



VIEW

VIEW 2020 | Your partner in property around the world

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With its pure and sophisticated lines, Alpine Eagle offers a contemporary reinterpretation of one of our iconic creations. Its 41 mm case houses an automatic, chronometer-certified movement, the Chopard 01.01-C. Forged in Lucent Steel A223, an exclusive ultra-resistant metal resulting from four years of research and development, this exceptional timepiece, proudly developed and handcrafted by our artisans, showcases the full range of watchmaking skills cultivated within our Manufacture.

Chopard

THE ARTISAN OF EMOTIONS – SINCE 1860



VIEW 2020

Welcome to Knight Frank’s VIEW magazine, our flagship residential publication dedicated to showcasing the finest property across the world. In this first issue, we feature the world’s premier properties and explore how we can all make our lifestyle more sustainable through a change in daily actions.

Perhaps this theme is more pertinent than ever, especially given the period of lockdown and subsequent reflection we have collectively experienced. We know the Covid-19 pandemic has made us think about how we operate as a business, both through the immediate shock of a property-market shutdown, and in the future, given shifts towards more flexible ways of working, how we school our children, and the pursuit of holistic work-life balances.

Despite our position as the world’s largest independent property consultancy, with 20,000 people across 57 markets and 488 offices, Knight Frank too has been through a remarkable evolution during this period. We have introduced a wide range of new and creative solutions to ensure our people are safeguarded and upskilled, and our clients remain at the very heart of everything we do.

2020 marks my first year guiding the residential business at Knight Frank, a position I hold with reverence. Despite the market headwinds, there is strong evidence that our partnership is uniquely placed to add value and provide the best possible advice throughout this period. It is in times like these that I believe Knight Frank and our partnership culture performs at its very best.

This new edition of VIEW, a collection of the finest global real estate, is testament to the dedication our teams put into every instruction. The editorial has been created to match, with the theme of sustainability being explored within the front pages of this magazine, and, how specifically, people’s views around property are changing. From eco-friendly supersonic travel that could take us into space (p22), to the prevalence of turnkey and lock-up-and-leave (p16), as well as architecture’s persistent advance in the face of economic difficulty (p8), we hope you find it offers food for thought when you look to make sustainable choices in your lifestyle, too.

As we look to the future together, we would be delighted to assist you across all your property-related needs, whether they be residential or commercial.

We are here to support as one firm – not just today but for many years to come.
I hope you enjoy VIEW and that you and your family have a safe and successful year.

Tim Hyatt
Head of Residential



BOODLES

1798

A FAMILY STORY

AMBER AND YASMIN LE BON WEAR THE 'BE BOODLES' COLLECTION

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269 Gray Head Lane, Colarado, USA
Masterfully designed by Aspen-based architects Poss Architecture, this contemporary six-bedroom marvel in Telluride's exclusive Gray Head development, draws inspiration from the peaks and ridgelines of the surrounding San Juan Mountains. (p105)

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THE CITY IS DEAD, LONG LIVE THE CITY!

Liam Bailey, Knight Frank's Global Head of Research, questions the sustainability of Covid-inspired urban flight, and points to the need to reinvent the city

On a surprisingly crisp morning at the beginning of September, I walked from St. Paul's underground station to a meeting deep in the City of London. Of course, I'd heard Covid had meant the City was quiet... but this? After reconfirming the venue, our preferred coffee shop being shuttered, I lingered over a white Americano while I waited for my guest and reflected on the empty streets.

While things were certainly quiet, the reality was that London, like most major cities, was slowly, very slowly, coming back to life. There were more office workers, cleaners and baristas wending their way through the ancient streets and glossy modern buildings than a few weeks earlier, and it certainly felt very different to the virtually lifeless streets a few months before that, shortly after the UK's Covid lockdown had been lifted.

However, nearly a year after the first rumours of a new flu-like ailment began to surface, and despite nascent improvements, the CBDs of London, New York, Paris, indeed almost all major cities, remain significantly changed.

With surveys reporting that a large majority of workers want to continue working from home, or at least have the choice to work remotely when possible plus leading banks and professional-services firms seemingly falling over themselves to promise that home working will remain long after the pandemic retreats – it is easy to understand why this change is being predicted as the new normal.

Evidence from the housing market points to even more significant changes. As our own data at Knight Frank confirms, over recent years seven out of every ten London-based home buyers wanted to buy in London, but post-lockdown this figure has slumped to three in ten – with the majority looking to distant English shires to build their new lives away from the pandemic.

After the experience of lockdown, the aspiration for a larger home, with room for an office, somewhere for children to study and a garden is perfectly understandable.

But there is a problem with this shift. If Londoners really turned their backs on city living, the south of England would struggle to cope – especially if the denizens of other cities joined the stampede.

The risk of covering the south of England in tarmac and concrete is a

real one, but there is a more significant problem, which affects even countries with the room to accommodate legions of new suburban or rural dwellers – a decline of city living would prove to be very eco-unfriendly.

It isn't the bucolic home in Sussex in England, or Connecticut in the US that promises low-impact living, rather it is the grimy, crowded, sodium-lit city that proves to be the most sustainable place to live.

Depending on which study you read, the world's city dwellers account for between 25% and 48% less carbon dioxide emissions than their rural counterparts. Density delivers substantial transport and energy savings for workers, goods and services.

Giving up on city living would have a significant environmental impact – with worse congestion, and more damage to eco-systems as urban sprawl led to vast areas of land being converted to roads and homes and the necessary requirements of extended suburbia.

There is also an economic payoff. Cities have long been recognised as the best environment to encourage wealth creation. Cities benefit from agglomeration; pushing many millions of people together supports productivity, innovation and ultimately economic growth. At the same time, they act as incubators of creativity.

There is an urgent post-Covid challenge to help heal the city. To remedy the problems that have forced so many to consider abandoning them.

What opportunities do changes in working patterns create for the use of buildings? What lessons can the inner suburbs provide for urban centres? Throughout the crisis the inner-ring of apartment blocks and denser neighbourhoods adjacent to the centre tended to fare better than the centre itself.

Rather than herald the end of the city, Covid, like many crises before, will likely inspire an evolution. It is an opportunity to rethink how urban life is best lived. Once the immediate crisis is behind us and the attractions of city living (bars, restaurants, galleries and parks) are open to us without unusual distancing, new residents will be attracted into the melee even if they want to reshape what it means to live in the city.

Fixing the city will prove to be the most sustainable outcome from this crisis.

“Fixing the city will prove to be the most sustainable outcome from this crisis”



RISING ABOVE RECESSION: ARCHITECTURE IN UNCERTAIN TIMES

Time and again, architects and investors demonstrate their visionary ability to create an optimistic route out of economic crisis by building for the future.

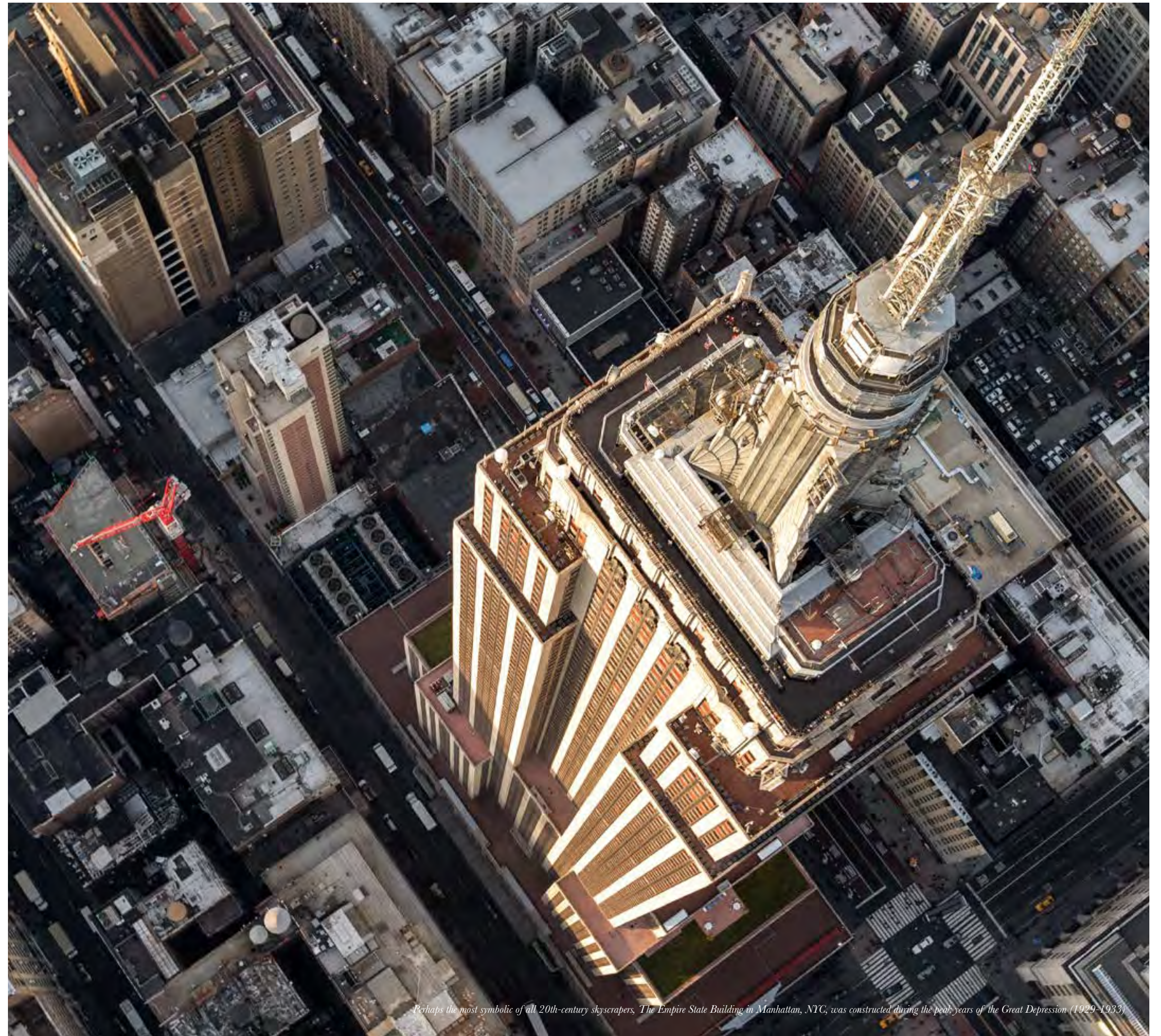
Cathy Hawker explores how form very much follows finance

Building iconic architecture in a time of great economic uncertainty demands steely nerves and deep pockets, yet history is filled with prominent illustrations of how the creative wheel keeps turning. The Empire State Building is a prime example. Construction at the Manhattan landmark started in 1930 just as the USA fell into the Great Depression. Wall Street went into freefall, millions lost their savings and a quarter of the US workforce faced unemployment. Yet at West 34th Street, construction of the skyscraper that would be the tallest in the world for four decades continued.

A triumph of optimism? Quite possibly, but the construction industry is notoriously cyclical, and a period of gloom can be the inspiration for exciting new design. Consider the Art Deco outpourings post WWI, modernist architecture after WWII or the worldwide building boom following the recession of 2000-2004. For architectural studios reeling from the effects of Covid-19, the knowledge that good things potentially could come will offer positive reassurance.

“Architecture always goes through a period of renewal and exuberance after dark times,” points out Sir George Iacobescu, Executive Chairman of Canary Wharf Group. “Architects adapt to the new reality but it is also an opportunity to drive forward positive new ideas. After world wars and recessions comes a flowering of creativity and a determination to build bigger, better and more beautiful than before.”

Sir George has experienced this first-hand. He is the former CEO of Canary Wharf Group, the thriving 97-acre financial, business, residential and retail estate



Perhaps the most symbolic of all 20th-century skyscrapers, The Empire State Building in Manhattan, NYC, was constructed during the peak years of the Great Depression (1929-1933)



Mill Neck Manor is a prime example of the 1920s Tudor Revival style that bloomed in popularity on Long Island's North Shore

created from a portion of London's derelict docklands. A continuous presence on site since the 1980s when construction began, he has experienced both boom and bust, including the 1990 recession that heralded a collapse in commercial real estate across London's markets.

Today Canary Wharf is home to firms including JP Morgan, Clifford Chance, KPMG and Barclays and has expanded its portfolio to offer quality residential homes. It has started sales at One Park Drive, an exhilarating circular geometric tower designed by award-winning Swiss architects Herzog & de Meuron with 468 apartments over 58 floors. The fluid architectural style with apartments stacked unconventionally to allow for double height balconies is mesmerising.

"As we emerge from adversity and austerity, architecture becomes an enthusiastic incarnation of the indomitable human spirit," Sir George says. "As F Scott Fitzgerald put it, 'that familiar conviction that life was beginning over again'."

As One Park Drive rises above the River Thames, it is a reminder that architectural styles continually evolve. Historically after a major global downturn there may be a pause but then comes a renaissance, a reaction.

This trend is certainly real, agrees Dr Carol Herselle Krinsky, Professor of Art History at New York University and a member of the Society of Architectural Historians (sah.org), although she argues that it is more a matter of investment than of architecture.

"After a depression, investment money may still be available and after one daring investor produces a successful investment, others tend to follow," Professor Herselle Krinsky says. "Architecture is a by-product of real-estate investment. The architect is not an autonomous creature but rather works for the hand that feeds him."

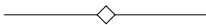
This concept was examined in depth by Professor Carol Willis from Columbia University in her 1995 book Form Follows Finance. The title is a play on the much-quoted concept of "form ever follows function," the idea that a building's design should primarily reflect its intended purpose.

The book explores the importance of speculative development and the impact of real-estate cycles on the forms of buildings – with special reference to the skyscrapers of her hometown, New York City.

These ideas work equally well in a domestic setting and have done for the best part of a century. One hundred years ago, as the Empire State Building was being designed, Paris was a capital of art and culture at the forefront of the Art Deco movement, while London was enthralled by the Bright Young Things, wealthy and beautiful aristocrats who revelled in a thriving social revolution. New Yorkers too were relishing their new-found post-WWI affluence and for the wealthiest of them all, that meant a home on the Gold Coast, the North Shore of Long Island.

**“As we emerge from
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*Sir George Iacobescu
Executive Chairman, Canary Wharf Group*



NORTH SHORE: LONG ISLAND'S GOLD COAST

Perhaps there is no better embodiment of the idea that a crisis can manifest opportunity than Jay Gatsby, the enigmatic hero of F Scott Fitzgerald's The Great Gatsby. As the story goes, Gatsby lived alone in an opulent mansion in the fictional village of West Egg on Long Island. For Fitzgerald however there was nothing imaginary about this most prestigious stretch of East Coast America, the so-called Gold Coast. He and his wife Zelda were residents there and saw the magnificent homes that the rich and famous built for themselves.

Overlooking Long Island Sound and 45 minutes from Downtown Manhattan, the pebbly North Shore is where palatial mansions were owned by a roll call of illustrious American tycoons; the Guggenheims, Vanderbilts, Hearsts and Astors all owned magnificent homes – many designed in lavish European style.

Today the names might have changed but the prestige remains, says Maggie Keats of Knight Frank associates Douglas Elliman.

"Sands Point, Port Washington, Manhasset and Plandome are especially popular with buyers for their proximity to New York City, position on the Long Island Rail Road and beautiful neighbourhoods," she explains. "Other desirable areas include Oyster Bay, Lattingtown, Old Westbury and Brookville. Waterfront homes and estates with large acreage carry a high premium."

Residents come for the excellent schools and high quality of life. "The Hamptons, because of its even-higher price point, tends to attract buyers who can afford to own more than one

significant residence and is more of a summer colony," says Keats. "The Gold Coast is less seasonal with a year-round community."

Currently on the market, a beautiful 1920s mansion that fronts both the bay and Long Island Sound in Northport is \$1,995,000. The award-winning renovation keeps the charm of the original home yet makes a totally contemporary 21st-century home.

Joe Graziose, Executive VP, Residential Development at developers RXR, is building for a new generation of Gold Coast homeowners. His project Garvies Point in Glen Cove is a high-end residential community on a 56-acre waterfront site where residents share 22,000 square feet of extraordinary wellness and leisure facilities.

RXR have spent fifteen years preparing the former industrial site, turning it into an artfully landscaped resort with boat berths and 28 acres of undeveloped open space. A regular ferry service will connect Garvies Point to New York City.

"Our buyers include empty nesters moving from large single-family homes, young professionals and families from Manhattan looking for a weekend home," says Graziose. "They share the desire for a hassle-free home in a beautiful location with 24-hour concierge and outstanding amenities. Garvies Point offers that lifestyle."

One hundred years after the Gilded Era built their Long Island mansions, this much-loved east-coast neighbourhood is ready to roar for another generation of homeowners who will no doubt develop their own style.



Herzog & de Meuron's One Park Drive in London's Canary Wharf is one of several developments to reach for the sky post-GFC

PARIS: LES ANNÉES FOLLES

In Paris the Roaring Twenties became known as Les Années Folles, the ‘crazy years’. Americans arrived in number, thrilled by the bohemian freedom they discovered. This so-called ‘Lost Generation’ included Ernest Hemingway, F Scott Fitzgerald and Gertrude Stein, writers who catalogued the time’s joyful excesses.

Paris was once again a capital of art and culture, brimming with creativity and vigour. Dancer Josephine Baker introduced Charleston-infused music, Dali experimented with modernism, Picasso with cubism and Magritte with surrealism.

The city was responsible for Art Deco, an architectural style named after the Exposition Internationale des Art Décoratifs held in Paris in 1925, and Art Nouveau flourishes gave way to symmetry and simplicity. The Folies Bergère was given a new Art Deco façade in 1926, the same style later adopted in New York on the Chrysler Building.

The creative icons from Les Années Folles centred on Montparnasse on the Left Bank and their legacy is still felt in the city. Today, cross the Seine, stroll through the Luxembourg Gardens and take a seat under the red awnings of historic cafés such as Le Dôme or La Closerie des Lilas and imagine the 1920s Paris of Hemingway, Anais Nin and Henry Miller.

LONDON: THE BRIGHT YOUNG THINGS

London might not have had the artistic outpouring of Paris but it too entered into the fever of the Roaring Twenties and it was writers who catalogued the decadence and luxury of the times. Evelyn Waugh wrote Vile Bodies, satirising the Bright Young Things, the wealthy and beautiful aristocrats who partied to excess in the 1920s and were a match for their Parisian counterparts.

Writer Nancy Mitford also described this privileged set, despite being part of it with her famous sister Diana. The Bright Young Things arguably began the trend for modern celebrity, with their antics documented in newspapers and their parties photographed by society favourite Cecil Beaton. The 1920s are well represented in modern-day London architecture in some exceptional Art Deco buildings.

The ship-like prow and uniform exterior of Broadcasting House in Portland Place; the four iconic chimneys of Battersea Power Station, currently entering the next stage of its life; and the Carreras Cigarette Factory in Camden all take their roots from 1920s style.

The latter includes references to Egyptian Revival architecture too, a nod to the 1922 discovery of Tutankhamun’s tomb by British archaeologist Howard Carter, an event which electrified Londoners, and in parts the city’s architectural identity. From the enamel frieze depicting ancient scenes on Ideal House in Soho, to Arcadia Works near Mornington Crescent, Ancient Egypt’s gilded splendour is etched across the faces of London’s best-loved buildings.

FLASH FORWARD

Knight Frank’s Group Executive Board tell us what they think will define real estate throughout the 2020s



ALISTAIR ELLIOTT
SENIOR PARTNER & GROUP CHAIRMAN

The real-estate world has never experienced such huge shifts, with changing trends presenting greater opportunity. Commercially, traditional retail real estate is still adapting to e-commerce’s challenge, while student property, retirement living and healthcare offer more demographic-focused solutions. The changing face of work means we require different things from the office space. This is on top of the massive infrastructure spend in emerging markets, which presents the firm with exciting opportunities to expand. In the residential world, people will continue to move to adapt to their needs and the rental sector will explode. Much will challenge the sector throughout the 2020s – ESG; impact investment; the rapid emergence of technology – but it’s a chance to provide our clients with a service in new and brilliant ways.



STEPHEN CLIFTON
HEAD OF COMMERCIAL

We’ve navigated a succession of global shocks over the past decade, and it has been – and will be – fascinating to identify how areas will harness disruption and turn the intense innovation of necessity into the momentum of success. We call these places ‘Innovation Led Cities’: urban centres that have gold-standard education facilities, embedded infrastructure, broad capital platforms and, most importantly, a resilience born of talent, energy and appetite to innovate and evolve. This is where clients will continue to find the intrinsic value of resilience as the foundation for the strongest returns on the planet. And it’s in these special, complex environments that we will identify world-class opportunities for outperformance in the 2020s.



TIM HYATT
HEAD OF RESIDENTIAL

You will never be able to remove the human element of estate agency. For the modern-day agent, a combination of the very best customer experience, leading market intelligence and technology will be essential for success. With the growing significance of online agents, the traditional estate-agency model will undoubtedly change. It is likely that there will be a condensed grouping of property advisors who will offer a more personal service but cover a greater geographical area. A hybrid model, which provides customers with the best in online accessibility but still offers a strong focus on the human and personalised element across all touchpoints, I believe, will be the sector’s future across the next decade.



RUPERT DAWES
HEAD OF GLOBAL RESIDENTIAL

I think the way we perceive space will continue to change to match individual needs. People aren’t going to limit their choice in property to suit a stage of life, rather what is right for them at that time. Think less ‘downsizing’ and more ‘rightsizing’. What this means for buyers will naturally differ from market to market, but we think it could change property norms dramatically in some places. For example, lateral spaces such as apartments will be considered more kindly among senior generations as well as the time-poor, as they offer greater accessibility, efficiency of space and less upkeep than a multi-level house of similar proportions.



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Enjoy our hand-picked selection of the world’s finest luxury items, created by brands with sustainability and the best interests of our planet, people and the environment at heart. For more objects of desire, don’t miss the Knight Frank Luxury Investment Index, in the 2020 edition of *The Wealth Report*, out now

Formafantasma at Nodus Rug

Italy-based Nodus’ ‘The Stranger Within’ is an eclectic wool rug designed by Formafantasma in Nepal. Part of a ten-piece limited-edition collection, from a company that pride themselves on ethical production practices and the proper treatment and payment of their staff. £20,425, artemest.com



Clase Azul Reposado Tequila

Mexico’s Clase Azul tequila is made using 100% organic Tequilana Weber blue agave, found in Los Altos, Jalisco’s highest peaks. Its beautiful ceramic decanter is hand-made and painted by local artisans, who in turn are offered an education as part of the brand’s non-profit organisation arm. £780, selfridges.com



Tom Dixon Bookends

Tom Dixon’s Swirl collection takes the powdered residue from the marble industry and repurposes it, mixing it with resin and pigment to create sculptures, such as these stair-shaped bookends. This process highlights the brand’s dedication to recycling fine materials. £225, tomdixon.net



Chimère Edition Fish Bowl

Contemporary furniture label Chimère Edition, founded by Parisian Frederic Stouls and designer Marc Ange, is the first publisher of contemporary furniture dedicated to pets. Pieces are made from natural non-chemical elements, such as this bowl’s blown glass and solid oak. €2,450, chimere-edition.com



Rolex Cosmograph Daytona Watch

Last year, Rolex joined forces with National Geographic to increase awareness of threats facing the planet’s most extreme environments. The Perpetual Planet Extreme Expeditions will continue for another four years, helping to reveal insights that can save the planet. £85,200, rolex.com



Campana Brothers Bolotas Armchair

A Brazilian design duo, the Campana Brothers, create furniture in partnership with local communities, to fashion pieces that celebrate the colours and textures of their native Brazil. This limited-edition collectible is made from sheep’s wool and natural Brazilian ipê wood. £32,543, 1stdibs.co.uk



Kirk Vander Kooij Molten Table

Kirk Vander Kooij’s ‘melting pot’ designs are made from collected ‘left over’ materials such as discarded chairs, vases, cabinets and even garden furniture. These items are then repurposed and remoulded into indestructible tables – each with their own individual design. £5,790, mintshop.co.uk



Bellerby & Co Globe

Bespoke to your whims, each globe is hand-made and can be personalised in endless ways. Company owner Peter Bellerby is an ambassador for the Elephant Family charity, and he donates a generous percentage of all sales to help the initiative that saves these animals from extinction. From £3,799, bellerbyandco.com

Compiled by Laura Weatherburn and Clara Baldock



Kimberly McDonald Earrings

NYC-based fine jewellery designer Kimberly McDonald prides herself on her commitment to using reclaimed materials. These diamond-slice cascade-drop earrings feature emeralds, pink and blue sapphires, canary diamonds and diamonds set in 18k white gold. *Price upon request*, kimberlymcdonald.com



Sana Jardin Parfum

Sana Jardin founder Amy Christiansen launched the line with cooperative Orange Blossom Project, a Moroccan co-op that hand picks all the brand’s floral ingredients and upcycles roughly 900 tonnes of orange blossom waste into their own products. £180, *Tiger By Her Side Eau de Parfum 100ml*, sanajardin.com



Kentia 14in Palm in a Peach Walnut Stand

Founded in 2010 as a botanic arts company, Greenery NYC creates pieces that support life where people miss it most – in urban areas and indoors. The company champions sustainable practices, and regularly donates plants and materials to various social organisation in need. \$960, greenerynyc.com

YOUR NEW LONDON BASE

Qatari Diar’s new Chelsea development promises to offer residents the highest ranking five-star luxury living – do we have your attention?

Contemporary period television dramas may have flaunted different areas of London’s gloriously aristocratic pomp, the most recent includes ITV’s *Belgravia*, but this affluent area of the capital has always been a sought-after situ to the country’s highest echelons.

Now, developers Qatari Diar’s transformation of Chelsea Barracks – formerly home to several regiments of the British Army – opens up one of the area’s last remaining great sites to the public, for the first time in nearly 160 years.

With such a history and location, Chelsea Barracks’ transformation had to be world class – and the result is some of the most valuable real estate in London. Along with 71 apartments in the newly completed first phase, there are 13 townhouses priced from £38 million, each spanning six storeys – including two underground – with private pools, spas, roof terraces and gardens.

Built from the same Portland stone as London’s greatest landmarks, these townhouses will become legacy homes as treasured as Belgravia’s listed 19th-century townhouses. “There is a very high specification to these buildings, and the quality of stonework is way beyond what most developers would have done. There’s a legacy element for our clients,” comments Rupert des Forges, head of Knight Frank’s Prime Central London development team.

The houses also offer their owners the luxury and convenience of the modern-day dwelling, including being fully secure to lock up and leave.

Another of the scheme’s USPs is the low-rise, low-density nature of the site. “There will be 270 homes in total, set on

nearly 13 acres, 40% of which will be devoted to gardens and public-realm work by Gustafson Porter and the Chelsea gold-winning gardener Jo Thompson,” says des Forges.

Among the amenities on offer are London’s largest private spa, the Garrison Club, and the beautifully restored Garrison Chapel, an arts space whose rose window has become the emblem of Chelsea Barracks. Coming in the next phase is a sports hall that will feature an underground championship tennis show court.

In every sense, Chelsea Barracks has been designed as a vision of perfection, with manicured streetscapes where there is not a parked car, bin or skip in sight. But Chelsea Barracks is not about living in a gilded cage. It’s for those who want to feel part of the community, pop down the road for coffee in Daylesford Organic, or stroll to the shops on Sloane Street or the King’s Road.

After having been sealed off for so long, this site is now open to anyone who wants to take in the beauty of these landscaped streets and gardens. “It’s perfectly permeable. It reconnects back into Belgravia,” says des Forges.

Just like the famous Chelsea Pensioners in their iconic scarlet coats who live next door, residents at Chelsea Barracks will be an integral part of the neighbourhood. And so far, buyers have come from all over the world – including many from Belgravia. “They are typically moving out of large townhouses and into these large, lateral spaces,” says des Forges.

As locations go, reinventing a small part of British history for super-prime 21st-century living, this is as good as it gets. For more information on Chelsea Barracks speak to Rupert des Forges, +44 (0) 20 7861 1777 rupert.desforges@knightfrank.com

“Chelsea Barracks has been designed as a vision of perfection. Not about living in a gilded cage, it’s a place for those who want to feel part of the community”



Residents of Chelsea Barracks can enjoy access to a private spa and members’ club, as well as their own pool and roof terrace





PATHWAYS TO SUCCESS

International private education is growing globally. Christopher Nagle from Australia's premier private education firm Holmes Education Group talks us through a world of possibility

The private education sector is set to continue its global expansion well into the 2020s, fuelled by an internationally mobile base of students in the world's most rapidly emerging economies. Private higher or tertiary education can be considered to offer a quantitative approach to teaching – for many that pay for their education, a return on investment is almost guaranteed.

Holmes Education Group is a pioneer of international student education programmes. Their story began in Melbourne, Australia as an English-language centre 30 years ago. They're still independently owned and managed today and educate more than 20,000 students each year across Europe, Asia, Australia and North America.

The brand has been credited with innovative pathways that help students achieve their education goals, through numerous stages of their academic careers.

We spoke to Christopher Nagle, director of the group, about the current climate for the private sector, what it offers its students over public education, and what divergent opportunities are on the horizon for the brand.

IN THE CURRENT GLOBAL CLIMATE, WHERE IS THE PRIVATE EDUCATION SECTOR RIGHT NOW? HOW DOES IT COMPLEMENT WHAT'S ON OFFER IN THE PUBLIC SECTOR? I think the fundamental principle is that in a private school, you can gear everything towards performance, which is something you can't do in the public

sector. Private schools have to compete for their income. Their offering has to rival that in the public sector as well as other private schools. I think this creates whole organisations that have to be geared towards rewarding merit-based performance, both for the students and those who teach them.

WHAT OTHER BENEFITS EXIST, AS WELL AS CREATING ENVIRONMENTS THAT ARE PURELY MERITOCRATIC? Well, these private institutions can also be more efficient. For instance, as private schools can move or promote staff a lot more easily, they're not heavily unionised. What's more, companies with one major shareholder – such as Holmes Education Group – can make the kind of decisions that could easily take six months in a public institution, in a matter of minutes. I think private companies, because they're competitive, are naturally more attuned to the market, and they have structures where they can adapt to these markets.

HOW DOES HOLMES EDUCATION GROUP'S STORY REFLECT THE PRIVATE SECTOR'S ABILITY TO ADAPT? We started at a time when the idea of international education was only just beginning to grow. It was at the outset a time in Australia when international students would come and study English. It wasn't just that we were more efficient than our competitors in the public sector, it was that they weren't offering the type of education we would to international students.

PRESUMABLY YOU CAN OFFER SYLLABUSES MORE CONDUCIVE TO TEACHING STUDENTS WHERE ENGLISH ISN'T THEIR PRIMARY LANGUAGE? Our business went from being an English-language school to teacher training; then diploma programmes; university pathway programmes; and then our own accredited degree. We created a development model. When we came to the UK in 2009, we wanted to take over English-language schools and instill the same kind of development programmes. English language is a great basic product that is at the heart of the mission statement, because it's about giving people an experience.

HOW MUCH DOES THE OVERALL EXPERIENCE A STUDENT ENJOYS IN THEIR CHOSEN DESTINATION MATTER? ARE PROGRAMMES DESIGNED WITH CULTURAL IMMERSION IN MIND? So, if you consider how we teach English, there's nothing special about it, but that's not solely the point. It's the pure expression of the idea that people going to different countries to live and study means they will have experiences in an environment removed from their own. We believe this is a good thing. That's what the purpose of the company is.

HOW DO YOU ENSURE WHAT YOU OFFER STAYS RELEVANT AND THEREFORE COMPETITIVE IN ANY GIVEN MARKET? Consistency comes from having an absolute focus on the quality of the recruitment. So, we're committed to having diversity and internationalism in all of our classrooms, which means you need to recruit students from all over the world and you need to work in countries such as China, Korea and Japan, where students are completely genuine, 99% of the time.

DOES RECRUITING THE RIGHT STUDENT MATTER, TOO? Yes, in different markets there are always different challenges. Depending on the region that we're recruiting the students from, we'll conduct a certain amount of credibility assessments. For students from certain countries, we'll hold up to five phone calls with them to find out their intentions. We want to know if it makes sense for them to study. We ask if they have a feasible return on investment planned? We have to assess whether they may have an ulterior motive, such as wanting to immigrate illegally. For example, if we are recruiting students from certain parts of India or Nigeria, we have to be very strict on checking for fraudulent documents.

In China, the challenge tends to be recruiting students with the requisite level of English; you need to be strict on this, because you need a good level of English to learn.

HOW DO YOU SEE THE PRIVATE SECTOR PROGRESSING? TO WHAT EXTENT IS TECHNOLOGY INTERNATIONALISING WHAT YOU DO? Online testing means we can accept students into our schools remotely, and demand for that obviously is through the roof, given that testing centres have been closed globally. Technology's introduction into education has been very interesting. It's fascinating what some people are doing and they are really innovating the product of education in terms of knowledge transfer. It's something we definitely need to explore further. The difficult thing for us is how we integrate technology into the business, as we believe education is an experience, we are just as concerned with what goes on outside the classroom as what goes on in it.

WHAT IS NEXT FOR THE GROUP? WHAT AREAS OF THE SECTOR HAVE YOU IDENTIFIED AS OPPORTUNITIES? We are always looking at attracting students from markets where there is an emerging middle class, such as India. At the moment, the UK is the hot product for Indians.

I read the statements of those students who apply to us, and you can see they almost put the calculations into their personal statement when they say: "An Indian multi-national company, like Tata, will give me a job if I've got 'x' foreign qualification from an English-speaking country." They can see the positive return if they make an investment in an education from somewhere with globally recognised degrees.

ARE THERE WIDER OPPORTUNITIES YOU'RE LOOKING TO TAKE HOLD OF, BESIDES EDUCATION? We would like the next phase of our business to look at how our movements affect the local property markets, especially those in regional English cities. This is not our objective, but I would like us to expand to meet the opportunities that come as a result of the great demographic shift that we're causing.

So, things like the movement in property-market in student accommodation, but also things like recruitment. There are people in Australia who started out as an education business and ended up actually as a larger recruiting business.

To make the most of these opportunities we probably need to develop partnerships in other business areas, such as in property accommodation and in recruitment as well.

To find out more about international education with Holmes Education Group, please visit holmeseducationgroup.com



ONE-ON-ONE WITH KEYSTONE TUTORS

Will Orr-Ewing, founder of the UK's leading private tuition firm gives us an insight into the world of private tutoring, from the point of view of a forward-facing educational disruptor, and as a body responding to the global Covid-19 pandemic

HOW HAS KEYSTONE TUTORS DISRUPTED THE PRIVATE TUITION INDUSTRY? Keystone Tutors really took off when we began to try to professionalise tutoring and that's been our mantra for the past ten years. Tutoring's a very charming business that has been in this country for hundreds of years, but it has always been very amateurish. And that's fine. Some families may want someone to turn up with a scrunched up past paper and bags of charm and intelligence, but we believe in offering much more than that.

WHAT DOES 'PROFESSIONALISATION' OF THE INDUSTRY LOOK LIKE IN PRACTICE? We started taking on tutors as full-time employees and treating them like they were a proper lawyer, or a teacher, or a doctor. By paying them proper salaries, training them properly, getting them on pension schemes, we've been able to create a standard and quality that is a benchmark they have to meet. We believe this has had a hugely positive effect on not just the students we teach, but on the brand we've created.

HOW DO YOU INTEGRATE THE BRAND WITHIN TRADITIONAL EDUCATION STRUCTURES? We've found schools to be good partners rather than adversaries. So, you know, in most cases, our ambitions, the family's and the school's ambitions are all

aligned. And we want the kid to get the best possible result, to thrive, to flourish intellectually and emotionally. It's what everyone wants.

WHAT ABOUT IN YOUR NATIVE UK MARKET? In the UK, the sentiment is that families are quite traditional and want more traditional forms of education, but they are now having to start experimenting with remote learning and remote teaching because of the pandemic.

I can see that becoming much more the norm in 'mainstream education'. The concern is that people would have become normalised to it. Once you try it, most people love it. It's just a bit of a leap of faith to begin with.

HOW HAS THE GLOBAL COVID-19 PANDEMIC ADVANCED THE PRIVATE TUTORING INDUSTRY, GLOBALLY? The pandemic meant we're experiencing mass experimentation of how we're teaching and learning – especially through the use of online tutoring. So, we already do almost 60% of our work online, and we've got offices in Singapore, Shenzhen and Hong Kong where it's the sole form of delivery.

For more information on private tutoring with Keystone Tutors please visit [keystonetutors.com](https://www.keystonetutors.com)



Making the most of your property wealth



Property wealth is playing an increasingly important role in financial planning and a growing number of older homeowners are beginning to think about how to use the equity built up in their property, as David Forsdyke of Knight Frank Finance explains.

Homeowners over the age of 55 often have quite distinct financial considerations, compared to other generations. Whilst they have seen tremendous increases in the value of their property over the last 30 years, other assets and investments, including their pension plans, may not have fared so well. As a result, property wealth is increasingly being used in planning for retirement, to help children and grandchildren, for school fees and as part of Inheritance Tax planning, among other priorities in later life.

A number of financial products have come onto the market in recent years that allow older homeowners to access the otherwise illiquid wealth built up in their residential property. These include lifetime mortgages, retirement interest-only mortgages, short-term finance and buy-to-let solutions. But how do these products help in practice? To demonstrate, I've answered some of the questions I regularly receive from clients.

Why would I take out a mortgage in my retirement?

Borrowing in retirement was historically regarded as a last resort. However attitudes are changing and in reality it can be a shrewd financial decision. Financial advisers are increasingly including property assets alongside other sources of wealth when looking at potential enhancements to their clients' income, lifestyle and tax efficiency. For example, pension funds benefit from certain tax advantages, and can be left to your beneficiaries tax free if the individual is under 75. Whereas a main residence is subject to Inheritance Tax. This raises an interesting question around tax efficiency and whether it is better to draw funds from property over pension assets.

How can borrowing reduce my Inheritance Tax?

If you borrow against your home via a mortgage and gift the equity to your children, it becomes known as a potentially exempt transfer (PET). A PET allows you to make unlimited gifts which are exempt from Inheritance Tax if you live for the following seven years (there will be tax payable on a sliding scale if you pass away within seven years). Depending on your age and life expectancy, this can be a worthwhile solution, as it reduces the overall value of your estate and therefore the Inheritance Tax due when you pass away. Individual situations vary so seeking professional advice is always recommended.

How can I help my family using the equity in my property?

The 'Bank of Mum and Dad' is becoming more and more important in today's property market. Under 35s increasingly need help from parents, grandparents or other family members to get on the property ladder. For many, this is done by releasing the equity built up in property through a lifetime mortgage or other form of borrowing. Grandparents often want to contribute to school fees, and the draw-down facility that is available with a lifetime mortgage can be a great way for them to access small, but not insignificant, lump sums when the educational bills come in. The cost of this type of borrowing has dropped dramatically recently. In some cases I've suggested children pay the interest for their parents or grandparents because it's actually cheaper than borrowing the money themselves.

What else can I do with my property wealth?

Lifetime mortgages are often used for home or garden improvements. Later life can bring a need for adjustments around the home which make life easier, and if such improvements enhance the value of your property you could argue this is a very wise use of the borrowing. Another common use of these products is to tidy up existing debts. Retiring with a mortgage, secured or unsecured debts still lingering can be a worry. We see many clients making use of the products now available to consolidate debt and improve their cashflow as they transition into full or semi-retirement.

David Forsdyke is Knight Frank's Later Life Finance expert. He has previously worked for the Financial Conduct Authority and the Equity Release Council and has over 15 years' experience in the Later Life Finance industry. Contact David directly for trusted financial advice on 01483 947 764 or email david.forsdyke@knightfrankfinance.com



LITTLE BIG PLANET

The new space race will put a lucky few into orbit, and their superfast flight will be an experience that changes how we view the world, and where we view it from, forever. *Martin Rosser* investigates

There’s a scene in the 2020 adaptation of Aldous Huxley’s novel *Brave New World* where our protagonist lovers cross continents on a rocket flight. He is an ‘Alpha+’, a socially superior being who’s been-there-done-it; she is considered a societal lesser, a ‘Beta+’, and it’s her first time. Ignoring the superior Alpha disdain around her, she unbuckles at the apogee and floats free of gravity.

Her delight captures our excitement about this next phase in commercial flight: shooting into a low-space orbit, cruising weightlessly as diamond-bright stars twinkle in the blue-black vacuum and the planet turns far below, then plummeting down to the other side of the Earth. New York to Shanghai in half an hour. *Brave New World* is a work of pure fiction, the rocket trip – not so much.

The physics behind point-to-point rocket travel that put a man on the moon half a century ago also gave us the miracle of GPS and commutes astronauts to the International Space Station. We’ve nailed that.

The technology has changed much faster than the physics. In May, Nasa paid the man who makes Tesla cars, Elon Musk, to ferry its astronauts up to the International Space Station. The technology of SpaceX’s spacecraft Dragon Crew is extremely impressive.

But even that is less important than the political turnaround and the implications it could have for connectivity in a world staked with corporate outposts and the enclaves of community that spring up around them.

America’s Space Shuttle programme was mothballed in 2011, its baked-in failures admitted to in private if not public. For the rest of the decade, Americans hitched a ride on simple yet reliable communist rockets. It was an echo of the myth that America wasted millions developing a pen to write in space while Russian cosmonauts were issued pencils – but with far more truth to it.

The Soviet Union that created Soyuz rockets was buried by history a decade before the Space Shuttle misadventure collapsed under its own hubris and publicity. But those Soyuz-taxi years weren’t wasted. The path was cleared for private industry to boldly go where no state had kept on going before.



Dragon Crew may be a triumph for international capitalism, but for Elon Musk, it's a mile marker. He founded SpaceX in 2002 to slash the cost of putting payloads into space because he plans to colonise Mars. He sees, though, he can make money from this milestone.

“You can get to most long-distance places in less than half an hour,” he says of rocket travel, “and if we’re building this thing to go to the moon and Mars, then why not go to other places on Earth as well.” Carrying paying customers, he means.

Of course, SpaceX is not alone. The invisible hand of free-market capitalism would be just a stagnant monopoly without the advances of prescribed competition. Chief among Musk’s space rivals is Richard Branson, who founded Virgin Galactic in 2004.

“I’m not as passionate about Mars as Elon,” said Branson in 2017. “My love for space is about how much it can do for people here on Earth.”

Branson has already sold tickets to take tourists into space. And, like Musk, he is not blind to the big opportunity.

“To get to space we’re going to be flying a craft that’s going 3,000 miles per hour. Taking that craft and looking at point-to-point travel is something we are going to be in the best position in the world to do.”

Completing the holy trinity of space-entry-preneurs is Amazon’s Jeff Bezos, who founded Blue Origin in 2000 to deliver low-cost suborbital flight as a step towards higher goals.

“We humans have to go to space if we are going to continue to have a thriving civilization,” Bezos said in 2019. “We have become big as a species, and this planet is relatively small. We see it in things like climate change and pollution and heavy industry. We have to preserve this planet.

“Eventually it will be much cheaper and simpler to make things in space, so no more big factories and pollution on Earth,” Bezos says. “Earth can be zoned residential.”

The hard economics underwriting these dreams is simple, as stated by a report from Swiss investment bankers UBS that predicts annual revenue of \$20 billion from long-haul space travel by 2030. This is extrapolated from current flights of 10 hours or more that will soon be taken via space each year.

UBS analyst Jarrod Castle said: “There are over 800 routes servicing over 150 million passengers. Even a small percentage of that market is a material revenue opportunity once this product is delivered.”

The early adopters will be the smallest percentage of the smallest percent who are likely to see travel beyond the atmosphere as a viable mode of transport. They may hash out the small print on superfast broadband but they know how vital are the personal connections made over lunch or a coffee, by a handshake – face-to-face.

The bigger the business, the smaller the world has to become to make it work, because all businesspeople are people. Shaving long, boring hours off jet flight by trading up to a rocket will be as obvious to them as the move from first class to private jet, back in the day.

Similarly, the ability to cross vast swathes of the planet in just hours could radically impact the complexion of global real estate. New residential and commercial centres will be defined by their proximity to launch pads or space ports. The infrastructure needed to join the dots – roads, local accommodation, hospitality – could herald an economic boom around a space port in a similar way to when a major airport or rail hub is built or expanded.

In the future, real estate may too be defined as a primary dwelling or secondary residence that can launch these superfast planes from their own launch pads or runways.

Today in a similar way that helipads or private airstrips are requisites for the wealthiest, in the not-too-distant future, retro-futuristic superconnected hideaways that would make a Bond villain jealous may yet come to be realised.

Investment bankers Morgan Stanley were as bullish as UBS, predicting last December that Virgin Galactic stock would triple in value to \$22 once it showed it was on the way to flying space passengers at hypersonic speeds. The stock did far better than that, passing \$42 before Covid-19 pummelled the markets in Mad March.

By then, Morgan Stanley had gone cold on the soaring stock, but recent developments have shown Virgin Galactic is far from being a one-trick space pony.

In August, they announced an agreement in which Rolls Royce will supply engines for a Virgin Galactic supersonic plane. It’s a super-sleek delta wing that looks like an upgraded Concorde and should fly at 60,000 feet carrying up to 19 passengers at Mach 3.

This is not hypersonic (Mach 5), and it’s not in space, but the excitement came from the completed Mission Concept Review, in which the two companies and Nasa see “the way toward use of state-of-the-art sustainable aviation fuel”, leading to “adoption in the rest of the aviation community”. It also helps that they have been “working with the FAA to ensure our designs can make a practical impact from the start.”

Not content with rockets for space tourism and supersonic sustainable planes, Virgin Galactic have also sealed a deal with Nasa, a Space Act Agreement, to find and train astronauts for low-Earth orbit and get them to the International Space Station and back. Nasa isn’t handing over its astronaut training programme. This is about Virgin finding and training people who want to pay to become astronauts – because Nasa sees that scientists, governments, and technology researchers will want to use the ISS.

Is this why Branson believes Virgin Galactic is going to be “in the best position” to win this new space race? Maybe not. Musk and Bezos are both betting on what Musk calls BFRs.

He called his ‘Big F-expletive Rocket’ Falcon 9 to deflect the F in his acronym, but these are direct descendants of the awesome Saturn 5 that powered Apollo out of our gravity well.

Branson has a different technology. SpaceShipTwo is carried high into the atmosphere by WhiteKnightTwo, a twin-fuselage four-engined jet. The carrier drops off the spaceship in the stratosphere, where it fires its rocket and powers up into space.

Modern BFRs will be more efficient than a Saturn 5, but Virgin Atlantic’s approach is bound to need even less fuel. It also means they use a runway instead of a spaceport. That’s two major advantages in a crowded world concerned about climate change. WhiteKnightTwo also stands to gain from any new, greener fuel developed for the supersonic plane.

SpaceX lands its Falcon rocket vertically, balanced on its flaming jet. It’s all the more amazing when you grasp it is landing on a ship at sea – slashing both the fuel and environmental costs. The landing looks serene, like a sci-fi movie, which is probably why Musk named his two sea-going spaceports in honour of ships from the sci-fi novels of Iain M Banks: *Just Read The Instructions* and *Of Course I Still Love You*.

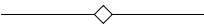
Runway or spaceport, people will cross the planet in under an hour, enjoying on the way a privileged vision of Earth. Branson and Bezos believe this new technology can save our planet, and

Branson spoke movingly about how the view from the window may turn out to be the most important thing of all.

Astronauts call it the overview effect: overwhelming awe at seeing our planet, whole, hanging in the void. It was Apollo 8 astronauts who took the famous photo Earthrise, and one of them said long after: “Our total focus was on the moon. We weren’t thinking about looking back at the Earth. But that may well have been the most important reason we went.”

Sometimes you have to step back from something to see it clearly, park the petty day-to-day issues and appreciate how precious it is. We may get that soon. O brave new world, that has such visions in’t.

“The ability to cross vast swathes of the planet in just hours could radically impact the complexion of global real estate”



From left to right: inside the cabin of Virgin Galactic’s SpaceShipTwo; Richard Branson jumps for joy at VSS’s launch; SpaceX’s Falcon 9 blasts off



MEET DEIRDRE: JAPAN’S FASTEST EXPORT

She took Glorious Goodwood by a length and galloped her way into the hearts of international horse-racing fans the world over. *Gershon Portnoi* found out how Deirdre won the race to cement Japanese and British sporting relations

The sun is shining on the Sussex countryside as you take a sip of your Mirabeau Rosé, and watch the beautiful sight of thoroughbred horses galloping in the distance. As the sound of thundering hooves moves closer, the excited roar of anticipation fills the air around you, and all eyes are focused on the closing stages of one of the biggest races of the year.

This is Goodwood. This is a quintessentially British highlight of the summer. But this is also a slice of history and, unusually, a part of Goodwood is about to become Japanese.

With only a couple of furlongs left in the highly prestigious 2019 Group One Qatar Nassau Stakes, Frankie Dettori’s mount Mehdaayih is seemingly in control of the race.

But one of Dettori’s rivals Oisin Murphy, and Deirdre, a Japanese thoroughbred mare debuting at Goodwood, have other ideas. Spotting a gap on the inside, Deirdre gallops through, making Dettori and Mehdaayih look as if they’re going backwards. Then, in what seems like a blink of an eye, Deirdre passes the post to become the first ever Japanese winner at Goodwood, an institution of British racing.

Deirdre went off at 20/1. Panama hats are in the air. Glasses are clinked in celebration. People are laughing – and some are crying. Somewhere in the cacophony of joyous noise, three Japanese men hug each other, as the tears roll down their cheeks.

“I still think back to that day, once or twice a week,” says assistant trainer Yoshitake Hashida, the son of renowned Japanese trainer Mitsuru Hashida and one of the men in the hugging trio. “It was unforgettable. Every time we say the name Glorious Goodwood – it was literally glorious. A glorious experience for us.”

To put this into context, this was the first time a Japanese-trained horse had won a Group One race in Britain for 19 years – despite 13 previous attempts to do so.

Horse racing is hugely popular in Japan, but the conditions are very different. This makes it a far harder challenge for a Japanese horse born and foaled in the country – such as Deirdre – to succeed in Britain. Typical Japanese racetracks are flat, and the ground is dry. In Britain, while there are some courses that may facilitate a similar environment, many offer undulating terrain and, given the climate, are rarely dry.

This makes Deirdre’s success all the more stunning and it changed the perception of what Japanese horses were capable of in Britain and beyond. “Not only did we win, but we finally showed a real performance to the British people,” says Hashida. “We had a gala party after the race, it was phenomenal. It was very emotional.

“We were happy to be welcomed to British racing but now

we were no longer on the edge – we came to the centre and felt like we belonged. It’s like a dream for us.”

Owner Toji Morita’s spokesperson (and grandson) Kazutoyo Morita was another of those three men celebrating that day, also overwhelmed by Deirdre’s triumph at Goodwood.

“I will always remember being celebrated by many people who genuinely love racehorses in the UK,” he says. “Having a wonder mare like Deirdre and taking challenges with her makes life so much more enjoyable and meaningful.”

Deirdre is the offspring of Harbinger, a former Group One winner bred and raced in Britain who currently stands as a stallion in Japan. Owned by Morita, and trained by Hashida’s father Mitsuru, Deirdre had already won a Group One race in Japan before the decision was taken to bring her to the UK to train at Newmarket, last year.

In Britain, the Japanese Racing Association has built two dedicated training centres, Miho and Ritto, which is where their racehorses are schooled. The luxury facilities include indoor swimming pools and mechanical trainers, but that doesn’t necessarily prepare the thoroughbreds for the rigours of racing in Britain.

With Newmarket offering the exact kind of conditions that horses like Deirdre would need to become accustomed to in order to have any chance of success, it was decided it would be the perfect base for her.

“We initially came to Newmarket because we wanted to win a Group One overseas race, especially in the UK because it’s where horse racing originated, and everyone dreams about winning a Group One race over there,” explains Hashida.

Those dreams go back a long way. Horse racing’s stature in Japan is great, and started as early as the eighth century, when races were held in the Imperial Court. But, Western-style racing arrived in the country in 1862, when British expats established The Yokohama Race Club.

Nowadays, the sport attracts a large cross-section of society with families attending races, as well as seasoned racegoers, who obsessively follow their favourite horses. One of the world’s largest stadia is Tokyo’s Fuchu racecourse, which hosts more than 200,000 spectators every year for the country’s most famous race, the Japan Cup.

When Hashida talks about these dreams, he’s not kidding. Deirdre’s victory was front-page news, described as Kaikyo, which means ‘historical accomplishment’ in Japanese, and the celebrations across the country could be seen as an amplification for the scenes at Goodwood.

One of the industry officials who was hugely influential in



Before a session on the gallops in Newmarket – (from left to right) groom Yuta Komiyama and racing manager Seiko Hashida

bringing Deirdre to the UK, was Edward Veale of the International Racing Bureau (IRB). “We had seen Deirdre running in Meydan and were very aware of her high-level performances in Japan and Hong Kong,” Veale explains. And so the IRB helped bring Deirdre to Newmarket.

The result was so spectacular that Deirdre has been based in the Suffolk racing town again for the 2020 season, despite restrictions and the uncertainty caused by the Covid-19 pandemic. Unprecedented, this is the first time an Asian racehorse has returned to train and race in the UK for a second year.

Hashida is certain that the warm welcome Team Deirdre received at Newmarket was a huge factor in this. “People like Jane Chapple-Hyam were massive, like a teacher and a host family for us. We thought the horse could get used to training in England, and then we’d have a better chance of winning there,” he explains.

“Deirdre is the flagbearer for international horse racing and stands as a defining moment in the relationship between Japanese and British racing”

But the nature of English racecourses meant that it wasn’t plain sailing for Deirdre when she first arrived. “Before Royal Ascot we had some difficulty,” says Hashida. “We tried the

Longhill and it didn’t look difficult to climb, but in terms of undulations and curves, we didn’t expect her to have such soreness after galloping. These kinds of things were totally different for her.”

However, the support and advice Team Deirdre received from being based at Newmarket, meant that the mare was able to become acclimatised to racing in Britain quickly, and her eventual triumph at Goodwood

was the spark that triggered an extraordinary 2019 for Japanese racing.

“It was a remarkable year for Japan because we had eight horses winning overseas Group One races, which was the most in history,” says Hashida. “Obviously many people felt

that if Deirdre did it, then maybe they can also win in other countries. Not only did we win, but these figures show that the Deirdre win encouraged Japanese fans and the industry. It really changed racing history.”

This is a view that’s fully supported by Veale: “The victories in Australia, Hong Kong and most recently Saudi Arabia, have undoubtedly ensured Japan are now at the forefront of the global game,” he says. “Deirdre, at least in the eyes of the UK media, appears as the flagbearer for this international surge, and her victory in the Nassau will hopefully stand as a defining moment in Japan and Britain’s racing relationship.”

Nobu Furuta, of the Japanese Racing Association, confirms this sentiment: “It was definitely a historic moment,” he says. “To be honest, personally I did not think that any Japanese horse could win at Goodwood when I first saw the unique course. It is so different from our tracks. Now, it’s natural that more owners and trainers would see UK races as their targets.

“The truth is, horse racing is horse racing – a daughter of Harbinger has won a Group One in Japan and a Group One in Britain. She has performed across the world.”

So, it’s entirely possible that the extraordinary scenes at Goodwood last year could be replicated in the future, and perhaps could happen so often that they may not seem so epoch-defining.

“Maybe we can be the earthquake,” says Hashida. “The relationship between Japan and the UK feels closer and closer, so maybe more Japanese are going to buy UK horses, and maybe UK people will be interested in Japanese pedigrees if we keep being successful.”

It seems that Deirdre’s success is likely to lead to an increased Japanese presence in British racing, with Morita adding that “there may be more interest in the environment of Newmarket among the Japanese horsemen.”

Amanda Prior, General Manager of GBRI (Great British Racing International), the international marketing body for British racing, is equally enthusiastic: “Deirdre’s impact has stretched far beyond just her Nassau victory.

“She has been trained in Newmarket, the home of British racing, since early last summer, and has thus been a constant source of international interest in the town’s goings-on.

“It would be wonderful to see this trend of international horses spending a stint in Britain continue, and specifically more Japanese trainers using Newmarket as a base for targeting big European races.”

If 2019 was big for Deirdre and Japan, there’s every chance there will be a repeat of this success in the future.

“Our final aim in this great journey will probably be the Arc,” says Hashida, referencing the great French race, the Prix de l’Arc de Triomphe.

“We have to face another queen – Enable – and we have to be well prepared. The Arc is obviously every Japanese owner, trainer or rider’s dream, but nobody has ever achieved this dream in our history of racing.”

Destiny looms large on the horizon of Newmarket’s gallops. Deirdre and her team are committed to the UK’s premier equestrian town for another season, despite the uncertain landscape offered for sport in a post-Covid landscape.

Deirdre’s team’s fortune in racing remains to be seen, too, yet they are lengths ahead in securing a legacy as one of Japanese sport’s finest – and fastest – contemporary exports.

What is guaranteed between British and Japanese horse racing, however, is a continued relationship based on the exchange of culture, knowledge, talent and respect, as well as, hopefully, success.



Deirdre preparing for a morning’s work in Newmarket; Deirdre on the gallops; a team effort – Deirdre’s delighted connections after the Nassau, including the owner’s grandson, Kazutoyo Morita, trainer Mitsuru Hashida, and the IRB’s Edward Veale

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has been described as a 'master tailor of scent'.
Beatrice Aidin finds out what drives him

I first met Roja Dove at the launch of his debut Roja Parfum collection in July 2011 and discovered, along with his diamond rings and distinctive façon d'être – such as monogrammed Manolo Blahnik shoes – a warm man with a delightfully wicked yet generously spirited sense of humour. Roja (pronounced Roger) is a maverick, a one-of-a-kind personality with a vision that has no boundaries; indeed when he launched Roja Parfums in Harrods it turned out to be Harrods' most successful fragrance launch ever – and he has a letter from the store's managing director, Michael Ward, to prove it.

His eponymous range is now a self-funded, multi-million-pound company available in 275 outlets in 55 countries with five stand-alone boutiques. And from the get-go, sustainability has always been at the forefront. "As time has gone on, we have started to look at all the different components of our bottles and any other packaging. We are also fully involved with Walpole's drive to establish British luxury as a leader in sustainability in 2020. My team is looking at every aspect of our business; in six months we went from 45% sustainability to the present 80%."

In the front of his Burlington Arcade flagship store, we relived his illustrious career while finding out how he disrupted the industry.

BEFORE BRANCHING OUT INDEPENDENTLY YOU SPENT 20 YEARS WORKING AT ONE OF FRANCE'S OLDEST PERFUMERIES, GUERLAIN - HOW DID YOU ACHIEVE THIS HONOUR? "I badgered perfume houses, writing letters to Guerlain and others, asking for historical information and experience. I was pretty persistent, which led Robert Guerlain to say I would be less of a nuisance inside the company. He offered me a job as a young whippersnapper in 1981. They trained me in the art of perfumery and I became immersed in this magical world, working my way up to become a global ambassador, the first person not in the Guerlain family member to hold this title. I made the decision to leave when it was acquired by LVMH in 1994. This made me worry about the future. I discussed it with Peter [Roja's partner] and we discussed the possibility of selling our home in Brighton if I didn't get work. But within a week I had three contracts."



IN 2004 YOU OPENED THE INNOVATIVE, INFLUENTIAL AND LUXURIOUS PERFUME BOUTIQUE, THE ROJA DOVE HAUTE PARFUMERIE IN HARRODS. WHAT WERE YOU HOPING TO ACHIEVE WITHIN IT? "I was invited in for a cup of tea and they said, 'We want you to create a perfumery.' Foolishly I said Harrods didn't need another perfumery. But that was 16 years ago, and in my opinion, my industry had become debased with many brands bought up by huge conglomerates. These new owners were brilliant at marketing but had no understanding of the intrinsic value of perfume, its heritage and cultural memory. I was trying to explain all this at the meeting, how the industry should be, and as I was becoming increasingly frustrated, I blurted out, 'It's the difference between prêt-à-porter and haute couture'. As I said it, I knew that's what it would be called, Roja Dove's Haute Parfumerie. It was a huge hit and I disrupted the industry by only cherry-picking the best fragrances from each house. I also persuaded a few houses to revive discontinued fragrances, such as Quelques Fleurs by Houbigant."

SO HOW DID ROJA PARFUMS EVOLVE? "Clients began requesting my own bespoke perfume, but I didn't have one with my name on it. Then my mother died in 2009 and I was devastated. I found myself having dinner with a friend at Claridge's. They told me, 'You spend all your life talking, curating and caretaking other people's work, when are you going to do it for yourself?' It was what I needed to hear and I finally started to explore the possibility of creating my own collection of perfumes. Roja Parfums launched in July 2011, a day before my parents' wedding anniversary. My mother was such a fun women, but her great sadness was the family name would die out with me. Now Roja Parfums will be my legacy."

rojadovehauteparfumerie.com

FORWARD THINKING FASHION

Our wardrobes can help save the planet if we buy wisely. *Jess Wood* hand-picks three labels where craftsmanship and concern for the environment are core values

When it comes to sustainability, the conversation is moving at warp speed. And nowhere is that truer than in fashion. It's no secret that the industry – historically built on the very notion of conspicuous consumption – has been rather (unfashionably) late to the party. But 'green' is finally taking root as more than a flash-in-the-pan trend; some of the world's leading brands and biggest designers are now throwing their weight behind the search for solutions. Exciting new materials, traceable supply chains, innovative use of waste products... here are three labels with ethical values spun into the very fibres of their collections.



THE BRAND: *Mother of Pearl*



WHAT'S THE STORY? Creative director Amy Powney grew up 'off-grid' in Lancashire, with parents who moved the family into a caravan while they renovated a barn for a completely self-sufficient way of life. Her father's pragmatic approach has informed Powney's approach to design. When she graduated from Kingston fashion college in 2005, she was the only student who looked at sustainability for their graduate collection. At that point, Powney was rewarded with strange looks from her tutors. But since taking the helm at Mother of Pearl in 2006, she's become the toast of London Fashion Week, and one of British fashion's most vocal sustainability pioneers. In February 2020, she launched 'Fashion Our Future', a social-media campaign designed to break down the daunting challenge of being a responsible fashion lover into simple 'pledges', which consumers can sign up to and share.

THE BRAND: *Brave GentleMan*



WHAT'S THE STORY? Notions of virile masculinity may often be connected with the consumption of large quantities of meat – but not if you're New Yorker Joshua Katcher. The tattooed, moustachioed founder of vegan menswear brand Brave GentleMan stopped eating meat as a teenager, after reading the book *Animal Liberation* in his high-school library. He'd already become uncomfortably conscious of the impact of industrialised cattle-grazing on the environment, including the devastating destruction of the world's rainforests. As an animal-lover, the two issues coalesced, and he was 100% vegan by the time he was 18. His passionate beliefs led him to start an ethical-lifestyle website, The Discerning Brute, in 2008, and he has lectured at New York's Parsons fashion school on the importance of sustainability. When it came to menswear, he realised there was a total lack of cruelty-free, ethical, and – crucially – luxurious and desirable options.



LEFT *Brave GentleMan's 'future wool' suiting*
RIGHT *Designer Joshua Katcher's traditional cuts are tempered by a sense of modernity – underscored by eco-friendly construction*



Powney has recently collaborated with BBC Earth on a film, *Sustainable Me*. Perhaps her biggest achievement, though, is producing clothes so glamorous and covetable that sustainability is the last thing on your mind when you look at them. Voluminous oversized dresses, ruffles and giant pearl trims are among her style signatures.

THE USP: The label produces a fully sustainable range of timeless wardrobe basics, called 'No Frills'. Other initiatives include restructuring the Mother of Pearl supply chain to make it more traceable and ethical, using natural and biodegradable fibres wherever possible, and reducing its carbon footprint. The e-commerce site filters products by sustainability attribute – low water consumption or low carbon footprint, for example. The goal is always transparency, so buyers can make informed decisions based on issues they care about.

GO TO THEM FOR... statement-making garments matched by feminine accessories – with an edge. motherofpearl.co.uk

Photography: Jared Cocker (Brave GentleMan images)

RIGHT *Top-to-toe sustainable outfitting is top of the fashion house's agenda*
ABOVE RIGHT *Voluminous fits typify Powney's signature style*



THE BRAND: *Bottletop*



WHAT'S THE STORY? As the son of Mulberry founder Roger Saul, Cameron Saul grew up in the world of fashion. He spent his childhood playing with swatches in the workrooms of the iconic English bag brand, and absorbing what makes an accessory label successful from the inside out. He also inherited his father's strong philanthropic leanings. It was during a trip to volunteer with an NGO in Uganda that the Bottletop 'aha' moment happened when his flatmate came back one day carrying a "gorgeous pop-art bag" made of discarded Kenyan beer-bottle tops, discovered at the Kampala craft market.

Saul tracked down the makers of the bags and started importing them to the UK. The first Bottletop collection, in 2002, was developed and sold in collaboration with Mulberry (using their leather off-cuts) with proceeds going to a Ugandan education charity. It was a huge success, becoming Mulberry's best-selling bag of that season. Eighteen years later, Saul, along with co-founder Oliver Wayman, has turned Bottletop into a cutting-edge global brand in its own right. Recent collaborations include a collection with American designer Narciso Rodriguez, and Bottletop bags swung from models' arms at Roland Mouret's AW20 runway show during London Fashion Week in February. The Krause Architects-designed flagship, on Regent Street, was the world's first-ever '3D-printed store'. The interior is made from upcycled ocean plastics, with a curved ceiling constructed from used drinks cans. Cleaned, of course...

THE USP: The label's signature 'chainmail' is created from waste metal ringpulls, which are sourced and cleaned in Brazil, where the atelier is



LEFT *Shades of Mulberry's original Bottletop bag*
BELOW
Roger Saul's signature 'bottletop' motif adorns all elements of the brand's accessory range

based. The bags are trimmed with certified zero-deforestation leather. Artisans are recruited from the local community, and are given training and career development support – as well as earning 45% more than the country's average wage. The fashion arm of the brand supports the Bottletop Foundation, which funds grassroots health, education and skills training projects around the world.

GO TO THEM FOR... cool, colourful bags in fashionable shapes – from cross-body and bucket to shoulder-strap purses. *bottletop.org*



Photography: Mother of Pearl; Brave GentleMan; Bottletop

CHOPARD LEADS THE WAY

Chopard's co-president Karl-Friedrich Scheufele talks to *Jess Wood* about making haute horlogerie and high jewellery for a sustainable future



Whether it's a recipe or a cherished tradition, the feeling of wanting to go one better than your parents and leave your own stamp on a family legacy is a familiar one. But when you're not talking fruit cake, but an iconic watch design instead, the challenge is on a different level.

Chopard co-president Karl-Friedrich Scheufele was less than enthusiastic when his son Karl-Fritz turned up at his office five years ago with a proposal. Karl-Fritz wanted to reinvent the maison's famous St Moritz watch to give it a modern twist and "a sharper new allure".

"At first, I wasn't interested because I believed that the St Moritz watch was an icon, and icons must be preserved as such," Scheufele admits. This was ironic, given that 40 years before, he'd had a similar experience trying to persuade his own father, Karl, to do the same.

Karl, a goldsmith and watchmaker with his own factory in Pforzheim, Germany, had bought the historic Swiss jewellery and watch maison from the Chopard family in 1963. With watch-making running through his veins, Scheufele spent his childhood cycling over to the Pforzheim factory and, later on, making collages from leftover materials.

"When I was 22, I went to my father's office with a concept that I thought innovative and modern: I wanted to create a stainless steel sports watch. At that time, Chopard worked exclusively with gold. After some hesitation, my father accepted the challenge. The St Moritz watch soon became a bestseller," he says.

Karl turned out to be less hesitant about his grandson's idea for reimagining the timepiece, working with him on the first prototype for what would become the new 'Alpine Eagle' watch.

The collection reflects a key focus for Chopard;



The Alpine Eagle reimagines Chopard's iconic St Moritz timepiece with a sense of "sharp allure"

addressing ethical supply-chain issues and environmental concerns, which the fine-jewellery world as a whole has been criticised for being slow to address. In 2013, the maison launched its 'Journey to Sustainable Luxury' project. This led to a commitment, made in 2018, to using 100% ethical gold for the creation of all its watches and jewellery, a move made more easily thanks to the vertically integrated nature of the house's entire creation and production process.

"More than 40 years ago, we invested in mastering all crafts internally, from creating a rare in-house gold foundry to the integration of the skills of high-jewellery artisans and expert watchmakers," Scheufele explains.

Chopard are co-founders of the Eagle Wings Foundation, a project designed to raise awareness of the fragility of Alpine biotopes. In the Alpine Eagle Race, an initiative for observation of the Alps, an eagle will be launched

from five Alpine peaks in five countries – carrying a camera to capture aerial video images. Of the new Alpine Eagle watch itself, Scheufele says, "It's the first time that my father, my son, and I have worked together on a new watch. Three generations of the same family co-developing a new creation is unheard of in this industry."

It's also rare to have a house headed by siblings. Scheufele's co-president is sister Caroline who, as artistic director, oversees the company's glittering public activity.

Combining glamour with green values is the key to the future, Scheufele believes: "There's still a lot to be done, and we hope to continue leading the way. But knowing that your jewellery has been made in an ethical manner with sustainable materials and fair working conditions is the ultimate luxury."

For more on the artisans of emotion since 1860, visit [chopard.com](https://www.chopard.com)

KNOWLEDGE IS WEALTH

Rory Penn and Thomas van Straubenzee from Knight Frank's Private Office give some much-needed foresight on what the future looks like for clients' real estate portfolios



The Knight Frank Private Office. Back row (L-R): Paddy Dring, Alasdair Pritchard, Charles Penny, Hugh Dixon and Sarah May-Brown. Front row (LR): Chloe Daniel, Rory Penn, Thomas van Straubenzee, Katya Zenkovich, Alex Robinson

The way people want to invest their money has been significantly impacted by major themes over the past years. From ESG to impact investing, they've shaped the strategies of wealth advisors and family offices for years to come.

But now, in a landscape altered by the Covid-19 pandemic, will these change? What remains steadfast in a value-led practice such as investment and asset management of real estate?

Rory Penn and Thomas van Straubenzee, joint Heads of Knight Frank's Private Office, have put their minds together to tell us what they envisage will define wealth-investment strategies in the coming months, what's unlikely to change and the values that will always remain integral to their business.

AGAINST THE BACKDROP OF THE COVID-19 PANDEMIC, WHAT HAS CHANGED IN HOW YOU ADVISE OR CREATE INVESTMENT STRATEGIES FOR YOUR CLIENTS? We are in confusing times! With so many opinions and data points, it can be hard for clients, domestic or overseas, to see the wood for the trees. Are the markets going to crash? When will growth return? Is there any liquidity at this price point? Where should we be investing?

The advice sought tends to be divided into two areas: present and future. We try to help clients decide how to respond right now to the current climate (should they buy, hold or sell?), and then the longer term – what the implications are for the evolving real-estate industry.

HOW HAS COVID-19 IMPACTED WHERE CAPITAL IS FLOWING? ARE THERE ASSET CLASSES THAT HAVE BEEN DRAMATICALLY AFFECTED? In the commercial sectors, there is a longer-term structural shift away from core asset classes (offices, retail, industrial) into the alternative sectors and logistics warehouses. We expect asset allocations to evolve over the next 10 years as both institutional and private capital looks to diversify away from these traditional sectors into emerging 'growth areas'.

ARE WE SEEING A SHIFT IN VALUES? PEOPLE TALK ABOUT 'CAPITALISM GOING CUDDLY'. DO YOU THINK THIS IS STILL THE CASE? Yes. Our clients are diversifying the types of real estate they hold (including alternative sectors) and also focusing on the social impact of these investments. Environmental Social and Corporate Governance (ESG) and impact investing are front and centre of investment decisions nowadays for our wealthy private clients and family offices.

The rationale being that the higher operating costs for sustainable buildings is more than offset by the increase in rental income. The investment case being sound, there will therefore be more capital focused on ESG in capital markets, both equity and debt.

The aim is to create a triple win: positive benefits for tenants, landlords (investors) and society as a whole by building and investing with an ESG focus.

“Clients need to know they are dealing with a discreet and focused team that can handle all service requirements... this means providing 24-hour access to internal knowledge”

HOW WILL THIS IMPACT REAL ESTATE? HAVE RESIDENTIAL & COMMERCIAL INVESTMENT STRATEGIES CHANGED? Strategies will continue to evolve. Clients will look to deploy capital into areas of real estate that offer some level of ESG or impact benefit to either the environment or society at large. This could include buying land for forestry/re-wilding, investing into social housing or simply developing environmentally efficient (BREEAM-Excellent) buildings.

CAN YOU TELL US WHY IT REMAINS SO IMPORTANT TO OFFER A SERVICE THAT IS CONSIDERED DISCREET IN THESE TIMES? Many of our clients operate via small and extremely private family offices. Discretion is of utmost importance as they're not looking for publicity when they invest. Clients need to know they are dealing with a discreet and focused team that can handle all service requirements. This means being contactable 24-hours-a-day and providing constant access to internal knowledge.

WHAT HASN'T CHANGED? The fundamentals of real estate. Real estate is an investment asset class, like others, that relies on an equilibrium between demand and supply. In real estate, if 'pricing and product' are right, there will be liquidity – if not assets will be hard to sell. This being the case, providing 'best advice' to clients is the only way that we will foster long-term relationships. Above all, trust remains the most important core value, essential for day-to-day transactions and relationships.

For advice on your property portfolio, visit knightfrank.co.uk/residential/private-office to find out more.

PASSION PAR EXCELLENCE

Swiss entrepreneur Silvio Denz has built a business and lifestyle empire around his passion for outstanding art, wine and food with conservation and sustainability to the fore. *Cathy Hawker* speaks to Silvio about his passions, purpose and the incredible reinvention of Château Lafaurie-Peyraguey



Denz spent in excess of €10 million renovating Château Lafaurie-Peyraguey (far left), which includes 13 rooms, a Michelin-starred restaurant (left) and cellars that hold 350,000 bottles of wine

In the heart of Bordeaux's acclaimed Sauternes wine region, surrounded by 36 hectares of its own precious Sémillon and Sauvignon Blanc grapes, Château Lafaurie-Peyraguey is an estate with a world-class heritage. In 1855, it was one of only 17 vineyards in the first group of Bordeaux wines to be awarded Premier Cru, the highest 'first-growth' classification and 163 years later in 2018, it became the first 'first-growth' vineyard in the Bordeaux region to open as a five-star hotel and restaurant.

Château Lafaurie-Peyraguey is in the small rural village of Bommes, 45 minutes south of Bordeaux. Its nearest neighbour is Château d'Yquem, perhaps the most celebrated of all Sauternes wines and now owned by luxury label Louis-Vuitton-Moët-

Hennessy. Château Lafaurie-Peyraguey's latest reinvention is thanks to the dedication of Swiss businessman and financier Silvio Denz, Chairman of Lalique Group and a knowledgeable collector and connoisseur whose interests span fine wines, impressionist and contemporary art, and antique crystal.

"My two passions have always been art and architecture," Silvio explains. "My father was a great art collector and at home we were surrounded by art. He was also a wine aficionado, particularly fond of Bordeaux wines. My vision however ultimately comes back to savoir-faire and savoir-vivre, the art of living well. Art, tableware, fine dining, hospitality and great wines are all inextricably linked."

These private passions inform his business life. Denz owns vineyards in Tuscany, Spain and five in France. In 2008, after a 20-year career spent building Switzerland's largest perfume and cosmetics company, he bought the renowned French crystal company Lalique, skilfully modernising it for the 21st century. He opened his first hotel in 2015, Villa René Lalique, formerly the Alsace home of Lalique's founder and now a five-star hotel with a two-Michelin-star restaurant.

Denz acquired Château Lafaurie-Peyraguey in 2014 and spent four years and €10 million on renovations before opening it as a 13-room hotel with suites. The result is tranquil and supremely elegant, a bespoke and understated beauty from the simplicity of the caramel-coloured exterior to the dramatic crystal and gold lustre Lalique chandeliers inside. "Our aim at Château Lafaurie-Peyraguey was to enhance the natural beauty of this magical place and create a haven of peace for

guests who value privacy," says Silvio. "The overriding design priority was to preserve the site's original identity and reconfigure the original structures without affecting the aesthetics."

With a 13th-century gatehouse and a 17th-century château, the conservation and design of Château Lafaurie-Peyraguey required a deft touch. Designer Pietro Mingarelli used more than 3,000 pieces of Lalique crystal, embedding them in furniture and mirrors and showcasing exquisite vases holding vast flower arrangements. In a region where wine is king, there are plenty of subtle design references to the vine threaded through the house. It is outside among the invaluable vines that his quest to reduce the impact on nature is most profound.

"At Château Lafaurie-Peyraguey half of our vineyard is under organic cultivation and the other half is under 'sustainable' cultivation," details Denz. "We use slow techniques such as ploughing with horses and employ the latest generation of tractors, which are kinder to the earth and preserve biodiversity. Our other vineyards in the region, Château Peby-Faugères, Grand Cru Classé de Saint-Emilion and Château Rocheyron, Saint-Emilion Grand Cru are at the end of their conversion process to viticulture, a three-year process in which we use only certified organic products and ban all chemical weeding. It is something we are extremely proud of even as we strive to do more."

Guests at Château Lafaurie-Peyraguey can sample a modern twist on traditional Sauternes, sweet wines, in the walled courtyard

or enjoy a meal in the splendid contemporary steel and glass conservatory designed by architect Mario Botta where tables appear to float among the vines. Last year, six months after opening, the restaurant received a Michelin star, the first restaurant in the Sauternes region to be awarded.

The four pillars that the Lalique Group are built on – wine, crystal, gastronomy and hospitality – perfectly mirror Denz's own passions. His personal art collection covers expressionism, Art Deco, surrealism and contemporary works and his wine cellars, displayed as modern art installation at Château Lafaurie-Peyraguey, hold 350,000 bottles.

Most meaningful to him is his unique collection of Lalique perfume bottles, a collection he began long before he acquired the company. Denz says his collection now numbers more than 700 pieces. "If I had to pick one favourite bottle it would be the fish-motif flacon that René Lalique produced in his kitchen in 1898 using the lost-wax technique,"

Silvio says. "This resulted in a fire which had him thrown out by his landlord. It is said that Lalique always carried this particular bottle with him as a talisman for twenty years and for a further 25 years. It is a really special piece for me."

That bottle sums up Lalique. The history of an exceptional luxury brand and the pursuit of excellence told through one object: romance, artistry and business perfectly combined.

For more information visit lafauriepeyragueylalique.com



René Lalique's 1898 fish-motif bottle – a personal favourite of Denz's

A passion for living life well: Silvio Denz has turned Château Lafaurie-Peyraguey into a five-star destination for food and wine lovers



A VERY MODERN ITALIAN RENAISSANCE

Celebrating the past while building for the future: sustainability in action on Umbria's grandest estate – Castello di Reschio

The Niccone Valley on the Tuscan-Umbrian borders in central Italy is a place of raw, natural beauty. Green hills rise and fall, narrow country roads wind up to medieval towns and olive trees alternate with vineyards and forests of chestnut and oak. The flawless views seem endless, unchanged for centuries in an Italian region preserved by draconian planning rules.

Thanks to its unspoilt beauty, the Niccone Valley is highly sought-after by international property purchasers but restoring homes there requires steely determination and patience.

The wonderfully restored farmhouses at the Reschio Estate are among the most exquisite in the valley. The 3,700-acre estate with an 11th-century fortified castle and 50 derelict farmhouses was bought by Count Antonio Bolza in 1994 and is now managed by his son Count Benedikt, a London-trained architect, and his wife Donna Nencia. They live at Reschio with their five children and have devoted over 20 years to the estate, upgrading the facilities to include an equestrian centre with 40 pureblood Spanish horses and two restaurants.

The historic 500-year-old farmhouses, towers and palazzos are the real tour de force. They are all bespoke labours of love, restored to order into exquisite homes designed to last for generations to come. It is the ruins themselves, says Count Benedikt, that set the design for the finished property.

“Each ruin has a distinctive soul and personality and that determines how it can be restored,” he says. “We look at the building’s orientation, its location on the estate and the trees around it and then consider how to fit what the client wants into the shell. When people buy at Reschio they are buying into our architecture and way of thinking and if there is not a synergy between the past and what we do, they won’t buy.”

Throughout, the aim has been to preserve and improve, a paradox Benedikt finds compelling. “Our clients come to us for authenticity and culture,” he says. “But those two things can be the enemy of sustainability because they do not necessarily work well together. It is important to find the balance. For example, we improve the thermo-insulation of the windows

with each house yet they must always look authentic against the ancient stone walls. That’s part of the process I enjoy hugely, how far we can combine these opposing strands.”

Each finished house sits in substantial grounds hidden among the contours of the estate. Benedikt uses only the finest Italian-sourced materials including reclaimed stone and marble from the quarries of central Italy, old bricks and rich terracotta tiles, and his extensive army of talented craftsmen recreate vaulted ceilings and embellish mosaic floors.

“We are builders not developers and have restored at Reschio for 26 years,” he says. “We listen to what our clients want and have the luxury of time to reflect. It is simply good sense to move with technology but we are always aware of the long-term efficiency of what we use.”

Underfloor heating has always been used, a perfect match for geothermal heating, while Benedikt has also added underfloor cooling on the same circuit, so no air conditioning is needed.

From interior design to landscaping, Reschio provides a wrap-around service. Produce from the organic gardens and 5,000 olive trees is served in the restaurants. Benedikt launched BB for Reschio, his own furniture and lighting collection, while Donna Nencia creates wonderful trompe-l’œils and frescoes. The paints they use and furnishings are selected with care. “Twice a year we go to the Parma Antique Fair,” says Benedikt. “It’s a favourite but there are so many dealers it’s essential to go as an organised team and buy quickly.”

This summer Reschio’s latest project was unveiled, a 36-room hotel in the 11th-century castello that forms the heart of the estate, complete with a dramatic glass-enclosed Palm Court in the central courtyard. Yet Benedikt is especially proud of what guests cannot see.

“The castello has an air exchange which refreshes the entire air volume of each room every hour,” he says. “This is standard in a city high-rise but most unusual in a 1,000-year-old building. We carefully drilled holes through the two-metre-thick original walls to add it. It was a substantial investment but one that will last for another 400 years.”

“Each ruin has a soul and personality and that determines how it can be restored. Our clients come to us for authenticity”



On the Umbria-Tuscany border, the Castello di Reschio estate has been beautifully restored by the Bolza family over more than two decades



Knight Frank have sold homes in Reschio for more than 20 years, and they have enjoyed seeing the Bolza family’s absolute focus on this extraordinary venture.

“Buyers at Reschio include high-profile business people and those in the creative arts,” comments Paddy Dring, Global Head of Prime Sales at Knight Frank. “They appreciate Reschio’s low-impact, environmentally conscious aims, the importance placed on traditional arts and crafts and the drive to self-sufficiency. The opening of the hotel will elevate Reschio’s profile even further with this demanding international elite. The challenge will be to maintain the resort’s founding principles of exclusivity and privacy, something I’m sure the Bolza family will do very well.”

The Reschio Estate has 26 completed homes with 10 further ruins waiting for their Cinderella-style transformation. “We feel so fortunate to live in this beautiful place and create unique homes for our courageous and visionary clients,” concludes Benedikt. “We have seen our original homeowners enjoy their homes, watched their children and grandchildren arrive and even attended family weddings here on the estate. It is a marvellous thing.”

For more information contact Paddy Dring, Global Head of Prime Sales: +44 (0) 20 7861 1061 paddy.dring@knightfrank.com

Photography: Reschio Estate

LOCALLY EXPERT, GLOBALLY CONNECTED

Knight Frank has 488 offices across
57 territories, with over 20,000 people

There’s a human element in the world of property that is too easily overlooked. At Knight Frank, we aim to partner you in all your property endeavours. We believe personal interaction is a crucial part of ensuring that every client is matched to the property that best suits their needs – be it commercial or residential.

As a partnership, we are neither owned by a bank, nor beholden to shareholders. This makes a crucial difference to the quality and impartiality of the advice we can provide.

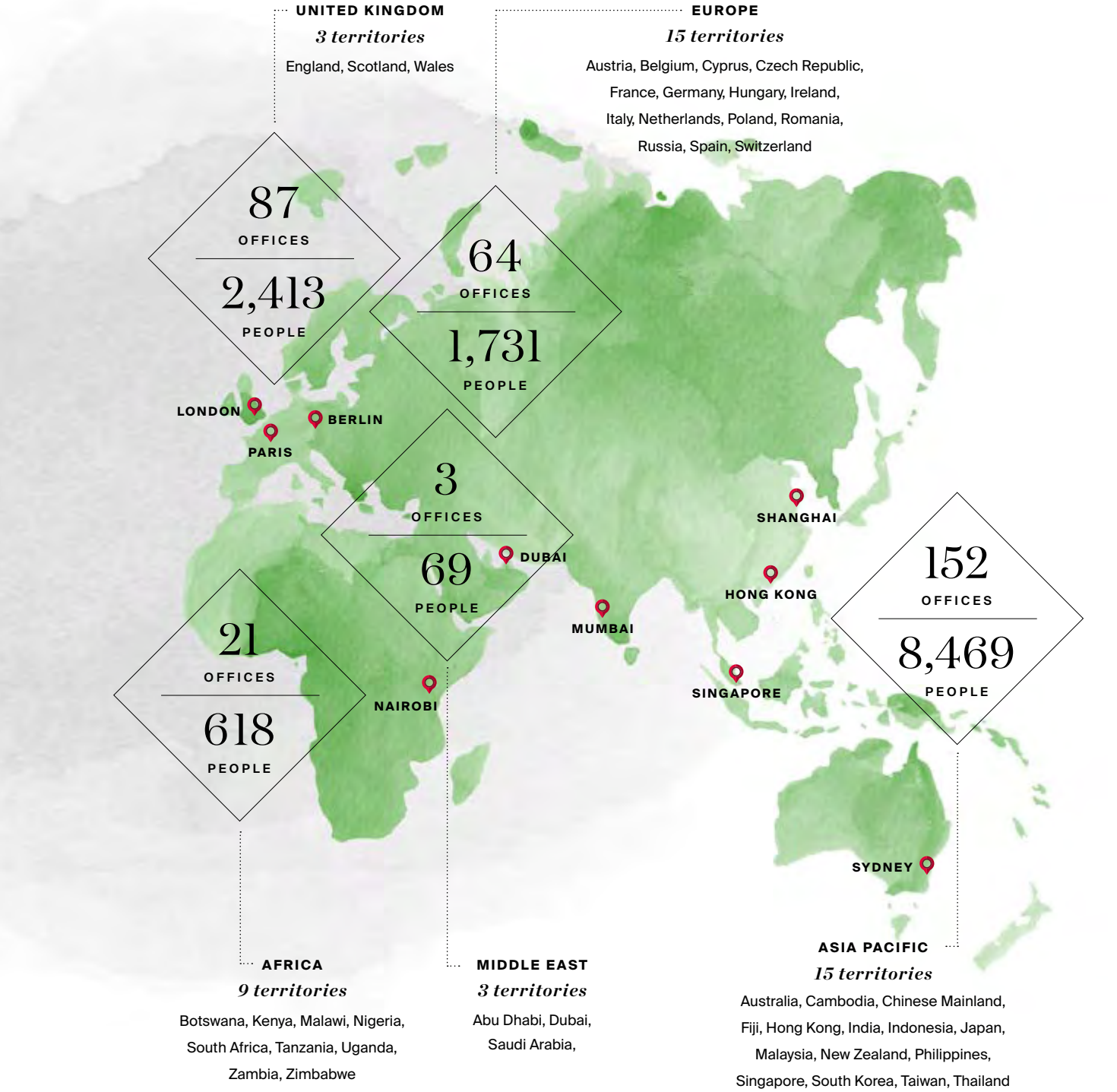
Indeed, this principle of partnership extends to our clients, too. We have always prided ourselves on our tradition of nurturing long-standing relationships across the world, many stretching back for decades.

We believe inspired teams naturally provide excellent and dedicated client service. Therefore, we’ve created a workplace where opinions are respected, where everyone is invited to contribute to the success of our business and where they’re rewarded for excellence. And the result? Our people are more motivated, ensuring that your experience with us is the very best it can be.



Gateway cities

Even in a world of instant global connections there are gateway cities, where we believe we are best placed to deliver for our clients and achieve the greatest impact. These cities could soon feel much closer thanks to the imminence of commercial point-to-point travel via spaceflight – *read more on page 23*.



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THIS IS OUR TRUTH. WHAT IS YOURS?

At Victor, we have set out to define a sustainable future for private aviation.

As Chairman, my first step is to acknowledge that a private jet produces up to 20 times more carbon emissions per passenger mile than a commercial airliner. It's an eye-watering statistic few dare to admit.

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Clive Jackson,
Victor Chairman and Founder

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VIEW PROPERTY

UNITED KINGDOM

From London SW3's best kept secret to homes across the country, here you'll discover some of the finest properties Knight Frank has to offer



LATERAL LIVING: GET ON THE LEVEL

With exceptional outside space and generous lateral living space this immaculately designed penthouse offers an exclusive London lifestyle

A top-grade prestigious location, impeccable design and wonderfully expansive outdoor space with two terraces make this Knightsbridge penthouse in Pont Street stand-out from its many impressive neighbours. Refurbished throughout to the highest standard, the five-bedroom property stretches across three Grade II-listed houses providing a winning combination of lateral living and outdoor space in a contemporary and stylish newly created home.

“There are many details that give this penthouse the wow factor,” points out Harry Dawes, Partner and Office Head at Knight Frank Knightsbridge. “Perhaps most remarkable of all are the three inter-connected reception rooms with immediate access to a splendid outdoor terrace. To own a central London penthouse featuring four-metre ceilings across all the principal rooms offering such exceptional volume and light is a rarity.”

Interior designers Kitesgrove are adept at creating indulgent and calm interiors and true to form they have employed the finest materials at this penthouse. Calacatta, Ruivina and Moon Rock marble are complimented by best-quality woods and Lutron lighting. Interiors lead seamlessly on to the terraces with super-sized windows and doors.

The completed result provides both elegant entertaining space where guests have an enthralling open-air London

panorama and also a luxurious and comfortable family home. The principal bedroom suite is on a separate floor along with two further bedrooms: in all four bedrooms are en-suite and are well-appointed in size.

“The penthouse will attract sophisticated buyers accustomed to the highest international standards,” says Dawes. “At this price point buyers value outside space highly and the terraces are spectacular. The property is quiet with its own direct private lift access and security is enhanced by a full-time porter.”

From the penthouse there are views to Cadogan Square, one of the magnificent garden squares that form an important part of London’s heritage.

“Sloane Street, Pavilion Road and the area surrounding Pont Street is expertly managed by Cadogan Estates who have created a thriving and vibrant district, home to internationally-desired retail and restaurants,” concludes Dawes. “Cadogan’s future plans, including widening pavements on Sloane Street and planting trees, are all designed to ensure it remains a highly desirable and elite part of London.”

Pont Street penthouse is for sale at £19,450,000.

Contact Harry Dawes: +44 20 7861 1794

harry.dawes@knightfrank.com

Turn the page to learn more about Sloane Square, London





EXPLORING... SLOANE SQUARE

It's long been the destination for London's well-heeled, but here's perhaps what you didn't know about SW3

Just at the mid-point of Sloane Street, which connects Knightsbridge with Sloane Square, sits Pont Street representing the kind of unassuming late-Victorian terraces that are the backbone of London's most desirable neighbourhoods. But while affluent postcodes can retain an aloofness in some districts, this enclave is well known for balancing its high-end destination retail and culture hotspots with areas that have a real sense of community. What's more, its close proximity to Heathrow Airport, makes it a fantastic base for those working across the capital and internationally.

A HISTORICAL HOME

It may be a tourist hotspot, but it's fair to say the neighbourhood is something of a cultural epicentre that is enjoyed by residents and visitors alike. Exhibition Road in South Ken is home to the Natural History Museum, the Science Museum and the Victoria and Albert Museum, while the Royal Albert Hall and its constantly changing programme of theatre, opera and musicals, is nearby. Off Sloane Square, the Saatchi and 88 Galleries, and The Royal Court Theatre and Cadogan Hall, are nearby. This is before you consider all the excellent drinks and dining options.

SUPER SHOPPING

Sloane Square perhaps flies the flag for some of the world's best-known luxury brands, including Chanel, Yves St Laurent and Gucci. Close by is the well-known King's Road, a street renowned for its quirky stylish boutiques and high-end retailers. South Kensington is also home to the iconic auction house and art dealer, Christie's, which is open for a bit of window shopping seven days a week. Not to be missed when furnishing your new home is The Conran Shop, located in the beautiful Art Deco-styled Michelin House.

MARKET SQUARE

There are plenty of outstanding options when it comes to dining out in this area, thanks to its eight Michelin-starred restaurants in close proximity, including the three-starred Restaurant Gordon Ramsay. For exquisite takes on modern European classics there's The Botanist on Sloane Square itself, while for something slightly more raucous, there's tequila and tapas at the popular Mexican bar, Tonteria. There's more wholesome fare at South Kensington Farmers' Market as well as Duke of York Square Fine Food Market curated by Partridges, both open on Saturdays.



UPPER PHILLIMORE GARDENS
London, United Kingdom

Located on one of London's finest residential addresses is this spectacular detached house, which has been extensively designed to exacting standards. The family house occupying approximately 8,425 sq ft, offers exceptional living and entertaining space.

8 bedrooms | 9 bathrooms | 6 reception rooms
Garden | Lift | Cinema room | Staff annexe | EPC D

james.pace@knightfrank.com
+44 20 3813 5154

For sale: Guide price available on request - To let: £20,000 per week
Property Number KEN060206





CHELSEA BARRACKS
London, United Kingdom

A world-class development comprising a rare collection of residences set around seven garden squares. They are the epitome of luxury; an exhibition of the finest craftsmanship, classic design accented with contemporary details and interiors inspired by the rich heritage of London. The Garrison Club, a carefully conceived suite of lifestyle amenities, is exclusive to residents.

2-5 bedroom apartments & townhouses | 1,186 sq m spa | Fully equipped state-of-the-art gymnasium with private training studio
Business suite | Residents' lounge | Private cinema | Billiards room

hamish.eggins@knightfrank.com
+44 20 3411 8387

Prices from £5,250,000
Property Number krd141835-dev

1 STRATTON STREET
London, United Kingdom

A unique penthouse located in the very heart of Mayfair benefiting from a large private roof terrace accessed through an atrium staircase that provides unparalleled, southerly-facing views across Green Park and the London Skyline. The apartment offers outstanding entertaining space, a grand reception room and media room.

5 bedrooms | 8 bathrooms | 3 reception rooms | Private roof terrace | Lift | Porter | Secure underground parking for 5 cars
Private gym | Approximately 8,451 sq ft | EPC C

simon.burgoyne@knightfrank.com
+44 20 4502 7341

Guide price available on request
Property Number WER180018



KELSO PLACE
London, United Kingdom

The house is centred around a courtyard and has exceptional open-plan entertaining space on the ground floor. This exciting and modern family home is set behind gates and is discretely situated off Stanford Road, just to the south of Kensington Square.

7 bedrooms | 7 bathrooms | 3 reception rooms
Private parking | Terrace | EPC D

james.pace@knightfrank.com
+44 20 4502 7076

Guide price £15,750,000 Freehold
Property Number KEN090069

THE CHAPEL AT HAMPSTEAD MANOR
London, United Kingdom

Located on a leafy road moments from Hampstead Village, The Chapel is an immaculately restored Grade II listed home. With a vast reception area, which has been thoughtfully finished, the property also has a spacious terrace and private outdoor space and is located in one of London's most desirable postcodes.

4 bedrooms | 4 bathrooms | Reception room
Residents' swimming pool, gym & Hammam | Town car service | 24hr concierge | Landscaped gardens

emma.fletcher-brewer@knightfrank.com
+44 20 3918 7286

Guide price £7,500,000
Property Number KRD160130



AVENUE ROAD
London, United Kingdom

A newly developed ambassadorial mansion set over three floors, located on one of the most prestigious roads in London. This extremely wide detached home sits behind electric gates with a carriage driveway and a beautiful west-facing rear garden.

*Principal bedroom suite | 6 further bedrooms | 2 staff bedrooms | 3-4 reception rooms
Gym | Media room | Library | Wine & cigar room | Landscaped rear gardens*

james.simpson@knightfrank.com
+44 20 4502 8552

Guide price available on request
Property Number HAN010967



HARCOURT HOUSE
London, United Kingdom

Overlooking Cavendish Square sit 25 generously proportioned apartments in one of Marylebone's most beautifully restored grand Edwardian Grade II listed buildings. Enriched with British history, over the years it has been home to many famous Dukes and Earls, now almost three centuries later, has been restored to create some of the finest apartments in London once more.

*24hr concierge & security | Spa including changing rooms | Sauna | Steam room | Treatment rooms
Gymnasium & studio | Business centre with meeting rooms | Cycle storage*

moreas.madani@knightfrank.com
+44 20 3918 6950

Prices from £5,500,000
Property Number KRD190296



NO.1 GROSVENOR SQUARE
London, United Kingdom

An exclusive development in the heart of Mayfair located on London's grandest squares, walking distance from both Bond Street and Mount Street. Exceptional views from every aspect including west-facing views of Grosvenor Square gardens. Within close proximity to the fashionable Mount Street, Mayfair Village and Five Star Hotels - The Connaught and Claridge's.

24hr concierge & security | Gym | Spa with sauna & steam room | 25m swimming pool | Residents' members club & business suite
Private Cinema | Secure underground residents' car parking | Conference rooms | | Michelin star restaurant on-site

moreas.madani@knightfrank.com
+44 20 3603 6779

Guide price available on request
Property Number krd160693



ILCHESTER PLACE
London, United Kingdom

Located on one of Kensington's most coveted addresses, this exquisite family house with full spa facilities is set within the Holland Park Conservation Area and has been entirely refurbished to create a bespoke, beautiful and functional home.

7 bedrooms | 7 bathrooms | 3 reception rooms
Study | Wine cellar | Swimming pool | Gym | Garden | Freehold | EPC C

will.allen@knightfrank.com
+44 20 3393 9137

Guide price £35,000,000
Property Number KEN012089368



CHESHAM PLACE
London, United Kingdom

An impressive lateral apartment benefitting from it's own 12m swimming pool and two large private gardens. 21 Chesham Place is a boutique residential development situated in the heart of Belgravia and designed by award-winning architects Foster + Partners. Sloane Square underground station is 0.5 miles away, and Victoria mainline and underground station is 0.8 miles away.

4 bedrooms | 5 bathrooms | Reception room | Gym | Steam room | Underground parking
24hr security | Leasehold approximately 985 years remaining | EPC C

stuart.bailey@knightfrank.com
+44 20 3468 2627

Guide price £17,500,000
Property Number BGV190057



NORTH SIDE WANDSWORTH COMMON
London, United Kingdom

A grand, semi-detached family house with direct access to Spencer Park, created by the then Earl Spencer in the 1870s. This magnificent house has a walled garden of 84 x 29 ft, access to a private five acre private park and parking for multiple cars.

6 bedrooms | 4 bathrooms | 2 reception rooms | Gym | Sauna | Approximately 4,273 sq ft | EPC F
0.5 miles to Clapham Junction station

sam.sproston@knightfrank.com
+44 20 3627 6970

Guide price £5,500,000
Property Number WND012078013



CHELSEA WATERFRONT
London, United Kingdom

A luxury landmark development on the North Bank of the River Thames in Chelsea, and part of the redevelopment of the historic Lots Road Power Station. With a masterplan designed by the world renowned Sir Terry Farrell, these exquisite apartments offer unrivalled views across London alongside the tranquility of riverside living.

2-4 bedrooms & penthouses | 2-4 bathrooms | Reception room
Residents' swimming pool, gym & spa | Landscaped riverside | Private parking | Communal gardens | 24hr concierge & security

christopher.jones@knightfrank.com
+44 20 4502 7386

Prices from £1,400,000
Property Number KRD143769

HOLFORD ROAD
London, United Kingdom

An exceptional double fronted detached family home of approximately 7,438 sq ft, quietly located on a desirable and tree-lined road in Hampstead Village.

8 bedrooms | 8 bathrooms | 4 reception rooms | Kitchen
Garden | Private parking | Swimming pool | Gym

craig.draper@knightfrank.com
+44 20 4502 7447

Guide price available on request
Property Number HAM012096082



80 HOLLAND PARK
London, United Kingdom

80 Holland Park will be the first fully serviced residential development in the W11 postcode - one of London's most sought-after areas to live. Comprising 25 carefully crafted properties, across five representative villas. It will deliver the most considered and balanced living opportunity in Central London.

24hr concierge | Residents' car parking | Private screening room | Residents' lounge & business suite
17m pool | Spa facility & performance-driven gym designed by Tim Weeks

celia.mallet@knightfrank.com
+44 20 3930 4481

Guide price available on request
Property Number krd180930-dev

Completion due Second Quarter 2022. Local authority City of London.
Planning permission reference: 14/01151/FULL



ONE BISHOPSGATE PLAZA
London, United Kingdom

Soaring above the Square Mile, One Bishopsgate Plaza offers a range of one, two and three bedroom apartments just steps from Liverpool Street station. Benefiting from the 5 star hotel services of the first Pan Pacific hotel in Europe, the Sky Residences are positioned on levels 21 to 41 and feature unique views of some of London's most iconic landmarks.

1-3 bedrooms | 1-3 bathrooms | Reception room
24hr concierge | Swimming pool | Gymnasium | Sauna & steam room | Library | Meeting rooms | Residents' bar & sky terrace

tom.rundall@knightfrank.com
+44 20 4502 8787

Prices from £1,300,000
Property Number TGW190531



BELGRAVIA
London, United Kingdom

Located in Whistler Square as a part of the exclusive Chelsea Barracks development, this apartment has been furnished and interior designed by Finchatton and offers modern conveniences with high spec finishes. Residents have access to The Garrison Club which includes a business suite, cinema, residents' lounge, games room, private spa, 20 metre swimming pool and fitness centre.

3 bedrooms | 3 bathrooms | Reception room | Kitchen
Balcony | 24hr concierge | Parking

caroline.phillips@knightfrank.com
+44 20 4502 8201

Guide price £8,750 per week
Property Number BEQ346935



ST. JOHN'S PARK
London, United Kingdom

This double-fronted, detached period property is arranged over five floors and has its own landscaped garden. With a distinctly English village feel, the property is located on the favoured east side of St. John's Wood. Primrose Hill and Regent's Park are a short distance away, whilst nearby local schools include The American School.

8 bedrooms | 6 bathrooms | 3 reception rooms | Kitchen | Study
Bar | Wine storage | Gym | 2 balconies | Garden | Lift | Off street parking | EPC E

stevie.walmsley@knightfrank.com
+44 20 3051 3879

Guide price £18,000 per week
Property Number SJQ012099027



10 GEORGE STREET
London, United Kingdom

The very best in luxury managed living, these high-specification apartments have 24 hour services and amenities including a residents' lounge, private dining room, gym studio, a self-service bar, guest suites and a south-facing terrace. Designed from the inside out, specifically for the rental market, all apartments have excellent proportions and access to their own balcony.

1-2 bedrooms | 1-2 bathrooms | Reception room | 24hr concierge services
Exclusive residents' events | WiFi & HD TV included | Available furnished or unfurnished | Canary Wharf station 0.2 miles

pierre-yves.chauvire@knightfrank.com
+44 20 4502 7065

Prices from £2,002 per calendar month
Property Number VEQ012098638



WOODLAND BRAE
Surrey, United Kingdom

Situated on the prestigious Wentworth Estate, this beautifully presented Wentworth mansion has been designed for entertaining on a grand scale. Sporting facilities in the area are numerous whilst nearby schools include Eton College, Papplewick, Sunningdale, St Mary's and Lambrook.

6 bedrooms | 6 bathrooms | 5 reception rooms | Kitchen | Games room
Swimming pool | Gym | Spa & steam room | Roof terrace | Garden | Triple garage | EPC C

ross.harvey@knightfrank.com
+44 1344 989573

Guide price £5,769 per week
Property Number ASQ012023012



SYDENHURST
Surrey, United Kingdom

An outstanding modern mansion of about 27,000 sq ft (2,500 sq m) with wonderful views of its grounds and surrounding countryside. Situated on the edge of an historic Surrey village and set within beautifully designed classical gardens.

11 bedrooms | 13 bathrooms | 7 reception rooms | 2 staff cottages
Indoor & outdoor swimming pools | Tennis court
In all about 30 acres | EPC B

nigel.mitchell@knightfrank.com
+44 1483 331843
james.crawford@knightfrank.com
+44 20 4502 7172

Guide price £30,000,000
Property Number CHO170205





DEWLISH HOUSE
Dorset, United Kingdom

This magnificent Grade I listed property is one of Dorset's most beautiful houses. With views overlooking a lake and parkland extending to 134 acres, there are further cottages, farm and woodland available.

6 principal bedrooms | 6 bathrooms | 6 reception rooms | Swimming pool | Tennis court | Stable block | 2 cottages
Parkland | Mixed mature woodland | Milborne St. Andrew 2.5 miles | Dorchester 8 miles

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Guide price available on request
Property Number CHO190059

WOODLAWN
Surrey, United Kingdom

Within the internationally renowned St George's Hill private residential estate and only 24 miles from Central London, Woodlawn is a stunning and iconic bespoke country home. Set in 3.5 acres of landscaped parkland grounds.

7 bedrooms | 7 bathrooms | 6 reception rooms
2 staff apartments | Swimming pool & spa | EPC B

stuart.cole@knightfrank.com
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james.cleland@knightfrank.com
+44 1932 800776

Guide price £22,490,000
Property Number Woodlawn



STOBO ESTATE, PEEBLES
Scottish Borders, United Kingdom

A remarkably diverse Borders estate, set in 3,884.69 acres with its own unique beauty, dramatic landscape and diverse income streams. Situated within one of the most sublime valleys in the UK, yet only an hour away from Edinburgh.

*Principal house with 6 bedrooms | 4 bathrooms | 3 reception rooms | 6 bedroom farmhouse | 15 cottages | Water garden | 2 lochs
Boat house & fishing hut | Sika stalking | Pheasant shoot | Significant potential for woodland creation/re-wilding*

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+44 20 4502 8770

Offers in excess of £12,000,000
Property Number EDN190058



HACKERS HOUSE
Oxfordshire, United Kingdom

A rare opportunity to acquire a sizeable and elegant house in one of the Cotswolds best villages, fully refurbished to an exacting standard. Extensive outbuildings and staff accommodation close to Daylesford and Soho Farmhouse.

*6 bedrooms | 5 bathrooms | 5 reception rooms
3 bedroom barn | Garaging | Outbuildings | Mature gardens and grounds | Approximately 1.5 acres*

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leigh.glazebrook@knightfrank.com
+44 1451 885213

Guide price available on request
Property Number CHO170280



CEDAR VALLEY
Jersey, Channel Islands

Cedar Valley is secluded and private, offering a rare combination of a coastal retreat but within trees and forestry. Being located within close proximity to the ocean is a remarkable feature for this estate. One is caught by its splendour and distinctive character, shaped by being positioned in circa seven acres of ancient woodland, complete with two ponds and a stream.

6 bedrooms | 6 bathrooms | 3 reception rooms | Guest house

aimee@wilsons.je
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james.crawford@knightfrank.com
+44 20 4502 8276

Guide price available on request
Property Number WILS2229

WESTON HALL
Northamptonshire, United Kingdom

An historic edge-of-village manor house in an unspoiled location. In addition to the mature gardens and grounds, set over 48.29 acres, the main house is complemented by a lodge.

10 bedrooms | 5 bathrooms | 7 reception rooms | 2 bedroom lodge
Coach house | Stables | Woodland | Pastureland | Swimming pool | Tennis court

rupert.sweeting@knightfrank.com
+44 20 4502 8298
james.way@knightfrank.com
+44 1789 863784

Guide price £3,250,000
Property Number CHO160176



Image courtesy of The Towers of the Waldorf Astoria, New York

VIEW 2020: THE ULTIMATE GUIDE TO THE FINEST PROPERTY AROUND THE WORLD

The world we live in is undoubtedly changing. The ongoing threat caused by Covid-19 has made us all at Knight Frank re-evaluate how we might serve our clients better – partner with them – in the face of this unprecedented crisis.

Clearly many people are reconsidering what they need in a property, especially when it comes to their space needs, having been working from home for months on end. Some, are finding the limitations of that. As we know many are moving out of cities in the search for more space, or a connection with the natural world. And others continue to see property as the best economic defence of all.

We also felt that we should share all our knowledge. We have an industry-leading research resource at Knight Frank, and the best way to enable our clients to navigate a volatile global property market is to tell them all we know, so they can make better-informed decisions.

We have always run our business on the basis of creating relationships that will endure in the long term, and the only way to do that is to make recommendations in the long-term best interests of our clients.

That is what being a partner in property means.

The market for prime property globally is still strong as I write and this edition of VIEW shows that properties of outstanding quality are still being entrusted to us, for which we are as ever deeply grateful.

*Paddy Dring
Global Head of Prime Sales*

VIEW PROPERTY

EUROPE

*From the effortless charm of the Cote d'Azur across the
continent to Spain and Italy, here's a selection of the finest
European properties available with Knight Frank*



FALL TO THE ALLURE OF THE CÔTE D'AZUR

This exceptional estate just north of Cannes, highlights the idyllic South-of-France lifestyle from the stunning finish of the main chateau to the breathtaking countryside views

On the outskirts of the Old Town of Mougins, ideally located for both the glamour of the Côte d'Azur and near the beauty of the Provençal countryside, Manoir de Pigranel is a property of exquisite repute. Set in 11 private hectares of expertly landscaped grounds, it perfectly captures the atmosphere of this beloved part of France.

The manoir has views over the countryside and valleys to the aquamarine Mediterranean Sea. It's less than five minutes from the autoroute yet completely secluded, allowing swift access to Nice airport, Monaco or the vineyards of Provence.

Together, in the main house and guest house there are nine bedrooms, including a master suite with its own private terrace, and 10 reception rooms. The south-facing terrace has been artfully designed so that even on a sunny winter's day it's warm enough to sit outside.

Each French door opening onto the terraces has been set into a single piece of hand-carved stone, there are 18th-century flagstone floors and fireplaces, artefacts brought from Italian monasteries and high ceilings, the perfect house to display exceptional artwork.

For Edward de Mallet Morgan, a Partner with Knight Frank's Super Prime Sales Team, Manoir de Pigranel is truly special. "The location, the thought and detail that has gone into every aspect of the restoration and the magnificent gardens make it exceptional," he says. "This is a refined, elegant and wonderfully authentic property."

The gardens, influenced by master landscaper Jean Mus, include Italian and Provençal details with a focus on providing year-round colour and scent – in spring, wisteria tumbles down the side of the pool house, while in summer, lavender competes with poppies and rosemary beneath the olive grove.

"Other than on historic estates such as Ephrussi de Rothschild, it is rare to find gardens of this beauty, quality and maturity on the Riviera," adds de Mallet Morgan.

For more information speak to Edward de Mallet Morgan, edward.demalletmorgan@knightfrank.com on +44 20 7861 1553





EXPLORING... MOUGINS, FRANCE

Winding up the hillsides from Cannes, the picturesque town of Mougins encapsulates the finest in Côte d’Azur living

With more than 300 days of sunshine a year, exquisite architecture and an alluring old town that has long reflected the artistic sensibilities of its inhabitants, it’s easy to see why Mougins has come to epitomise the best in small-town living on the French Riviera.

Perched atop the Cannes heights, the city itself is only a 15-minute drive away. Internationally connected, Nice Côte d’Azur Airport is only 16 miles away, while the glittering coastline of the Côte d’Azur provides a scenic backdrop for anyone making their daily commute by car.

THE SWEETEST SCENT

Originally the commune was known for its floral production, with jasmine, lavender and roses cultivated by local perfumeries for their scents. The town’s association with local fauna speaks to the abundance of natural beauty surrounding it. The surrounding Valmasque forest’s sweet-smelling pines, low-hanging olive groves and vertiginous cypress trees cradle the local habitat, while inviting intrepid ramblers and hikers to explore deeper into the 1,386 acres of parkland. The sandy beaches and boardwalks of Cannes, meanwhile, are only a short drive away.

CULINARY CALLING

Mougins’ culinary history is rich, with the old town home to several Michelin-starred restaurants, including Roger Vergé’s Moulin de Mougins and Basile Arnaud’s Le Candille at the five-star hotel, Les Mas Candille. Le Petit Fouet is a more informal option, offering typical French fare, while L’Abreuvoir de Mougins is a fantastic hidden cocktail bar for late-night sojourns after a day exploring the local area. The village also hosts the annual international gastronomy festival, Les Etoiles de Mougins, a three-day culinary bonanza held in June.

ART ASSEMBLY

In the centre of town a number of cultural attractions mean residents are hard-pressed to find themselves at a loose end. These include the Musée d’Art Classique de Mougins (MACM), which houses a large collection of ancient Greek, Roman and Egyptian artefacts as well as an array of contemporary art from the likes of Picasso (a former resident of Mougins), Matisse, Dali, Warhol and Hirst. The Musée de la Photographie André Villers, the Espace Culturel & Musée Maurice Gottlob, and the Musée d’Histoire Locale have long contributed towards its appeal as a haven for artists.



MÉNERBES
Provence, France

This remarkable property has a total living space of approximately 650 sq m, accompanied by two additional cottages. The interior marries charm and modernity, and the house itself sits within attractive surroundings of olive trees, lavender and heath, and offers beautiful views over the Luberon.

7 bedrooms | 7 bathrooms | Swimming pool & pool house | Gym
Tennis court | Sauna | Wine cellar | Garden | Garage | Barn | Kennel

mark.harvey@knightfrank.com
+44 20 3930 5221

Guide price €12,400,000
Property Number RSI190961



CANNES
Côte d'Azur, France

Perched atop the hills of Cannes and enjoying panoramic views from the Southern Alps, over the Mediterranean and on to the Esterel Mountains, this stylish villa offers generous living space across a main and guest villa. The home's open interiors flow out to glorious terraces and private landscaped gardens of almost 9,000 sq m.

9 bedroom suites | 3 reception rooms | Cinema room
Wine cellar | Swimming pool | Spa & gym | Large garage

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+44 20 3627 6980

Guide price available on request
Property Number RSI190177



16TH ARRONDISSEMENT
Paris, France

Situated in a gated square within a prestigious neighbourhood in the 16th Arrondissement, is this newly built property set behind a beautifully restored historical façade. The property combines a comfortable and elegant interior with the latest modern features.

*5 bedroom suites | Large reception rooms | Cinema room
16m indoor swimming pool | Private nightclub | Large wine cellar*

edward.demalletmorgan@knightfrank.com
+44 20 4502 8151

Guide price available on request
Property Number RSI200042



CHATEAU DES VALETES
Côte d'Azur, France

Within the estate walls of this elegant French Chateau is a beautifully renovated family home, situated in the valley below the medieval village of Bar-Sur-Loup. Enjoying dramatic views across the valley and toward the lower Alps, this prestigious estate offers complete privacy and serenity within 30kms of Nice airport.

*9 bedrooms | 6 bathrooms | Apartment | Guest house
Staff cottage | Swimming pool & pool house | Tennis courts | Cellar | Terrace*

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Guide price €12,500,000
Property Number RSI01203343



CHALET PACHA
Chamonix, France

Chalet Pacha is nestled against the forest of Les Bois and is situated close to the ski slopes and the village of Les Praz. It is built over three floors on a large plot of land, which is extremely rare for the area. This is easily one of the most beautiful chalets in the Chamonix Valley combining rustic charm with features of modern design.

5 bedrooms | 5 bathrooms | 1 reception room | Garden | Spa | Terrace | Private parking/garage

roddy.aris@knightfrank.com
+44 20 4502 7106

Guide price €5,250,000
Property Number MBA180087

VERBIER
Valais, Switzerland

Situated in one of the most exclusive positions in the resort, within the centre of the Hameau region, is this impressive ski-in-ski-out chalet. The chalet combines luxury, quality and comfort and enjoys unobstructed breath taking views overlooking the surrounding mountains. Set at the foot of the Esserts ski runs, in winter you can reach the Rouge piste directly from the chalet on your skis.

7 bedrooms | 7 bathrooms | Spa area | Wine Cellar | Games room | Ski room | The resort centre is accessible on foot
710 sq m of living space | Fully available for purchase by a non-Swiss resident as a holiday home

alex.kdeg@knightfrank.com
+44 20 4502 7834

Guide price available on request
Property Number RSI012004695



COLOGNY
Geneva, Switzerland

This impressive house has been recently renovated and combines traditional and contemporary finishes to create beautifully light and spacious living areas. Set on a generous plot of 2,200 sq m, the property enjoys spectacular views of the lake, the 'Jet d'eau' fountain and Jura Mountains beyond.

5 bedroom suites | Spacious terracing | Staff accommodation
Gym with sauna | Games room | Wine cellar

alex.kdeg@knightfrank.com
+44 20 3930 5370

Guide price available on request
Property Number RSI012013628



3RD DISTRICT
Vienna, Austria

Located near to the Belvedere Castle and the city centre, this peaceful apartment is set within a striking period building. The residence encompasses the entire second floor, with private lift access, and has approximately 350 sq m of living space combining traditional features with modern technology.

4 bedroom suites | 3 reception rooms | Balcony | Garaging | Sauna | Cellar

alex.kdeg@knightfrank.com
+44 20 4502 8213

Guide price available on request
Property Number RSI190691



VILLA POGGIO TORSELLI
Florence, Italy

Recently restored to its former glory, this 'Queen of Villas' is a national monument and one of the largest and most elegant in Tuscany. Built in the 17th century, the estate includes 24 hectares of Chianti Classico vineyard and a modern wine cellar.

9-15 bedrooms | 12 bathrooms | 5 reception rooms | Swimming pool | Secondary accommodation
Approximately 5,000 sq m | Approximately 41 hectares of land

alasdair.pritchard@knightfrank.com
+44 20 3627 4806

Guide price available on request
Property Number FLO190019

DORSODURO
Venice, Italy

A rare six hundred square metre building in one of the most exclusive areas of Venice, overlooking the canal. It has a private garden and roof terrace with breathtaking views of the Giudecca Canal, San Giorgio and the Basilica della Salute.

6 bedrooms | 6 bathrooms | Waterside
Canal views | Private garden | Roof terrace

amy.redfern-woods@knightfrank.com
+44 20 305 11993

Guide price available on request
Property Number RSI012079148



VILLA DI COMPIGNANO,
Lucca, Italy

Set on the hills dividing Lucca from the Versilia coast, this stunning estate offers far reaching views over the sea on one side and the countryside on the other. The estate includes a 15th century villa, three further cottages, two swimming pools and approximately 22 hectares of land. The grounds include an olive grove and three vineyards which are in need of maintenance.

19 bedrooms | 17 bathrooms | Secondary accommodation | Outbuildings | 2 swimming pools
Private parking | Sea views | Vineyard | Olive grove | Land approximately 22 hectares

amy.redfern-woods@knightfrank.com
+44 20 3918 7828

Guide price €5,000,000
Property Number SER190002



PALAZZO PORTINARI-SALVIATI
Florence, Italy

The restoration of Palazzo Portinari-Salviati will blend historic elegance with 5-star hotel services to create a collection of classically designed homes. Filled with frescoes, wooden ceilings, stone sculptures and oil paintings, the Palazzo will offer 18 apartments including a penthouse with terrace views of the wondrous Duomo. Estimated completion Q2 2022.

1-4 bedrooms | Pool & spa facilities | Private members' club | Lounge bar
Restaurant | Concierge | 5-star hotel services | 24hr management services

amy.redfern-woods@knightfrank.com
+44 20 4502 8532

Prices starting from €750,000
Property Number RSI012049858



ANTARES
Barcelona, Spain

Uniquely positioned on Barcelona's famous shoreline, Antares sets a new benchmark in contemporary living. The impeccably designed one to four bedroom residences, duplexes and penthouses are awash with natural light due to floor-to-ceiling windows that give way to tranquil, private terraces offering spectacular views of the city and the sea.

*1-4 bedrooms | State-of-the-art fitness facilities | Roof terrace and infinity pool | Cinema room | Golf simulator
Landscaped gardens with paddle court | 24hr concierge & security | Underground parking & storage unit for every residence*

oliver.banks@knightfrank.com
+44 20 4502 8635

Prices from €850,000
Property Number RSI012079745

Planning permission number: 10-2016LL11170. Borough/council issuing permission: Actual BCN Capital Advisors, Acquiring interest: Freehold



SIERRA BLANCA
Marbella, Spain

This elegantly designed villa with sea views is situated in arguably the best residential area of Marbella's Golden Mile. With Andalusian-style landscaped gardens and stunning interiors, the property is distinguished by impressive craftsmanship and elaborate detail that affords elegance and privacy.

*6 bedrooms | 6 bathrooms | Guest accommodation | 2 swimming pools
Spa with Turkish bath & gymnasium | 4 car garage | Built area 1,108 sq m*

mark.harvey@knightfrank.com
+44 20 4502 8141

Guide price €7,200,000
Property Number DM4493



Planning permission number: 66/ED1/2019, Borough/council issuing permission: Lisbon City Hall Municipal Directorate of Urbanism, Acquiring interest: Freehold

HIGH LAPA
Lisbon, Portugal

High Lapa is a condominium between Lapa and Tapada das Necessidades. The project comprises one to four bedroom apartments, including a gym, concierge and spa. The harmony between the contemporary and classic architecture, plus the views of the Tejo river, Tapada da Necessidades or the new garden arising in front of the development truly makes it stand out.

1-4 bedrooms | 2-4 bathrooms
Lift | Swimming pool | Private parking

oliver.banks@knightfrank.com
+44 20 4502 8218

Prices from €790,000
Property Number RSI190573

VIEW PROPERTY

US & THE
CARIBBEAN

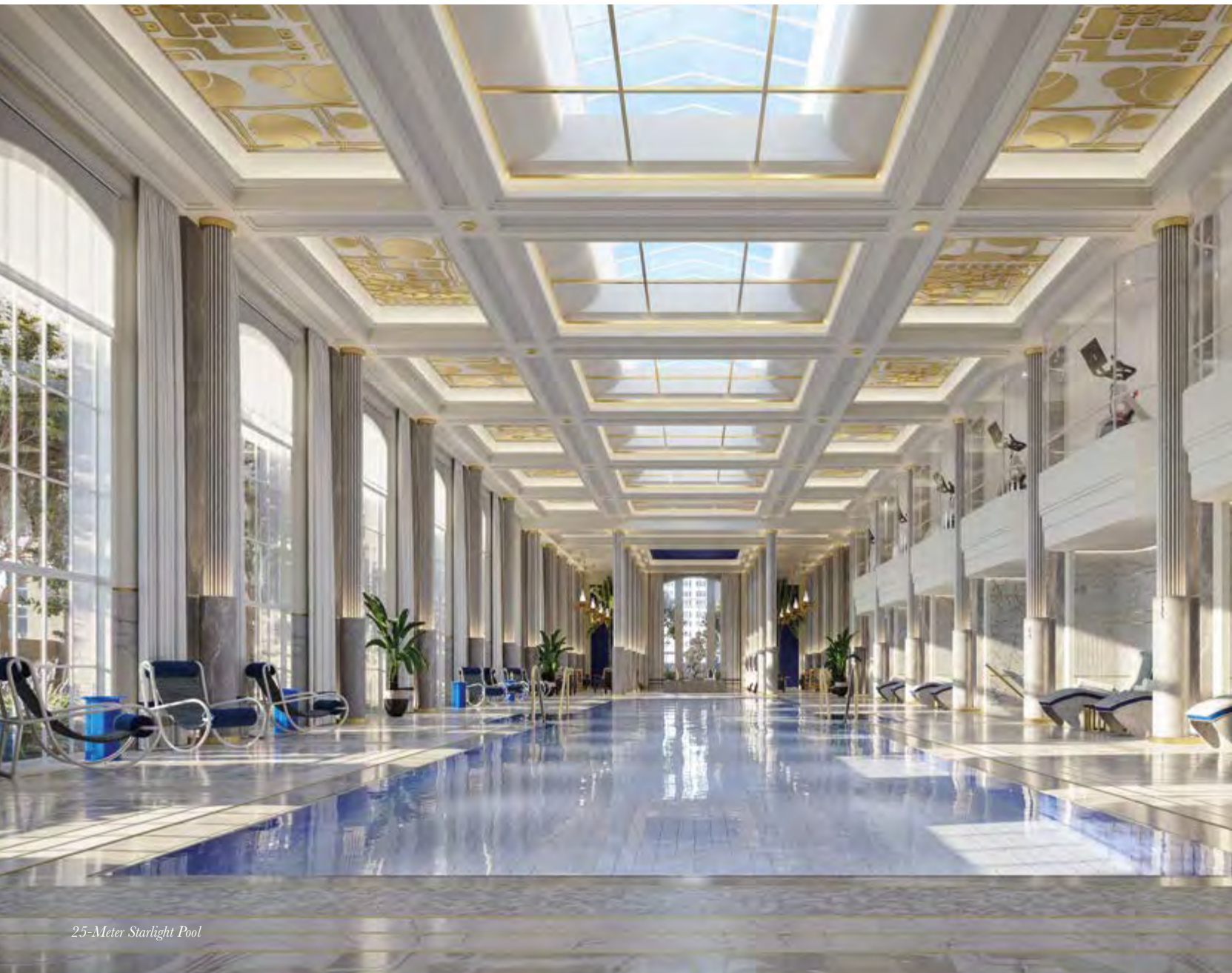
*Own a piece of history in one of New York's most iconic
buildings and discover our best properties in Miami,
Colorado, Los Angeles, Houston and the Caribbean*



Park Avenue Entrance



The Grand Salon



25-Meter Starlight Pool

A LIVING LEGEND

As names in hospitality go, Waldorf Astoria New York is perhaps one of the world's most recognisable. Now, as an extensive restoration of its NYC location is underway, The Towers of the Waldorf Astoria, New York means you'll soon be able to own a piece of history

What's in a name? There are many iconic names on the high-energy streets of Manhattan but few more loaded with history and elegance than the Waldorf Astoria. The Midtown beauty opened in 1931 as the largest and tallest hotel in the world and soon gained a reputation for excellence. Royalty, celebrities and every American President from Herbert Hoover to Barack Obama checked into its beautiful Art Deco suites, adding ever more stardust and glamour, making 301 Park Avenue a celebrated address.

Now that address is for sale with the launch of condominiums at The Towers of the Waldorf Astoria, New York. After extensive restoration, the hotel is due to reopen in 2022 with 375 hotel suites, and 375 residences for sale. The residences range from studios to four-bedrooms condominiums, penthouses and marquee homes with expansive private outdoor terraces. Interiors are the work of famed Parisian designer Jean-Louis Deniot who has created slick, contemporary homes using bespoke, top-quality materials.

"The Waldorf Astoria is a landmark, a symbol of New York City and as the designer it was important to stand back and ensure the building was the star," explains Mr Deniot. "The interiors will reflect the magnificence of the past and be grand, playful, cosmopolitan and highly inviting."

These are Branded Residences, a rapidly growing market sector amongst elite investors and lifestyle buyers. The exclusivity of owning a piece of New York City history is matched by the convenience of a dedicated round-the-clock

concierge and the privacy and security of exclusive lobbies and lifts, all overseen by a name that has set the gold standard for service for close to a century.

Residences at The Towers of the Waldorf Astoria all have exclusive access to over 50,000 square feet of private amenities designed by Mr Deniot.

The fitness centre includes training studios, a cardio gallery and extensive saunas, steam rooms and treatment areas while the dramatic 25-meter Starlight Pool, decked in blue and white porcelain tiles, overlooks Park Avenue. There are numerous entertaining and leisure spaces: the Grand Salon, games room, wine tasting room and a first-class business facility with separate co-working spaces and private meeting rooms.

A highlight for Mr Deniot? "The demonstration kitchen," he says. "It is an entirely enclosed glass kitchen where residents can bring their friends and experiment with food and enjoy themselves. Consider it an artist's atelier. I like this blend of technicality, industrial design and sophistication but most of all fun."

Living in a legendary hotel with all the privacy of your own private home, following in the footsteps of Cole Porter, Marilyn Monroe and Queen Elizabeth II: welcome to the Waldorf Astoria New York.

Prices from \$1,700,000 – for more information please contact Stacey Watson on +44 20 3797 4766 stacey.watson@knightfrank.com

Turn the page to learn more about Midtown Manhattan



Residential Living Room



EXPLORING... MIDTOWN MANHATTAN

It's perhaps the most desirable neighbourhood of the US's most-desirable city
– we explore NYC's Midtown from a New Yorker's point of view

New York, New York – do you want to always wake up in this city? If so, living in Manhattan's Midtown is likely to make you feel king of the hill. The district has the highest proportion of the city's iconic skyscrapers and is home to many iconic landmarks such as the Chrysler Building, the Empire State Building and of course, the Waldorf Astoria. The beating heart of the city, the developments off Fifth Avenue are possibly the most culturally diverse in all of the US, while its proximity to all major entries and exits from the island borough mean it's ideally located for city workers in the south, and those who travel internationally.

DIVERSE DINING

New York City epitomises the spirit of multiculturalism in many ways. Midtown institution Smith & Wollensky (the original, since 1977) offers a high-end American steakhouse experience, while the low-key Sakagura is a Japanese izakaya restaurant, which is hidden underneath a nondescript office block on East 43rd street. For aperitif options, or simply a straightforward cocktail after work, Harry Cipriani on Fifth Avenue, or The Polo Bar on East 55th are good options. In reality, the above options are representative of the type of quality on offer in the district – ones you could well find by hovering your finger over a map and placing it at random.

RENOWNED RETAIL

Are there many other more iconic shopping districts in the world than Fifth Avenue? We think not. Bergdorf Goodman and Saks Fifth Avenue mean designer brands at your fingertips, while a little further up towards Central Park you have stalwart high-fashion brands, such as Chanel, Rolex, Louis Vuitton et al. If you're looking to swap haute couture for haute culture, the Guggenheim and MoMA galleries are but a short walk away. Veer to the westside, and you'll find Broadway, Carnegie Hall and Times Square within walking distance of one another.

TOURING THE BIG APPLE

Travelling in and out of Midtown Manhattan is merciful in a city that can be paralysed by gridlock. The iconic Grand Central rail station connects New Yorkers with the majority of the city, as well as the other boroughs. JFK International is just under an hour's drive away in Queens, while private flights can be chartered from LaGuardia Airport in Queens. Helipads dot the fringes of Manhattan's Westside and can be reached in less than half an hour from Midtown's most-eastern point. This is before we even mention the subterranean world of New York's subway systems. For second-homeowners with property in Long Island, the island's easterly most point can be reached in hours.





LOS ANGELES
California, USA

This gated traditional estate is located on one of the most coveted streets in Holmby Hills. From the outside this property offers the highest levels of privacy, but within French doors open out on to the expansive park like garden and pool giving the sense of indoor-outdoor living. This home exemplifies classical architecture and will appeal to the most discerning of buyers.

9 bedrooms | 9 bathrooms | Swimming pool | Spa
Guest house | Staff quarters

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Guide price US \$34,999,999
Property Number US20603262



TELLURIDE
Colorado, USA

This modern architectural masterpiece designed by Poss Architecture is perched on a point featuring thrilling views of Telluride's most dramatic peaks. Located in Gray Head, an 885 acre development sitting atop an expansive mesa adjacent to National Forest including tennis and basketball court, miles of private hiking/equestrian trails, ski valet, and even a winter ice rink.

6 bedrooms | 10 bathrooms | Gym | Approximately 35 acres

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Guide price US \$24,000,000
Property Number USAGS165494



HOUSTON
Texas, USA

A grand English manor of over 26,000 sq ft positioned on a secluded gated estate that sits on more than four acres. It has park-like grounds and parterre gardens. It includes the finest luxury details; gold gilded accents, patina wall panels, silk upholstered walls, vaulted ceilings, authentic walnut flooring and French antique fountains. A wonderful blend of intimate and entertaining spaces.

6 bedrooms | 16 bathrooms | Parking | Outdoor kitchen | Fitness centre
Guest house | Temperature controlled wine room | Media room | Private but central location

jason.mansfield@knightfrank.com
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Guide price US \$29,500,000
Property Number US68693930



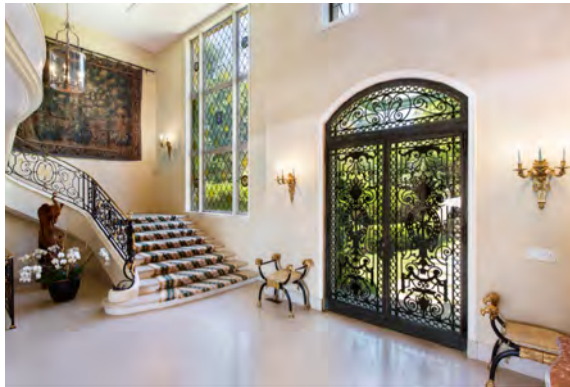
BEVERLY
Massachusetts, USA

This 28,000 sq ft historic estate is set on 3.16 acres with 400ft of private beach frontage. Originally built in 1904, this property is rich in history, but has been affectionately renovated with quality high-end finishes, its original historic character can be seen throughout in the Tuscan columns on the exterior and 16ft ceilings topped with restored crown mouldings.

11 bedrooms | Billiards room with bar | Library
Private beach | Water views

jason.mansfield@knightfrank.com
+44 20 3432 6732

Guide price available on request
Property Number RSI012094898



STAMFORD
Connecticut, USA

An historic estate of approximately 17,000 sq ft of living space on grounds spanning over 200 acres, with an indoor Olympic size swimming pool, three guest homes, an outdoor swimming pool, pool house, greenhouse, two horse barns and private lakes. An entertainer’s dream, this estate can easily accommodate even the largest indoor or outdoor event.

8 bedrooms | 10 bathrooms | Period details | Connecticut/Westchester border

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+44 20 4502 7273

Guide price US \$49,500,000
Property Number USDE12620



EAST HAMPTON
New York, USA

Located on one of the most coveted lanes in East Hampton Village, south of the highway, this extraordinary home, designed by the Cestone sisters, is a timeless masterpiece. Set on a sprawling 1.12 acres close to the beaches, the Maidstone Club, Village shops and restaurants.

4 bedrooms | 5 bathrooms | Conservatory | Central air conditioning

jason.mansfield@knightfrank.com
+44 20 4502 8515

Guide price US \$7,495,000
Property Number USH352406



MIAMI BEACH
Florida, USA

Arte Surfside is a one-of-a-kind collection of 16 individual ocean-front residences designed by legendary Italian architecture and design partnership of Antonio Citterio and Patricia Viel in collaboration with Kobi Karp Architecture and Interior Design. Arte embraces its privileged setting taking advantage of spectacular ocean views from private terraces that celebrate outdoor living.

State-of-the-art finishes | First class services & amenities

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Prices from US \$7,900,000
Property Number RSI012017027



COLOMBIER
St Barts, Caribbean

A jewel of Colonial architecture, Fleur de Mer Estate sits on a plateau of nearly three acres on a hilltop in Colombier with 360 degree dramatic views of the Caribbean Sea and the surrounding islands. The uniqueness of the estate is truly exceptional with its incomparable location, surrounded by protected natural areas and privacy.

5 bedrooms | 5 bathrooms | Private terraces
Gym | Swimming pool | Approximately 2.856 acres of grounds

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+44 20 3642 6771

Guide price available on request
Property Number RSI012063280



POLO RIDGE
St James, Barbados

Set within the highly sought-after residential address of Polo Ridge, in over an acre of beautifully manicured grounds, this charming villa has over 6,000 sq ft of open living space. Sitting in an elevated position with magnificent views over the west coast to the Caribbean Sea beyond, this property is perfect for entertaining or relaxing with family.

5 bedroom suites | Large open plan reception rooms
Self-contained guest cottage | Infinity swimming pool | Jacuzzi | Terraces

andrew.blandford-newson@knightfrank.com
+44 20 3582 6760

Guide price US \$4,400,000
Property Number RSI190858

ROYAL WESTMORELAND
St James, Barbados

Occupying an envious position at the top of the exclusive Palm Ridge, Monkey Manor is a grand and elegant home. It's design features an open plan concept with contemporary finishes, including sleek marble floors, coral render, custom wrought iron railings, vaulted tray ceilings and custom cabinetry.

5 bedroom main house | 2 bedroom self-contained guest cottage | Gardener's cottage | Sea views
Championship golf course | Swimming pool | Approximately 13,900 sq ft of living space

andrew.blandford-newson@knightfrank.com
+44 20 4502 7449

Guide price US \$6,000,000
Property Number RSI200147



MUSTIQUE
Saint Vincent & the Grenadines

An enchanting Balinese-style villa overlooking a rich and tropical landscape, with far-reaching views of the Atlantic Ocean and the neighbouring islands. The villa has an immediate sense of warmth and tranquillity, with a large mature Koi pond at its centre. Perfect for entertaining, relaxing or spending time with the family.

*5 bedroom suites | Large reception rooms | Infinity swimming pool
Media & games room | Separate guest accommodation*

edward.demalletmorgan@knightfrank.com
+44 20 4502 8086

Guide price available on request
Property Number RSI170482

VIEW PROPERTY

AFRICA &
THE MIDDLE EAST

*Explore Dubai's latest reimagining of luxury living in
the Royal Atlantis Residences and discover our exquisite
properties in South Africa and Morocco*



SKY-HIGH LIVING ABOVE DUBAI

The Royal Atlantis Residences lies on the crescent of The Palm Jumeirah in Dubai, one of the world's most exclusive addresses, and the ultimate location to call home

The Royal Atlantis Residences are set to become one of the most coveted global addresses and represent Dubai's first 'super-prime' branded residences. This new ultra-luxury Resort & Residences, located on the iconic Palm Jumeirah, will feature architecture from the finest international designers and benefit from uninterrupted views of both the Ocean and Dubai's iconic skyline.

"At The Royal Atlantis Residences the values at its core are delivering the very best homes in terms of design, architecture and interiors of course; but more than that its discretion and privacy; first-rate experiences and service. These key components are what truly distinguish this development as best-in-class not only for Dubai, but globally" says Maria Morris, Head of Residential at Knight Frank Middle East.

The iconic development, with its unique location next to the world-famous Atlantis resort, will be a striking new architectural icon in its own right when it completes in 2021. Designed by one of the world's most pre-eminent architecture firms, Kohn Pederson Fox, The Royal Atlantis Residences includes a selection of two, three, four and five bedroom apartments, skycourts penthouses and garden suites ranging in size from 133 to 1,739 square metres. This will usher in a new era of living in Dubai with exclusive doorstep access to exciting restaurants and entertainment, as well as unsurpassed resort experiences and every service one could imagine.

"The designers engaged to mastermind the project have been drawn from a global pool of experts. As a result, buyers can expect architecture, interiors, on-site facilities and landscaping not just bar-raising for Dubai, but internationally. We are creating living experiences with broad global appeal for highly discerning individuals, who have travelled the world and expect the very best in design, architecture and lifestyle", continues Maria.

The Residences include 2, 3, 4 & 5 bedroom residences, Sky Courts boasting sky-high private landscaped terraces, Penthouses with their own expansive terrace, featuring breath-taking pools and luxurious living and dining spaces and a select number of Garden Suites boasting two landscaped gardens featuring a private pool and entertainment space. Residents at The Royal Atlantis will also have access to Michelin Starred chef restaurants, such as Dinner by Heston Blumenthal, Estiatorio Milos by Costas Spiliadis, La Mar by Gastón Acurio, Jaleo by José Andrés, Hakkasan, and Ariana's Kitchen by Ariana Bundy.

For more information, please contact: Maria Morris, Partner, Head of Residential, Knight Frank Middle East: +971 4 4267 639 maria.morris@me.knightfrank.com

Turn the page to learn more about Palm Jumeirah





EXPLORING... PALM JUMEIRAH

It's Dubai's crowning glory and offers residents the best in five-star luxury. Find out that there is more to life on the Persian Gulf island

The very idea of living on the world's largest artificial island suggests a life beyond the ordinary, and this is certainly an expectation that living on the Palm Jumeirah meets, if not exceeds. Construction of the man-made archipelago started in 2001 and first opened to residents in 2006. The mixed-purpose developments on the island are called home by more than 10,000 people, many of whom have paid real premiums to experience the most luxurious in waterfront living. The island is connected to the UAE mainland by road and a monorail.

GO NOWHERE ELSE

A giant island shaped like a palm tree may evoke a sense of simple tranquillity, but the island's infrastructure can be considered anything but. In virtually every sense the Palm Jumeirah is self-sufficient, meaning residents rarely need to venture off the archipelago if they so wish. The retail options are strong, too, with the glittering Golden Mile Galleria and The Point shopping centres at its heart, while the island's 'trunk' has all the public services – schools, hospitals, nurseries – you'd expect on the mainland proper.

R&R ON JUMEIRAH

Aside from the private beaches their homes back onto, residents can enjoy their own mini-break on any number of the island's frongs. Luxury resorts are bountiful. Whether that's a lazy afternoon spent in the infinity pool of the WHITE Beach at Atlantis The Palm, to a sand-between-the-toes beach club experience at DRIFT beach in the One&Only Royal Mirage, the island has been engineered to be an oasis of calm. The tranquillity instilled is anything but artificial.

LUXE THE RULE

Pretty much like everything else on Palm Jumeirah, the food and drink options available across the archipelago maintain a five-star experience as the standard. With many restaurants internationally recognised, several are destinations in their own right. Diners can celebrate special occasions at Nobu or enjoy sumptuous sub-aquatic fine-dining at Ossanio, Atlantis The Palm. For more relaxed fare, diners should head to Bonfire, a beachside restaurant at the Kempinski Hotel & Residences, which always has an exotic barbeque on the go.



LA PALMERAIE
Marrakech, Morocco

A superb, newly built villa located in the heart of Marrakech's Palmeraie with unspoiled views of the Atlas Mountains. The property's contemporary and distinctive architectural design offers an impressive entertaining space and a wonderful sense of volume and light.

5 bedrooms | 6 bathrooms | 3 reception rooms
35m swimming pool | Fitness suite | Walk-in wine cellar | Staff accommodation | In all about 1 hectare

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Guide price available on request
Property Number RSI191028



KARKLOOF FALLS LODGE
Pietermaritzburg, South Africa

Make this heavenly piece of Africa your private home, a business venture or both. It has previously been operated as a safari, spa and lodge business but it would make for an idyllic home, wellness centre or boutique hotel. The property also benefits from direct access to the 105m high Karkloof Falls, which is entirely private, and has a further 8km of river frontage and extensive game viewing.

Lodge | 16 villas | Staff accommodation | Spa with 17 treatment rooms | Roman bath | Kneipp pools | Reception building | Stores
Water plant & infrastructure for a second camp | Approximately 35 minute drive from Pietermaritzburg & airport

richard@res.za.knightfrank.com
+27 76 252 7254

Guide price ZAR 105,000,000
Property Number PDR5482



THE FROND F
Palm Jumeirah, United Arab Emirates

Located on Dubai's iconic Palm Jumeirah, this contemporary and recently refurbished villa masterpiece affords open water views to the crescent, with panoramic views of the iconic Atlantis Hotel and the new Royal Atlantis Residences. The villa has been meticulously designed and comes fully furnished with furniture designed by Minotti and floor-to-ceiling Schuco windows.

5 bedrooms suites | 6 bathrooms | 2 reception rooms | Leisure facilities | 24hr security | Balcony | Garden
Large infinity pool | Stunning sea views | Approximately 14,500 sq ft

anne.ogilvie@me.knightfrank.com
+971 4 426 7687

Guide price AED 65,000,000
Property Number DUB012035063

VIEW PROPERTY

ASIA
PACIFIC

If it's the waterfront lifestyle you want, you'll find a perfect example in Auckland, New Zealand, as well as properties in Singapore, Hong Kong and Australia



AUCKLAND'S HIDDEN HAVEN

Westmere is Auckland's most-desirable neighbourhood. Find out why this harbourside dwelling is a haven to the stars

Auckland's sought-after suburb of Westmere is a place for global music and film industry A-listers to come when they're in town. And one property in particular which is set on Westmere's most desirable street, Rawene Avenue.

This extraordinary contemporary house, which sits on the waterfront facing west to Auckland's inner harbour, offers the kind of sanctuary that so many buyers crave today. "Rawene is a very discreet street," says Jamie Graham from Bayleys Realty Group, Knight Frank's partners in New Zealand. "The homes built on the waterfront of the desirable central seaside suburb of Westmere are very high end – but only a handful of these homes have this incredible perspective over the harbour."

Yet, as secluded as Rawene Avenue feels, it's also just a few kilometres from Auckland's CBD, the popular shopping and dining district of Ponsonby, and Westhaven Marina, the largest yacht marina in the Southern Hemisphere.

While there is a Hollywood-style level of luxury to this super-sized 739 metre-square house set on a double plot of

nearly 2,000 squared metres, its character is distinctly Kiwi. As a stand-out modern home in the 'City of Sails', known for its love of maritime pursuits, the four-bedroom property designed by architect David Ponting is all about the connection between house and harbour – emphasised at all times by the 17-metre infinity pool's refractive dance with the ocean, or from the luxuriant cocoon of the huge living space and its double-height glazed wall overlooking the water.

The property is also outstanding in its bold use of materials, its concrete façade a dramatic and desirably low-maintenance option – and the perfect foil to the sun and storms that sweep across the harbour. The exterior's stark greyness is softened by the lush planting, including tall palms, that surrounds the house. Inside, richly coloured cedar gives a warming glow to this party-lover's paradise and family retreat.

Please note that this property has very recently sold. Please contact Sarah Liu, Bayleys Remuera, for more information on properties in Westmere +64 9 520 8888 sarah.liu@bayleys.co.nz

Turn the page to learn more about Westmere, Auckland





EXPLORING... WESTMERE, AUCKLAND

Only minutes from Auckland's upscale CBD, Westmere is a quiet and enclosed neighbourhood offering some of the finest waterfront lifestyles in all of New Zealand

Once a sleepy suburb of Auckland City, Westmere is now a highly desirable area to live, offering a truly special waterside living opportunity thanks to its outstanding views over Cox's Bay, plenty of outdoor space and a charmingly quaint selection of restaurants, cafés and amenities. Known primarily for its Californian-style bungalow architecture, Westmere offers an idyllic and sociable lifestyle with a strong reputation for its sense of community.

BOUNTIFUL BAYS

Defined by the surrounding locales including Cox's Bay, Herne Bay, Grey Lynn, Western Springs and Point Chevalier, Westmere's backdrop of lush green hillsides and sandy dunes can make you forget you're only a ten-minute drive from Auckland's city centre. Cox's Bay is a popular spot for watersport enthusiasts, boaters and divers, and is protected from the west by the Meola Bay volcanic reef and park. Back on the land, Cox's Bay Reserve consists of three parks, Hukanui Reserve, Bayfield Park and Cox's Bay Park. A circular walk around the reserve takes around 70 minutes and features a boardwalk through the mangrove swamps, sculptures by local and international artists, and breathtaking views over the Pacific Ocean.

CULTURAL SIGNIFICANCE

While Westmere as a development is fairly new in relative sense, – most residences are no older than 100 years – the area has a significant history to the indigenous people of New Zealand. The region held great spiritual, physical and cultural importance for the local *iwi* (tribe) thanks to its abundance of streams, mangroves and wetlands which provided food, flax and tools for industry. The last *iwi* to lay claim was led by Apihai Te Kawau in the early 1820s, before the land was gifted to the Crown in 1841 by the Māori.

NEIGHBOURHOOD NICETIES

Garnet Road bisects the Westmere neighbourhood and offers a charming selection of shops, restaurants, cafés, as well as a great selection of wine shops. Neighbouring Ponsonby's reputation for good food has had something of an influence on business owners in Westmere, with popular neighbourhood café Catroux big on light and airy casual dining, while Garnet Station Café is a relaxed spot for locals to work or have coffee from. Fine dining options can be found in and around neighbouring Ponsonby, district Wynyard and Wyndham Street within the Auckland CBD.



Planning permission number: SSD 6957, Borough/council issuing permission: Barangaroo Delivery Authority, Acquiring interest: Leasehold



CROWN RESIDENCES AT ONE BARANGAROO Sydney, Australia

A limited collection of 82 residences on the world's most famous waterfronts. Postcard views, luxury living and unparalleled service from Crown Resorts come as standard at Crown Residences at One Barangaroo, Australia's newest and most exclusive address.

2-4 bedrooms | Duplex penthouse available | Dual or triple aspect views | Access to luxury Crown Sydney hotel amenities | Occupation Q1 2021

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EURLUS STREET
Sydney, Australia

From its commanding position, this brand new architectural marvel features a sensational design on a grand scale. It has 180° views across the crystalline waters of Middle Harbour to North Sydney, as well as Chatswood skylines.

5 bedrooms | 5 bathrooms | Marble kitchen & French oak flooring | Double lockup garage | Swimming pool & Cbus home automation
Approximately 881 sq m | Approximately 780 sq m of stunning living zones

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Guide price AUD \$12,000,000
Property Number 5277764



THE HORIZON COLLECTION
Brisbane, Australia

Soaring 270 metres into the city's sub-tropical skies, panoramic views can be enjoyed in all directions, making The Horizon Collection the most captivating and glamorous penthouses in Brisbane, and right in the heart of the Central Business District. Horizon penthouse residents also have exclusive use of the highest pool in the Southern Hemisphere.

2-4 bedroom penthouse units | Exclusive access to the rooftop swimming pool
5-star luxury services provided by The Westin

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Guide price AUD \$1,200,000 - \$7,900,000
Property Number 5305030



KERRY PROPERTIES
Mid-Levels Central, Hong Kong

Laced along the stunning Mid-Levels locations of May Road and Tregunter Path, is this signature collection of premier properties set within verdant greenery. From your Dress Circle elevation, view a panorama of iconic Victoria Harbour and the vibrant cityscape. A pre-eminent address in Hong Kong, with exceptional management services - the pinnacle of prestige.

3-4 bedrooms | 2-3.5 bathrooms | Swimming pool | Gymnasium | Function room
Aerobic room | Children's playroom | Sauna/Steam

maggie.lee@hk.knightfrank.com
+852 93770008

Prices from HK \$106,000 per calendar month exclusive
Property Number HKG623528



ROSEWOOD RESIDENCES
Kowloon, Hong Kong

Rosewood Residences offers a range of units from superlative studios to three-bedroom duplexes - some with outdoor terraces - and with peerless harbour views. Generous in form and detail, warm, sophisticated interiors incorporate curated design with function. Guests enjoy the epitome of bespoke services and exceptional facilities for the modern luxury lifestyle.

0-3 bedrooms | 1-4 bathrooms | Air conditioning | High rise living | Pet-friendly | Swimming pool | Steam room | Gymnasium
Sky lounge | Aerobic room | Self-service laundry & drying facilities

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Prices from HKD \$57,000 per calendar month
Property Number HKG190475



AMBER SKYE
District 15, Singapore

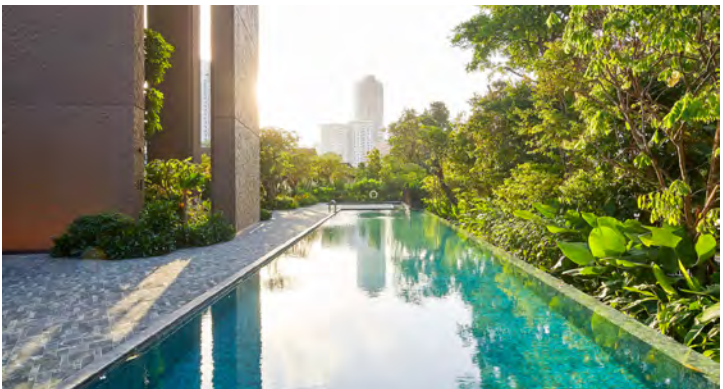
This 22-storey freehold condominium is masterfully crafted to mimic the sea's endless waves, featuring a series of wavy balconies that streams picturesquely among the clouds. Be pampered with endless amenities as well as proximity to the East Coast beach, Airport and CBD.

*Exclusive 2 bedroom lofts | 4 bedroom grandeurs | 4-6-bedroom villas & penthouses with private pools
6m ceiling height | Private lifts | Seaview | Approximately 1 minute to MRT Station*

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Guide price SGD \$2,435,000
Property Number 3078K MK25

© Hufton + Crow



EDEN
District 10, Singapore

Located at 2 Draycott Park, EDEN has been designed by award-winning Heatherwick Studio in collaboration with Swire Properties, and is inspired by Singapore's vision of becoming a 'City in a Garden'. Each freehold apartment occupies an entire floor, with an original vertical landscape of bespoke hanging gardens, designed to give residents their own lush, private garden-in-the-sky.

*4 en suite bedrooms | Approximately 3,000 sq ft | 20 freehold apartments
2020 winner of Asia Pacific Property Award Best Residential High-Rise Architecture Singapore*

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Guide price available on request
Property Number 1316N



FINAL VIEW

MY HOME CITY

Victoria Garrett, Knight Frank's Head of Residential for Asia Pacific, tells us how in her adopted home city of Singapore, prime buyers can strike the perfect work-life balance

Singapore is a very diverse, multicultural and safe society that has fantastic transport and education systems. As a family with two young children, it is a really great environment to live in and offers the opportunity to travel to some amazing destinations right on your doorstep, while also allowing me to be central to Knight Frank's operations within the Asia Pacific area.

In light of the current global pandemic, our home and the environment we live in have become more than ever our sanctuary and, due to this, the availability of green space has never been more important. Known as the garden city, 47% of Singapore's footprint is dedicated to public green space. From a wellness perspective, it is a great setting to live in. My family and I will often go to Singapore Botanic Gardens at the weekend, which is a UNESCO World Heritage Site.

Many people based in Singapore in senior roles tend to have regional remits, so they travel a lot, and of course, Asia is vast. For Knight Frank, Asia-Pacific roles cover Australia, New Zealand, India, Greater China and South East Asia, so there is long-haul travel involved in day-to-day work. This is why the city has become central to the firm's operations in the area.

On the island, there's something for everyone in your downtime. Being fit and healthy is a big part of life and there are lots of outdoor activities, classes, cycling groups and

running groups taking place in East Coast Park, Marina Bay, or the Macritchie Reservoir.

The most prestigious neighbourhoods are in District 9, 10 and 11. Prominently, the area around Nassim Hill, Claymore, Orange Grove and the Dalvey Estate have a mix of highly sought-after but rarely available 'good class bungalows', intermixed with the top-end skyscraper developments bordering Orchard Road. Beyond Botanic Gardens in Bukit Timah, Namly Estate and Binjai Park, there are also many neatly concealed larger dwellings that have been architecturally designed. Sentosa Island is an enclave of itself and has more of a resort-like feel, akin to other globally prestigious waterfront locations around the world.

The Singapore government's plans for new developments within the Greater Southern Waterfront region will help revitalise the areas such as Sentosa, which is the only region in Singapore where foreigners are allowed to purchase landed homes without special permits. Overall, we have seen a resurgence in interest from foreign buyers recently, especially from China, Indonesia, India and the US.

A year ago, Singapore looked to be heading for a slowdown as non-residents and developers were hit by another hike in stamp duties. Twelve months on and the city-state is emerging as a regional safe haven, particularly for Asian buyers.

VIEW 2020

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Cannes, Côte d'Azur, France. Villa for sale with Knight Frank, page 85.

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