

PORTFOLIO

BRIGHTON & HOVE

April 2017

Springtime in the City

*Inside Jane Fonda's
ocean home*

WIN! Tennis tickets

Hot Spots

Essential overseas buyers' guide

Flawless floors

Stylish solutions & exotic rugs

KATE HUMBLE
Interview

FREE



BERMUDA

Caroline Bay Bermuda (Caroline Bay) is a 182-acre, ultra-luxury, master-planned, waterfront destination and community located in the serene west end of Bermuda in Southampton and Sandy Parishes. Formerly known as Morgan's Point, the site of a U.S. Navy annex

during World War II, Morgan's Point was left unutilised for over two decades until Bermudian developers Craig Christensen, Brian Duperreault and Nelson Hunt saw the potential of what the site could be. The development, one of the largest the island has seen in the past 40 years, recently launched sales for The Cove, a Ritz Carlton Reserve Residence. The

"The development is one of the largest the island has seen in the past 40 years"

first phase of the development will have 149 branded residences, with 35 to be completed by December 2017. The destination will also be home to a super-yacht marina, Caroline Bay Marina which will be completed in April 2017. In addition to the residences and marina, there will also be a Ritz-Carlton branded hotel (79 rooms) and three restaurants, amenities - including two pools- beaches with views galore, a world-class spa, a kids' club and water sports and activities. The Ritz-Carlton Reserve Residence and hotel is designed by SB Architects, and interiors by HBA.

For more information, visit www.carolinebay.com

TOP TIPS WHEN BUYING ABROAD



Overseas property and finance expert Simon Conn has 35 years in the business, and here are his top tips:

Ask questions about where a property has been built. For example, if it has been built on an area that should have been set aside for green belt or agricultural land, then the chances are there is a risk. Make sure you take advice from an independent, English-speaking lawyer - preferably not from the same area as the property.

In some cases there can be problems with properties that have been constructed with the wrong permits, granted as a result of corruption, or with no permits at all. An independent lawyer should be able to save you the heartache of seeing your newly purchased dream home demolished.

Consider planning permission and which licences the property needs. Not having the correct licences could have an impact on what utilities you can obtain.

Poor construction is a common problem. Always obtain an independent valuation, ideally from a professional surveyor expert in that country, even if it is a new property, as this will highlight any problems. New properties can sometimes be built in poor soil and with insufficient foundations, sub-standard building materials, or in dubious locations, such as flood plains.

One of the most important warnings when purchasing abroad is when it comes to contracts. It is common to only receive one contract in the local language, in which case you must get a professional translation completed. If you are given two copies of a contract which include the original and a supposed translation, get the translation checked by a professional.

If you are buying a property to rent out, consider the cost of maintaining the property. Decide if it is worth employing a managing agent to look after it for you, but do not forget to factor in their costs, as it will reduce your profit.

How often do you intend to visit the property yourself to ensure it's kept up-to-date? If it's a long-term let, think about the wear and tear on furniture and other fixed goods.

Distance away: If the property is a long way from your main home, you may need to get there to sort out any major problems.

Who is going to vet your tenants? If they

damage your property, you must have suitable cover and a deposit in place.

Make sure you check what licenses are needed in the area as you may not be allowed to rent out your property there.

Do not be put off buying overseas - it should be no different to buying at home. Just take the relevant precautions to ensure that you are minimising any risks and things should be fine.

Contact Simon by email at simon@simonconn.com. Tel: 07739 033266 or visit www.simonconn.com





LUXURY RETREATS

Relax and unwind from the comfort of your own home in these stunning properties with one-of-a-kind spa facilities or luxurious pool

After a long week, there's nothing better than enjoying a relaxing spa weekend in a faraway retreat. However, imagine if you had access to 5-star facilities on your doorstep. These stunning properties across the globe all feature one-of-a-kind spa facilities or luxurious pools that would entice anyone to relax and unwind after a long working week.



TENERIFE

Located in Guía de Isora on the west coast of Tenerife, the Abama Custom Villa Plots occupy front-line positions on the golf course. Each plot allows owners to custom design their dream home, including bespoke swimming pools featuring panoramic views over the Atlantic Ocean and the island of La Gomera.

With an average annual temperature of 18-24 °C, the Abama resort is the perfect year-round destination for poolside living.

The wider Abama resort features amenities of the highest calibre, with access to 10 restaurants, two of which have a total of three Michelin stars among them: the Ritz-Carlton, Abama hotel, Dave Thomas golf course, 7 tennis courts, 9

additional swimming pools, luxury boutiques, spa, kids' club and golden-sand beach.

Abama Custom Villas, from approximately €2 million, including plot, construction, permits, licences and fees.

For further information, contact Abama Custom Villas on +34 922 126011, or visit www.abamahotelresort.com



FRANCE LE LODGE DES NEIGES, TIGNES

Leading French property developer MGM has launched the ultimate ski-in-ski-out development in Tignes 1800. Comprising 63 luxury lease-back apartments, Le Lodge

des Neiges ('The Snow Lodge') features an indoor swimming pool, children's paddling pool, sauna, steam room, hammam, whirlpools and private gymnasium. Purchasers at the four-star complex will have unrivalled access to an eight-seat gondola, which has been installed directly below the development, reaching the slopes of Espace Killy

in a matter of minutes. Prices at Le Lodge des Neiges range from €250,000 for a one-bedroom apartment to €650,000 for a four-bedroom apartment.

For further information, contact MGM French Properties on 0207 494 0706, or visit www.mgmfrenchproperties.com



LA MANGA CLUB, MERCIA, SPAIN

Established over 40 years ago, La Manga Club is a mecca for sports and wellness enthusiasts boasting some of the finest tennis, golf and football facilities in the whole of Europe. It has 28 tennis courts, 8 football pitches and 3 immaculate golf courses, as well as volleyball, boules and padel courts, over 15 restaurants and bars, a 5* hotel, 4* apart hotel, indoor and outdoor pools, an expansive 2000sqm spa, fitness centre and a rustic beach.

At the epicentre of the resort's existing communities sit two rare plots that have just become available. These vast 2,000sqm plots have space to build breathtaking infinity pools with views over the Mar Menor and the national park, which rolls out beyond the resort boundaries. Each of the plots has been aligned with the very latest modern design to offer two exceptional six-bedroom, six-bathroom villas. Ideal for those seeking the very latest in high tech finishes and modern architecture, the properties make the perfect homes for entertaining large groups of friends or family, thanks to their Jacuzzis, infinity pools, large terraces, open-plan living areas and cinema rooms.

The total cost for a plot and custom villa is €2,500,000.

For further information, contact La Manga on +34 968 338 474, or visit www.lamangaclub.com