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# shrewd moves

COVETABLE HOMES  
CLEVER INVESTMENTS

*Cool new Caribbean homes with a clubby vibe*

*London's surge in super-prime rentals*

*24-carat gems in the Swiss mountains*

*Pads that quicken the pulse, from Sotogrande to San Francisco*



# get realty

Rarefied residences and snazzy pads for citizens of the world. By **Lisa Freedman**

🌐 Conveniently poised between Buckingham Palace and the Houses of Parliament, **Queen Anne's Gate** is one of **LONDON's** loveliest 18th-century streets

– and if you're looking for a top-of-the-range property from the period, this would undoubtedly be a sensible place to start. Here, you'll discover a Grade I-listed townhouse ([www.hathaways.co.uk](http://www.hathaways.co.uk) and [www.knightfrank.co.uk](http://www.knightfrank.co.uk); £21m), built c1704, whose six fine-boned storeys have been sympathetically adjusted for 21st-century living. It combines the best of the old (a superb carved wooden portico and rare dual staircases) with every modern convenience, including five bedroom suites, five reception rooms, a large terrace overlooking St James's Park, and, most importantly, a lift. If, on the other hand, you prefer your heritage outside the front door, you may find **Lincoln Square** ([www.cbreresidential.com](http://www.cbreresidential.com)

and [www.knightfrank.co.uk](http://www.knightfrank.co.uk); from £950,000) a welcome addition to the city's legal landscape. Like its wig and gown-peppered neighbour Lincoln's Inn, the 10-storey development is built around a garden court and, as well as a prospect of the Royal Courts of Justice, offers a wealth of indulgent features, including a library, cinema room and spa.

🌐 Europe may be suffering all sorts of crises, but **MONACO** has remained largely immune, with average property prices rising by nearly 30 per cent over the past five years. Demand for any foothold

in the tiny principality continues to be fierce, particularly for anything newly built. But if fresh-off-the-production-line is not available, you could consider a bit of DIY. **Villa la Vague** ([www.knightfrank.co.uk](http://www.knightfrank.co.uk); price on request), in the quiet and exclusive Rue des Giroflées, presents a rare opportunity to do so. With a spectacular panorama of the Mediterranean, the house currently has four bedrooms on four floors, but comes with planning permission to update and extend it to six of each.

🌐 Another jet-set favourite, Sotogrande in **SPAIN**, is famed for its natural beauty and outstanding sporting facilities (including the celebrated Valderrama golf course and Santa María Polo Club). It also has a distinguished architectural pedigree. Now it's building carefully for the future, adding a limited number of contemporary residences ([www.7sotogrande.com](http://www.7sotogrande.com); from €13m) within **La Reserva de**



Above: the seven new residences at Spain's La Reserva de Sotogrande are set in one-hectare plots and start from €13m. Below: an 18th-century staircase in the entrance hall of a Grade I-listed townhouse on London's Queen Anne's Gate, £21m



Above: Villa la Vague in Monaco, price on request, comes with planning permission to add extra storeys







Above: the Ken Fulk-designed Uncle Harry's residents' club at The Harrison in San Francisco, apartments from \$1m. Below: Mustique's five-bedroom Messel-inspired Tanama villa, \$7.5m

screening rooms, indoor-outdoor pools, gyms and guest facilities.

Neutral, neutral, neutral has been the overriding design diktat for developers in recent years, but the approach at **SAN FRANCISCO's The Harrison** ([www.theharrisonsf.com](http://www.theharrisonsf.com); from \$1m) proves it doesn't have to be so. Perched on Rincon Hill, the 49-floor tower has unparalleled views of San Francisco Bay, though its flamboyant interiors are what really sets it apart. In the top-floor residents' lounge Uncle Harry's, Ken Fulk – the city's go-to event planner and interior designer – has gone boldly eclectic, introducing dazzling jade lacquer paint, brass fretwork, black marble and tiger print. And, unlike the wedding Fulk helped to plan for Napster co-founder Sean Parker or the party he threw for Jean Paul Gaultier, instant access will be granted to anyone purchasing the one-, two- or three-bedroom apartments.

To prove that understated, however, hasn't quite had its day, the exciting triplex penthouse The Crown, at **NEW YORK's 212 Fifth Avenue** ([www.212fifthavenue.com](http://www.212fifthavenue.com)), offers urban luxury at its most classic. Carved from the shell of an early 1900s neo-medieval building (one of the city's first skyscrapers), the three-floor apartment overlooking Madison Square Park has more living space than an average townhouse, and includes not one but two terraces large enough to accommodate a pool and art installations. The epitome of grandeur, it comes

with a fittingly grand price of \$68.5m, likely to set a new benchmark for NoMad.

When Princess Margaret received a plot of land on **MUSTIQUE** as a wedding present, she turned to film and theatre designer Oliver Messel to help create her tropical getaway. His influence is written all over the style of **Tanama** ([www.knightfrank.com](http://www.knightfrank.com); \$7.5m), a magnificent villa in the north of the island. It combines maximum seclusion with maximum convenience, and its relaxed indoor-outdoor elegance includes five generous bedroom suites, staff accommodation and a pool with a bar. ♦



Above: the triplex Crown penthouse atop 212 Fifth Avenue in New York is priced at \$68.5m

