

SuperYachtWorld

The global magazine for superyacht owners

Monaco's FINEST

The ultimate guide to the
world's greatest yacht show

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The most collectable modern artists
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Lürssen's winning formula
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PROPERTY FOCUS Monaco vs French Riviera

MONACO ACTIVE RENTAL MARKET



The real estate market in the small Riviera principality is looking buoyant. Official statistics published by the Observatoire de Monaco in spring showed that sales of properties over five years old increased by 30.7% in 2012, compared with 2011. "We see this trend as likely to continue and forecast the market will stay positive for the rest of the year and going forward into 2014," says Irene Luke of Monaco Estates, Savills' associate in the principality. "The rental market has been particularly active over the past six to eight months and there is virtually nothing left to rent, so we may see an increase in buyers over the rest of the year. Continued uncertainty in fiscal terms in the Eurozone makes Monaco seem even more of a safe haven."

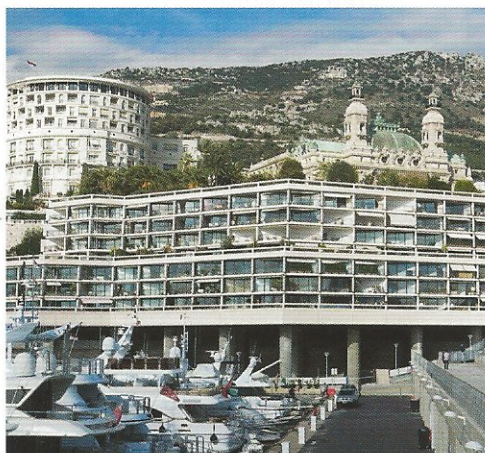
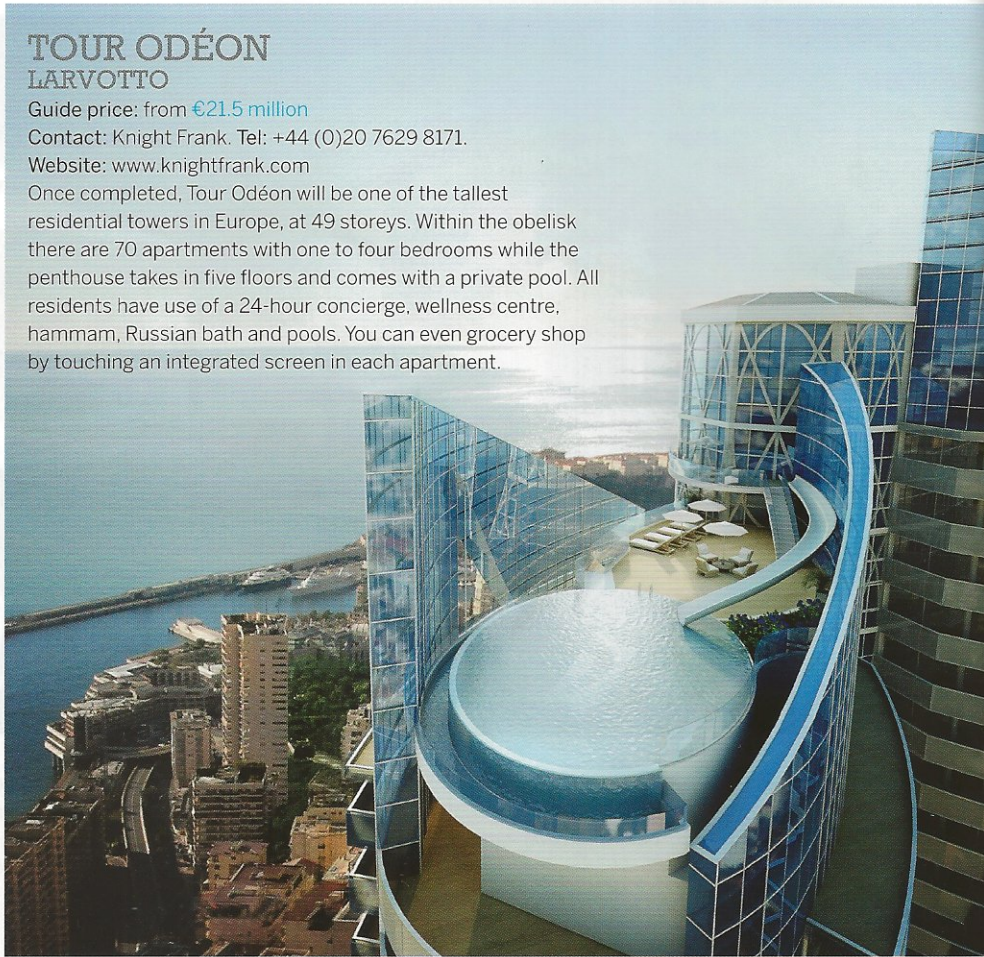
TOUR ODÉON LARVOTTO

Guide price: from €21.5 million

Contact: Knight Frank. Tel: +44 (0)20 7629 8171.

Website: www.knightfrank.com

Once completed, Tour Odéon will be one of the tallest residential towers in Europe, at 49 storeys. Within the obelisk there are 70 apartments with one to four bedrooms while the penthouse takes in five floors and comes with a private pool. All residents have use of a 24-hour concierge, wellness centre, hammam, Russian bath and pools. You can even grocery shop by touching an integrated screen in each apartment.



MONTE CARLO STAR MONACO

Guide price: €18 million

Contact: Knight Frank. Tel: +44 (0)20 7629 8171.

Website: www.knightfrank.com

The Monte Carlo Star is an iconic building that sits right on the waterfront in the highly desirable Carre d'Or. Knight Frank is selling this two-bedroom apartment, which is arranged on two floors. It comes with three parking spaces and two cellars.



PALAIS ARMIDA BOULEVARD DE SUISSE

Guide price: €15 million

Contact: Savills. Tel: +44 (0)20 7016 3740.

Website: www.savills.com/international

This five-bedroom penthouse sits atop of one of the most centrally located residential buildings in the principality. It enjoys views of the sea, the port, the palace and the Formula 1 Grand Prix track. It has an 80 sq metre terrace for outside entertaining.



DUPLEX PENTHOUSE MONACO

Guide price: €10.9 million

Contact: Savills International. Tel: +44 (0)20 7016 3740. Website: www.savills.co.uk

This enormous duplex apartment has a sizeable 500 sq metres of external space, made up of deep terraces and gardens. The building sits just at the entrance of the principality and the apartment has three ensuite bedrooms, all with spectacular view

“The market for €10-million-plus homes has survived remarkably and vendors are realistic about value”

FRENCH RIVIERA BUY BEFORE TAX SWING



“Despite worldwide economic turmoil and strong tax reforms implemented by Francois Hollande, the French Riviera is still seen as a safe haven with buyers of all nationalities,” says Roddy Aris of Winkworth International. “They are attracted by the climate, easy international travel, timezone and sophistication of Saint Jean Cap Ferrat, Nice, Villefranche and around.” The market for €10-million-plus homes has survived remarkably, he adds, and sales happen at reasonable prices as vendors stay realistic. “It’s commonly perceived that the reforms are unsustainable in the long term and this is having an effect on prices today,” says Aris. “It is a good market to buy in, as predictions are that once tax reforms swing the other way prices will shoot up again.”



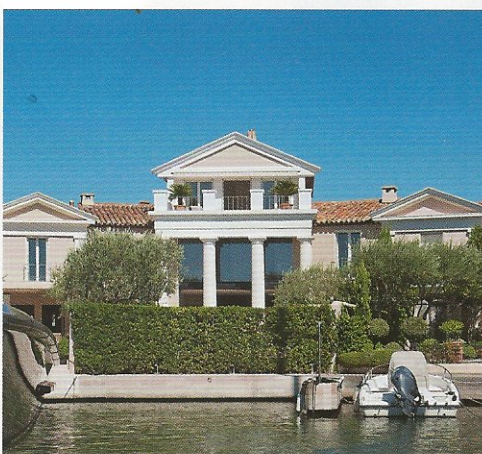
CONTEMPORARY VILLA VILLEFRANCHE-SUR-MER

Guide price: on application
Contact: Winkworth International. Tel: +44 (0)20 7870 7181.
Website: www.winkworth-international.com
This recently-completed house comes with mesmerising views of Saint Jean Cap Ferrat. Its vertiginous position on the edge of the hill means that every room offers different glimpses of the sea, the Cap, Nice and the Esterel Mountains. The house is laid out over four floors connected by a lift, and has four bedrooms. Outside is an infinity pool.



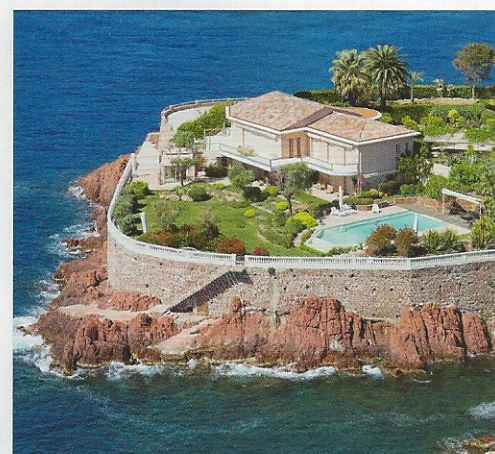
COUNTRY MAS TOURETTES-SUR-LOUP

Guide price: €9 million
Contact: Michael Zingraff, Christie’s International Real Estate. Tel: +33 493 397 777.
Website: www.christiesrealestate.com
This newly built bastide-style house has a dual aspect over the Med and hills behind. It is laid out as three houses, the main house and two guest houses, one with four bedrooms and its own pool.



PORT GRIMAUD GRIMAUD

Guide price: €11 million
Contact: Knight Frank. Tel: +44 (0)20 7629 8171.
Website: www.knightfrank.com
This recently renovated five-bedroom property overlooks Grimaud harbour. It comes with its own mooring, garden, two garages, teak-decked terrace and pool. The master suite sits on the top floor while four further bedrooms lie on the floor below.



THÉOULE SUR MER CANNES

Guide price: €12.5 million
Contact: Home Hunts. Tel: +44 (0)20 8144 5501.
Website: www.home-hunts.com
This contemporary six-bedroom villa, which is fully air conditioned, sits right on the water’s edge and has easy access to the port and local shops of Théoule-sur-Mer. There is a three-quarter-acre landscaped garden and a large pool surrounded by sun terraces.