowners in 1908. The land was first owned by a consortium, headed by the Mr White of 'Black and White' whisky, a celebrated business man of the era. In conjunction with the Danish architect, Hans-George Tersling, he constructed the Grand Hotel du Cap Martin. The venture was an immediate international success with The Emperor Joseph of Austria staying at the hotel four times between 1896 and 1897.

Mr White then engaged Tersling to build three sumptuous villas, the first for Empress Eugenie, the second for himself and the third, Les Rochers, constructed for a friend. The property is built on a sumptuous scale, with over 850m<sup>2</sup> of living space, including eight bedrooms, staff accommodation and extensive terraces to take full advantage of the waterfront location. The villa was originally designed around an Egyptian theme, evidence of which is still visible today.

Les Rochers has been lovingly restored over a 10-year period by the current owners, retaining all of the original style and charm. Outside, the extensive terraces offer panoramic sea views and take full advantage of the waterfront location. Much of the original botanical gardens have been retained, with a display of rare cactus plants.

In excess of £44m / €50m / \$72m

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