

EXCLUSIVE HOME WORLDWIDE

URBAN RETREAT:

St Lucian sanctuary

Villa C'est La Vie lies 10 kilometres from Rodney Bay in the north-west of the beautiful Caribbean island of St Lucia

PROPERTY HIGHLIGHT:

Cookery heaven

The kitchen is the hub of the home

DESIGN SCENE:

From house to home

An exciting element when moving is injecting your style onto a blank canvas



A strategy for success

Professional property marketing on a local, regional, national and international level.

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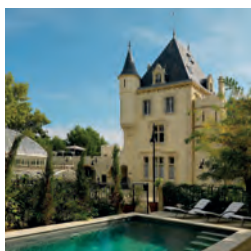
Instruct Fine & Country and you could benefit from our knowledge, experience, expertise and contacts and our well trained, educated and courteous staff. You are assisted, advised and informed through each stage of the whole transaction.

“Sophisticated, intelligent and creative marketing that provides the type of information buyers would never normally see – it is a case of presenting and promoting your property as if it were our own.”

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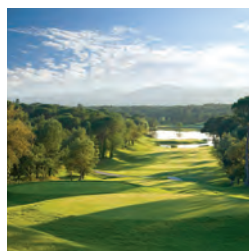
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The latest news, events and happenings in the world of Fine & Country.



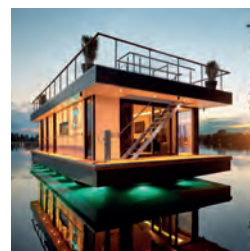
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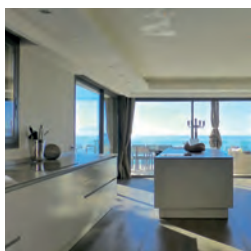
Whilst the prices and other particulars of properties featured were correct at the time of going to press the prices and specifications may be varied at any time. Interested applicants are strongly advised to check the latest position over any material factors with the estate agent before making arrangements to view, particularly if you are contemplating travelling some distance.

*The feature interviews throughout the magazine are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



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A selection of the finest properties for sale worldwide.

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Quinto do Lago, Algarve, Portugal

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News



> *New international offices*

Fine & Country is continuing to expand with the launch of new offices. Fine & Country Italy has been established in Trentino by Managing Director Gianni Jacucci. Located in a picturesque, mountainous region, the town attracts tourists and medium-sized industries and is known for producing grapes used in wine.

"We are delighted to join a strong network with a great brand reputation that offers the best in international real estate," says Jacucci.



An office in Malta has also opened recently. With a mild climate, excellent health and educational services, and attractive tax incentives, Malta is an ideal place to live, and property is a good investment, both in capital appreciation and rental return.

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> *Luxury golf resort in Italy*

Argentario Golf Resort & Spa in Tuscany, Italy has recently become a partner of Fine & Country Golf. This will give buyers from around the world the opportunity to purchase a property by the beaches of Porto Ercole.

Ottavio Coppola, Golf Club Manager, will promote the exclusive properties to an international market. Homes include modern 'lock and leave' villas in the protected natural park of Monte Argentario, only 90 minutes from Rome International Airport and two hours from Florence.

For more information, please contact

Fine & Country Golf

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> *Charitable agents*

It was a record breaking year for the Fine & Country Foundation, with over £100,000 raised to fight homelessness in 2016.

Fine & Country agents around the world have been busy fundraising. In London and Warwickshire, agents gave up their beds for the night and slept outside to raise awareness of homelessness. The Cambridge office organised their annual Christmas carol concert, which raised money for three local homeless charities.

Fine & Country Brookmans Park donated money to help disadvantaged children in Sri Lanka. Sue Gipson, an agent at Fine & Country St Neots, donated her prize money after winning the UK's most inspirational agent award to the Fine & Country Foundation.

Also, Fine & Country South Africa launched the Foundation in their country in 2016. They started their fundraising efforts with a charity fashion show near Cape Town.



> *Awards scoop*

Fine & Country won a total of six awards in the International Property Awards 2016, with Fine & Country Portugal winning the five-star award in Best Real Estate Agency Marketing and being highly commended for the Best Real Estate Agency for Portugal. Other winners included South Africa for marketing and West Africa for property consultancy.

The company was also highly commended for their innovative website and approach to lifestyle marketing.

In the UK, Fine & Country Cambridge was awarded for having the best customer service in the city, and Sue Gipson from Fine & Country St Neots was commended nationally by Agency Mentors for being the most inspirational estate agent.

> *Summer polo event*

Now in its ninth consecutive year, Fine & Country is hosting the Fine & Country Gold Cup 2017. The family event will take place at Dallas Burston Polo Club in Warwickshire on Sunday 9th July between 11am and 5pm. Last year's event saw 3,500 attendees watch C.A.N.I. reclaim the coveted Gold Cup title after previous wins in 2013 and 2012.

All proceeds from the £10 car parking fee are donated to the Fine & Country Foundation, which tackles homelessness.

To book your complimentary ticket, please visit www.fineandcountry.com/polo.



Longing for Languedoc

Built in 1886 on the foundations of a rest stop on the pilgrim route de Saint-Jacques de Compostelle, Château Les Carrasses resonates with history. Michael Reed visits this fairy-tale from the past.





Above: The comfortable living room of one of the self-catering villas.
Left: A view of Chateau Les Carrasses over the inviting swimming pool.



My long weekend at 19th Century wine estate Château Les Carrasses in Languedoc in the South of France is about to begin, heralding a bright new start to the year. With the dashboard of my hire car peppered with stickers to remind me to drive on the right, I leave Montpellier airport behind and thread my way through vineyards and villages to my destination, two miles north of Capestang.

Approached by a boulevard of cypress trees, the château looks like a princess's retreat amongst a cloak of pines in the quiet valley. After checking in, my bag is whisked away and I am welcomed to sit and relax in the old winery that doubles as reception, bar and restaurant also selling jewellery and produce by local artisans. I savour tapas with a glass of wine as I chat to the receptionist, Sonia, for whom working here is clearly not a chore. "I love being here so close to nature and the wildlife," she said. The brainchild of former banker Karl O'Hanlan, the current incarnation of Château de Les Carrasses is composed of 28 apartments and villas, set amongst ancient trees. Sonia leads me to a villa in a set of four, with its own pool, snug in the west wing of the old winery.

Outside my front door sits a grizzled olive tree and inside it's reassuringly warm with brocante furnishings and oak floorboards, along with a shingled shower floor, designed to massage tired feet, and Fragonard toiletries. With feet refreshed, I have enough time for a quick nap before I crunch up the drive to try some local wine in the restaurant.

Ever patient, the maître d', Quentin, guides me through the dégustation and I find a velvety La Serre to suit my palate. Feeling suitably mellow, I'm joined by the manager, Lucy, at a table with fine views of the vineyard.





Left: A private villa and pool, garlanded by the orchard and olive trees.
Right: Get to know the local vintages at the Chateau's winery restaurant.



An amuse-bouche of salmon and passion fruit, caramelised sunflower seeds and mackerel pate is a yin to the yang of my pan-fried scallops, chestnut velouté and crunchy celery, served with nut oil and a dish of fresh vegetables, prepared by chef Alex, who works with head chef Valere, a man who has cooked his way through several Michelin-starred restaurants.

There then follows a gastronomic revelation: my dessert choice. A single candied whole clementine, served in sweet clementine sirop, which is three whole days in the making. It is sublime. "If you weren't here, I would lift the plate and suck it up," I confess to Lucy's amusement, when all that is left is the jus.

"This area is undiscovered, forgotten," laments Lucy over coffee, albeit with a smile that implies this is not entirely disagreeable. I have to wonder if that is part of the charm. Despite Lucy's nostalgia, the area offers so much, from horse riding, to assisted kayaking and skiing in Perpignan only two hours' drive away. For more local pursuits, the château has bicycles available for a leisurely ride through the vineyards – they are parked adjacent to the Le Orangery, thought to be designed by Gustav Eiffel. Narbonne Cathedral, a national monument of France – unfinished – is a mere half hour's drive away.

The next day, before I visit Les Carrasses' big brother, Château St Pierre de Serjac, I stop in to the nearby town of Pezenas, considered to be one of the most beautiful towns in the Languedoc-Roussillon area. I pull up in a back street and air my schoolboy French, asking for the market to the reply "Do you speak English?"

Lively crowds swirl round the square and its statue of Marianne, a familiar symbol of the French Republic, atop a column inscribed with "Liberté, Égalité, Fraternité", the motto of France, as I window shop the tempting

food stalls. I almost succumb to a huge pan of bubbling stuffed squid, but decide to build my appetite for St Serjac. I leave with only a few token gifts for friends back home.

Château St Pierre de Serjac is even more luxuriously appointed than Carrasses, with an Art Deco twist, eight château rooms and a variety of accommodation on the estate, yet the atmosphere remains relaxed and friendly. As shadows lengthen, the sales and marketing manager, Darren, points out the location of a Karl's third acquisition on the horizon, resting on the skirts of Massif de la Clape and due to launch in January 2020.

After a fabulous meal with Darren, I relax with an Argan massage within Le Spa, an inviting 350m² Mediterranean sanctuary. Languishing in the Jacuzzi, I see Chardonnay contrails turn to Rosé in the sky. Sadly, it's time for me to leave.

Back at Carrasses, over a glass of wine, I decide to visit the Arena of Nîmes in the east of the region before returning home. A few hours after my goodbyes the next day, I stand in this temple of the Holy Roman Empire and imagine Caesar himself giving the thumbs up to the Holy Trinity of Châteaux.

It certainly gets mine. ■

The Languedoc area is easy to reach, with superb motorway and high-speed rail links providing fast connections. No less than eight airports connect Languedoc to every major European city, including Béziers (30 minutes), Perpignan (50 minutes), Montpellier (1 hour), Carcassonne (1 hour), Nîmes (1 hour 30 minutes), and Toulouse (2 hours).

For more information about escaping to Château Les Carrasses, see www.lescarrasses.com and for Château St Pierre de Serjac see www.serjac.com.

Own your own private hideaway in France



Sea Views

Agay, Cote D'Azur, France

Located in a quiet, sought-after private estate on the hill above the charming seaside town of Agay, this villa sits in a dominant position with beautiful views of the sea and the famous red hills of the Esterel. The mature Mediterranean-style garden features lavender, olive trees, wisteria and vines. The villa is only a five-minute drive from the town of Agay, and a 10-minute walk from the beach, so it is perfectly placed to enjoy all the French Riviera has to offer.

Fine & Country Cannes

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Guide price: 895,000€

Restored Rarity

Le Bar-sur-Loup, Cote D'Azur, France

Rare on the Cote d'Azur, this fabulous original stone-built Château is perched on the hill above the quaint, historic town of Le-Bar-sur-Loup. Originally built around 1800, the current owners have poured their time, love and resources into the careful restoration of this lovely property to return it to its former glory. The property offers five hectares of prime land, much of which has been groomed by an award-winning landscaper.

Fine & Country Cannes

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Guide price: 3,750,000€



Royal Retreat

Villefranche-Sur-Mer, Cote D'Azur, France

This home is fit for royalty as it was built by Belgium's King Leopold II in the later years of his life. It was finished in 1906 and designed in the typical Belle Epoque style. The gorgeous villa offers fabulous views to the south, over the bay of Villefranche. As well as 300m² of living space, the villa sits on 1,100m² of prime land, with manicured gardens and a large heated swimming pool.

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Guide price: 3,900,000€



A splash of colour

After grey winter days, a pop of colour at home can brighten your life. Here are some of our favourite picks.

► The Furbo bowl created by KINGS – Federica Perazzoli and Daniele Innamorato – is one of those little collections of limited editions items; genuine artist's multiples that occupy the middle ground between unique works and serial objects. Furbo is a sculpture composed of a little statue made from cast plastic resin that holds a stainless steel bowl. The statue is completely coloured with neon pink paint. With only 999 numbered copies, this is a distinctive piece for the home. **The Furbo Bowl is £320.** See www.alessi.com for details.



◄ The Kae Yellow Chair features classic French style with a contemporary twist of eye-popping yellow. Made from mahogany and upholstered in velvet with double-piped edging, the striking yellow Kae Collection Chair is a smart statement-making piece. This edgy catwalk-inspired chair merges fashion with French interior style. **The retail price for the Kae Yellow Chair is £485 at www.frenchbedroomcompany.co.uk**



▲ This spectacular Taransay headboard from The Headboard Workshop is shown here in multi-coloured wool. The fabulously fluted Taransay is beautifully crafted into three symmetrical vertical panels, creating a contemporary, colour-packed style. The Headboard Workshop creates exceptional upholstered headboards, made to order from clients own fabrics or from an impressive collection of sumptuous fabrics in myriad colours. **The king-size Taransay Headboard is 115cm H x 153cm W x 9cm D, priced from £569 at www.theheadboardworkshop.co.uk**



▲ Inspired by whimsical mid-century design, the curvaceous Ernest table lamp from Andrew Martin comprises beautiful blown glass with sleek, polished iron fittings to provide a contemporary edge. The bright yellow tone adds a burst of colour, while the tufted black shade lends a touch of elegance. Create a style statement on a side table or pair two for a symmetrical look. **The Ernest Table Lamp is £395 from www.andrewmartin.co.uk**



◀ The Fitzroy Bright Bench is a modern upholstered bench, designed and handmade in the UK, using Roger Oates' 100% wool Venetian flatweave with contemporary solid oak legs. This is a stylish and useful piece of occasional furniture, ideal for halls, living rooms and bedrooms, which injects vibrant colour into your home. It also makes a perfect window seat.

The Fitzroy Bright Bench is £445 on www.rogeroates.com



▲ This sturdy but yielding New Objectivity Stool by Amy Somerville has been fine-tuned to evoke the feel of a fine vintage saddle. The base is turned from solid blocked American black walnut into a five-pronged form. The top is crafted from hair-on-hide by a master saddler, using traditional materials and techniques, equalling sculptural, functional fun.

The New Objectivity Stool £3,858 on www.amysomerville.com

► Originally created in 1929 by Rene Lalique, the magnificent crystal Tourbillons Vase combines graphic, geometric and poetic design to grand effect. This stunning interpretation of Lalique's Tourbillon Vase is crafted from sparkling crystal and highlighted with a brilliant blue patina finish.

The Blue Tourbillons is available in a range of sizes and coloured crystal, priced at £630 for the small version. See www.lalique.fr



▼ The Cubica armchair from the furniture arm of IQ Glass is a bright delight, standing at 69cm tall and 78cm wide with a metal base and removable fabric covers that come in a wide range of cheery colours. The contemporary armchair has a 360-degree swivel action and is available as a matching dining or desk chair. We love this vibrant purple tone.

Prices start at £1650 on www.iqfurniture.co.uk



► This original, vintage 1950's Bartholomew cocktail chair has been re-upholstered in Maison De Jeu velvet by Christian Lacroix for Designers Guild. Colourful antique playing cards are set against a deep black background – classic signature Christian Lacroix styling – digitally printed on rich cotton velvet. Each chair is made to order. **The Bartholomew Vintage Cocktail Chair in Maison De Jeu is priced at £725 and available from www.galapagosdesigns.com**



◀ This stunning bespoke Paris lamp in turquoise by Margit Wittig is made of cast resin with silver-leafed glass pearl and brass on a slate base. Margit Wittig's bespoke lamps are made to order from sculptural elements and mouth-blown glass. The components can be created in different patinas, colours and finishes, creating your own unique design statement. The lamp shade is not included, so can be neutral or pick up the turquoise shade for added colour.

The Paris Lamp is priced at £950. See www.margitwittig.com



The golfing lifestyle

Buying a property on a golf course is a lifestyle choice and one you will never regret, according to keen golfer Daniel Price.



Above: Estonian Golf & Country Club, Tallinn, Estonia.

Trends in the world of travel and golf are changing. Today, travellers expect a lot more when it comes to recreation, and the top 1% considers golf to be a key element of their ideal vacation. What's more, over 60% say they play golf regularly when on holiday. On the other hand, new property owners are looking for clean, open spaces in which to live, with modern design and seamless indoor-outdoor living.

Thankfully, the European Tour Properties network is ahead of the game, offering some of the most prestigious golf and lifestyle resorts in Europe, the Middle East and South East Asia. There is year-round activity at the majority of European Tour Properties network venues. Luxurious modern properties, situated on some of the best golf resorts in the world, are an easy sell, but what are the real benefits of buying a property on a golf course?

Choice. We all like to have choice, and when it comes to buying a property on a European Tour Properties golf course, the selection is fantastic. Quinta do Lago for example, a golf course situated in the Algarve, continues to expand their property portfolio. "The investment programme we have in place is impressive and we continue to see this grow to include new facilities for our residents and owners," says Jamie Robinson, Director of

Sales at Quinta do Lago. "This year alone we have planned the building of two brand new luxury family villas along with 26 spacious apartments overlooking the nature reserve. These apartments will have exquisite views over Ria Formosa and out to sea and there will be a mixture of penthouses and garden units."

This is a new development at a single venue, but throughout the European Tour Properties network the choice of property is expansive. From Jumeirah Golf Estates, Dubai and the PGA Catalunya Resort, Girona to the Troia Resort in Portugal and Estonian Golf and Country Club, Tallinn, the choice of property continues to impress. Whether it is a stand-alone villa, set back from the course, or an apartment next to the tee, you'll find exactly what you desire.

With a style of property to suit every taste, let's look at the further benefits of golf-course properties. Access to some of the world's best courses is a huge factor and should not be underestimated. The Stadium Course at PGA Catalunya Resort is something special, regarded as a must-play for every golfer. Having the opportunity to play this golf course as a lifestyle choice, rather than a one-off, is special and for those with property at PGA Catalunya, it is a privilege. >>>



Top left, top right and below: PGA Catalunya Resort, Girona, Spain.



Above left and middle: Quinta do Lago, Algarve, Portugal.
Above right: Troia Resort, near Lisbon, Portugal.



Aside from the spectacular golf courses, many of these venues come with a wide range of sporting and leisure activities. Tennis, swimming, spas, gymnasium, shops, restaurants and social events are all available when buying a property on a golf course. There are active residents' clubs at many residential golf resorts and golf membership is often offered as a resident's benefit. That's not to mention the safety and peace of mind that many resorts also offer, with the majority being protected with around-the-clock security. Many venues also offer excellent concierge and property services. The quality of facilities and security such as this is rarely afforded by standard residential properties, and this is why families, not all of whom are keen golfers, enjoy living in a property on a golf course.

The benefits of these golfing properties are not only for home owners; they also make great investment opportunities. Properties situated on golf courses enjoy a price premium of 20% upwards, which increases materially if the venue hosts a European Tour event. Whether to rent as holiday accommodation or to keep for the future, purchasing a golf course property has many advantages, but none more than those that come through enjoying the high standard of lifestyle they provide. ■

For more information about European Tour Destinations see www.europeantourproperties.com



Below left and right: Jumeirah Golf Estates, Dubai.

An extraordinary lifestyle

It's often said that a property ties you down. Sophie Green finds the ultimate London penthouse that offers freedom as standard.





For many, over-water living with the freedom of a sports-boat and the feel of a luxury penthouse, is a dream. Berlin-based Rev House has turned that dream into reality, with a new generation of houseboats that are sustainable, one-of-a-kind and independent of external utilities. These floating penthouses combine cutting-edge technology with the timelessness of exclusive design.

Developed by people who love, live and breathe the yachting lifestyle and who demand the highest in comfort, the Rev House is a synergy between a German-engineered sports-boat and a luxurious penthouse. Every boat is a one-of-a-kind piece, custom-made, equipped with cutting-edge technology and designed with attention to detail.

The real difference is in the details. Elegant, exclusive and bespoke, every aspect of a Rev House is designed to the highest quality. The workmanship, in fact, comes with a 20-year warranty on the hull and superstructure as standard.

»»

The 8mm mono-hull steel structure that makes the Rev House rock solid, enables the design above and quality fittings and furnishings. Inside, energy efficient floor heating is embedded in the hardwood floors, and the 2,000-litre tank holds enough fuel to keep you warm for an entire year. With optional solar panels and water filtration systems you can live off the grid if preferred and the engine is powered by energy efficient diesel fuel.

These gorgeous structures offer plenty of space for modern penthouse-living. The basic measurements are 14.90 metres by 6.25 metres and the usable floor space totals about 175 square metres, of which around 70 square metres is living space and 105 square metres is outdoor terraces, including the roof terrace, perfect for relaxation, celebration or alfresco dining with friends. A special feature of the floating penthouses is the hull with a basement area of around 100 square metres, providing plenty of storage space. ■

The Rev House penthouses start from 499,000€.

For more information:

Contact admin.canarywharf@fineandcountry.com





Rev House facts and figures:

- Measurements: 14.90m² x 6.25m²
- Usable floor space: Approximately 175m²
- Living area: 70m
- Roof terrace: Approximately 80m²
- Ground-floor terrace: Approximately 25m²
- Combined terrace area: Approximately 105m²
- Resilience: 8mm steel hull
- Guarantee: 20 years on house body and hull
- Suitability for winter use: Top-quality insulation, underfloor heating, 2,000 litre oil tank
- Self-sufficiency: Water purification system, sewage treatment system, electricity (generator and solar)
- Individuality: Flexible floor plan
- Extras: Sauna, hot tub, open fireplace, etc.
- Construction period: 6-8 months
- Possible uses: Residence/office in or near the city; alternative to conventional vacation properties
- Advantages: Maneuverability, can be used permanently and all year round
- Made in Germany: All talks with experts responsible for building the boat take place in Berlin; boatyard in northern Berlin



www.revhouse-uk.com





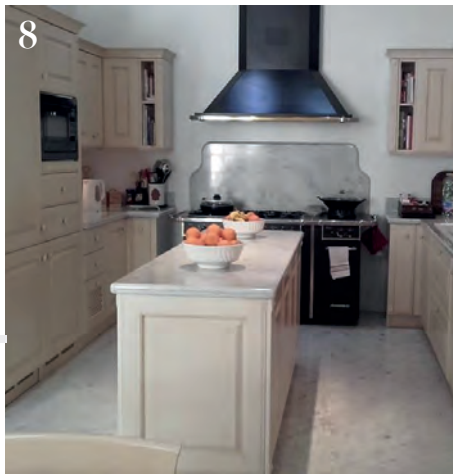
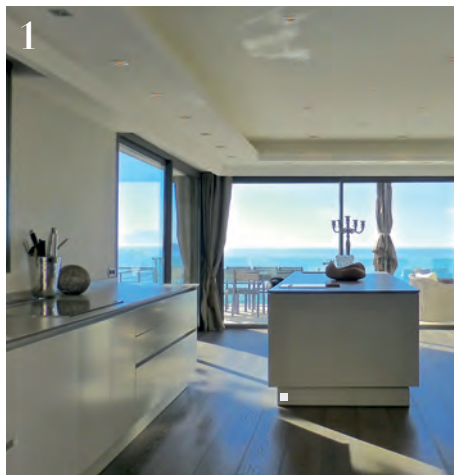
St Lucian Sanctuary

Villa C'est La Vie lies 10 kilometres from Rodney Bay in the north-west of the beautiful Caribbean island of St Lucia. With its horseshoe-shaped bay, a man-made lagoon, endless golden sand, lively nightlife and marina, the village is a hub of activity, but for indulgence, C'est La Vie is a hidden slice of island luxury.

Once a modest home, the exquisitely decorated villa is now available for exclusive rental. Located five minutes' walk from Windjammer Beach, the five bedrooms of C'est La Vie exude an authentic Caribbean ambience, with three bedrooms in the Flamboyant Villa, along with a reception lounge, upstairs gallery and spacious open sunroom, overlooking the terrace and pool. There is an additional one bedroom apartment at pool level under the Flamboyant Villa's bedroom wing and a separate cottage housing the Royal Palm Suite, all situated within lush tropical gardens, with a track at the bottom of the garden leading to a secluded cove.

A premier concierge service is available to guests, to complement C'est La Vie's chef, butler, and back-of-house staff, ensuring guests' every need is catered for. Such is life, indeed.

www.villacestlavie.com



Cookery heaven

The kitchen is the hub of the home. Lisa Preece searches for properties around the world with stunning kitchens that will be a favourite with the whole family.

1. La Californie, Cannes, France

This contemporary villa is located on a prestigious road in Cannes, with views over the city and out to sea. A recent construction, the villa has been beautifully designed with a focus on clean lines, open spaces and fabulous picture windows to ensure every room in the house benefits from the breathtaking sea views. The modern kitchen has a minimalistic aesthetic with clean lines and neutral colours, and a large fridge to cater for families.

15,000,000€

Fine & Country Cannes

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cannes@fineandcountry.com

2. District 13, Budapest, Hungary

This creative loft conversion is within an industrial building in the heart of Budapest, close to the River Danube and Margaret Island. The indefinable style of the interior typifies the term eclectic, with plenty of open space with glass-paned dividers, making the most of natural light. With a large island complete with hooks for pans, the kitchen has plenty of room and guests can relax in the open-plan space.

\$1,045,000

Fine & Country Hungary

+36 20 351 3881

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3. Super Cannes, Cote D'Azur, France

Situated on the top of the hill above Cannes, in a high-class neighbourhood of Super Cannes, this stunning villa offers magnificent valley and sea views towards Nice and the snow-capped Alps in winter. The villa features a beautiful pool surrounded by multiple areas for entertaining family and friends. The kitchen has a large island, perfect for meal preparation and large windows that open into the lounge.

3,990,000€

Fine & Country Cannes

+33 (0)4 92 59 25 93/4

cannes@fineandcountry.com

4. Rawdon Island, Avalon Beach, Australia

This secure residence offers generous accommodation, with the main house boasting five en suite bedrooms, all with walk-in wardrobes. The family kitchen offers indoor dining as well as double doors that lead to an outdoor dining area.

\$2,800,000

Fine & Country Avalon Beach

+(02) 9918 3111

avalonbeach.au@fineandcountry.com

5. Cascais, Lisbon, Portugal

The property has been renovated from the ground up, to the highest standard. Facilities include a snooker room, home cinema, gymnasium, spa, bar, meeting and conference room, swimming pool, superb gardens, staff quarters and a stunning kitchen.

15,000,000€

Fine & Country Cascais/Lisbon

+351 214 643 636

infoirg@fineandcountry.com

6. Avalon Beach, New South Wales, Australia

This modern, white kitchen has lots of light coming through from the decking area, which has views to the sea. The property has convenient access to beaches and is close to the vibrant Avalon Beach shopping village.

POA

Fine & Country Avalon Beach

+(02) 9918 3111

avalonbeach.au@fineandcountry.com

7. Praia Da Luz, Algarve, Portugal

This estate is walking distance to the beach and village. There are numerous shops, bars and restaurants within a short stroll. The kitchen has a country feel with plenty of seating for socialising and casual dining.

POA

Fine & Country Cascais/Lisbon

+351 214 643 636

infoirg@fineandcountry.com

8. Sliema, Malta

This townhouse is in an elegant location in Sliema. The double-fronted, 19th Century property has undergone major alterations, combining style with original features to ensure maximum luxury and comfort. The open-plan, fully-fitted kitchen is perfect for those who love cooking, with a Godin semi-professional oven.

4,300,000€

Fine & Country Malta, St Julian's

+356 21384688 / +356 79425158

info.malta@fineandcountry.com

9. Constantia Upper, South Africa

Situated in the exclusive Silverhurst estate, this newly built home exudes sophistication and style, with luxurious finishes throughout. The large provincial kitchen has a granite centre island with room for four to eat, drink and chat in a casual atmosphere, with limestone flooring and built-in Miele appliances. There is also a wine cellar for lovers of the grape.

ZAR 36,000,000

Fine & Country Constantia

+27 (0)21 794 5120

constantia@fineandcountry.com

10. Kyalami Heights, Midrand, South Africa

This is a glorious family home, situated in one of Midrand's exclusive secure country lifestyle estates. The home exudes sophistication with a sense of luxury which complements the light and free flowing living space. Adjoining the formal dining room in this property is a large country-style kitchen that borders the privacy of a picture-perfect courtyard and an informal family lounge. There is also a staff annexe with facilities for two people.

ZAR 9,100,000

Fine & Country Midrand in Gauteng Province

+27 (0)11 468 1335

midrand@fineandcountry.com

From house to home

One of the most exciting elements when moving house is being able to inject your style onto a blank canvas. Lisa Preece hears how a Wiltshire-based interior design company helped turn a new-build apartment into the perfect home.



Emma Barber, a design enthusiast, rekindled her love for interiors after starting a family. In her university days, Emma studied interior architecture and design before going on to work with high-profile clients. She couldn't shake the thought of starting her own interior design company, so in 2014, she created EB Interiors. Designs are generated by combining trends in the industry with practicalities. Emma is keen to meld the old and the new, using favourite objects and family mementoes as inspiration. These are incorporated in her designs to add character, originality and a sense of family and history.

She was recently approached by a professional who wanted her expertise to help him put his own style into a new build in Bristol's Wapping Wharf development. Being faced with a blank canvas is daunting, but Emma was able to devise a comprehensive plan for the apartment before it was even built.

Luckily, the client had lots of ideas. "He wanted an uncluttered industrial-style space with an injection of colour. He had a few lovely pieces of furniture, including a floor lamp, some artwork and photographs, two beautiful trunks and a handcrafted dining table. This helped to give a clear view of his style and was a great starting point for design inspiration," says Emma.

It wasn't all simple, though. Designing the interiors for an apartment that hasn't been built provides challenges, and Emma found herself constantly on the phone with the suppliers, checking exact measurements to ensure her vision could fit into the space once built. >>



Opposite left: Master bedroom. Above left: Dining room. Above right: Lounge.

Lounge and dining room

The open plan lounge and dining space was a shell of white walls, oak flooring and charcoal grey aluminium windows, with similar patio doors leading to the balcony. This blank canvas worked well for Emma.

“As it was an open plan space, I wanted to use furniture and other pieces to define each area, but still keep it open,” she says. “The key pieces to inject colour included the gallery wall in the dining area and the rug in the lounge. The gallery wall is an evolving wall that can be filled with bright, colourful prints then changed with ease when desired. I picked out certain colours in the gallery wall and used them throughout the space, from yellow curtains to the jade green in the custom-painted industrial-style dresser. They acted as focal points and framed each area. With injections of colour against the white walls, this room brought together the individual elements my client required and tied them in with the new elements that were added.”

Entrance hall

Adding colour and personalisation without clutter was the main challenge in the hallway.

“By following the lines of the entrance way, I used a kilim-style floor runner to draw the eye towards the photo wall and industrial style circular mirror,” explains Emma. “On the adjacent wall, a series of natural oak Muuto dot hooks have been hung, which are both beautiful

and functional, and tie in with the wooden elements in the entrance hall. In order to hit my client’s brief and inject colour without cluttering the space, I used an industrial-style chair, which is the perfect place to leave a work bag after a long day.”

Master bedroom

Emma wanted to give the bedroom a unique touch, with a piece of bespoke furniture to make the bed the centre point of the room.

“The existing built-in wardrobe meant that a lot of furniture pieces were not needed. Instead, the bed was the largest piece in the room. I felt it needed to be centre stage, so I used a few pieces of furniture and accessories to complement it and turn it into a focal point,” says Emma. “We commissioned a local company, Flotsam, to create a bespoke, industrial-style, multi-textured headboard that took up all of the wall space, both in height and width. We used the main colours of teal, blue, grey, white, and black that feature within the apartment and brought in the warmth of copper, which is present in little details in the room, such as the alarm clock. A grey chunky knit throw, tan leather stool, teal industrial pendant, navy blue full-length curtains and yellow cushions bring the colours together and create a unique, relaxing master bedroom.”

To read more about this modern apartment design, visit www.fineandcountry.com/uk/blog ■

The LOOK

► Tailored for tall

British brand North Clothing Co launched their first collection recently, a 12-piece capsule for winter 2017, tailored for women over 5'9", including a coat, blazer, trousers, leggings, shirt, blouse and tops. Every piece is designed and made in Great Britain, using the finest Italian fabrics, making it the first luxury provider in the country targeting the tall women's market.

www.north.clothing





◀ Stylish minis

They say good things come in small packages and luxury leather handbag and accessories brand Sofia Al Asfoor has designed another masterpiece with this in mind, The Mini Shield handbag in soft leather and suede.

www.sofiaalasfoor.com 12,490 – 15,490 AED



▼ Sandal style

These sandals from Sisley with crisscrossed leather straps and soles with thick heel and high platform make us long for summer. They are ideal worn with dresses, skirts or pants, adding femininity.

www.sisley.com £95



▲ Lush lips

Add a glamorous pout to your evening outfit with the iconic red Perspex Lips Clutch from Lulu Guinness. Inspired by Lulu's personal trademark red lipstick, this quirky evening bag conjures up a statement of glamour.

www.luluguinness.com £245

▼ Perfect imperfection

Designed by Jean Paul Gaultier for Swarovski, this bracelet plays with the theme of perfect imperfection and features the designer's Kaputt crystal cut. Simply stunning.

www.swarovski.com £159



▲ London stacked

The London City Bracelet Stack by Designer Annie Haak represents London in autumn, with copper and rose gold tones and a flash of clear crystal. The stack of seven bracelets is made from 925 Sterling silver with 14ct bonded rose gold, coloured Japanese glass beads, Swarovski crystals and faceted rondells.

www.anniehaakdesigns.co.uk £380

► All blacks

Black is always in, like this Movado BOLD watch, with a black dial and matching sunray dot and hands, complemented by a black polyurethane and stainless steel link bracelet with a deployment clasp.

www.movado.co.uk £375



Fine & Country Foreign Exchange

What you need to know about Foreign Exchange in 2017.

It is crucial to get foreign exchange right whenever buying and selling property internationally. Fine & Country Foreign Exchange can guide clients through every step of the process, proving valuable knowledge for those needing to convert currencies over the coming year.

Fine & Country Foreign Exchange has considered current challenges in the market and important developments for the British pound, the euro, US dollar and South African rand.

Volatility expected to continue throughout 2017

2016 has proven to be the most uncertain on record in terms of the volatility index, driven by unexpected political results (Brexit and Trump win). With it, right wing politics is gaining traction and eyes are now focused on Europe and their upcoming elections, as well as Trump's policy direction. Inevitably, 2017 will remain volatile.

Increasing European political uncertainty

Recent political events have had a profound impact on the FX markets due primarily to election results going against expectations. This uncertainty is expected to continue throughout 2017, with upcoming elections in the Netherlands, France and Germany.

Brexit and the future direction of the EU

Theresa May's recent comments on her Brexit strategy have indicated a 'hard' Brexit for the UK, which has caused Sterling to fall. Expectations for the full details of her Brexit strategy are not going to be released until after article 50 is triggered, likely in March, thus GBP is expected to remain vulnerable.

The first 100 days of Trump's Presidency

Following Trump's inauguration, the market will be focused on what areas the new administration will focus on and what his fiscal policies will translate to in real terms. >>



“Forward contracts can remove risk, protect you from adverse market movements, and can give the security of a fixed settlement cost in your own currency, at the time of the contract.”

The power of currency hedging

Every international property investor is exposed to currency market risk. The highest exposure is between the accepted offer and completion.

A forward contract, which fixes the exchange rate will:

- Ensure you have certainty on your costs and budget.
- Provide security of a fixed settlement cost.
- Give you visibility as the exchange rate can be fixed for up to two years in advance.

Currency Pairs in focus:

- **GBP/EUR** – Brexit has weakened the GBP considerably causing fluctuations from pre-referendum of 1.4 to lows of 1.106 post-Brexit. The future is uncertain as little data has emerged for new trade relations, which could take many years to create and the loss of access to the single market will be a mighty blow for the GBP to bear.
- **GBP/USD** – Fluctuations have been significant over one year with highs of 1.49 to lows of 1.199. The USD has a new administration in place; one that appears to be creating a lot of strength for the USD with plans for a new fiscal focus and rising interest rates driving the currency forwards. The uncertainty comes in the form of fear that USD has become overvalued, or the new policies fail to generate the results they expect. If either of these occur, then a fall from the lofty position it holds is entirely possible.
- **GBP/AUD** – The AUD is a commodity based currency, given the nature (and strength) of its exports. As the country is mining based, fluctuations in the value of the materials it pulls from the earth affect the value of the currency greatly. The value of these goods is simple supply and demand. If China, its’ closest trading partner, increases its manufacturing then it needs more raw materials, which Australia provides. The AUD value goes up as its exports generate more money. If contraction is seen in China, then the opposite occurs. With China constantly posting confusing data and its validity sometimes called into question, it has been a year with highs of 2.04 and lows of 1.59.
- **EUR/ZAR** – The ZAR started strengthening during the “quest for yield” as it became known. When most were cutting benchmark interest rates or keeping them at multi-year lows the ZAR was sitting at around 7%, which helped generate some interest in the currency. However, with riskier currencies such as the ZAR, upsets can occur quickly and without warning. Both volatility and variance of fluctuations can cause hurried sell-offs and rapid depreciation in value, as the currency is not pegged to another.



Fine & Country Foreign Exchange powered by IFX, offers specialist FX capability and consulting.

If you would like to begin planning your currency exchange or have any questions, please call Fine & Country Foreign Exchange on; +44(0)203 301 7261 or email us; fx@fineandcountry.com ■



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sale of urban residences

Fine & Country City Living is our specialist division dedicated to the marketing and sale of urban properties, may it be that convenient city pad, the family townhouse or the coveted buy-to-let property.

For a free, no obligation valuation please contact
Fine & Country Head Office on +44 (0)20 7079 1515
or email parklane@fineandcountry.com

CITY
LIVING

FINE & COUNTRY



Australia

Clareville, Sydney

This private sanctuary enjoys a tranquil setting with captivating Pittwater views from an exclusive cul-de-sac address. Situated on a block of approximately 708 sq. m. The light filled tropical haven offers an open plan living area featuring centrepiece limestone fireplace. Be part of the Pittwater yacht racing scene from the expansive undercover entertaining deck or retreat to the cosy rear al fresco barbecue area. This popular enclave is blessed with convenient access to the Hilltop shops, bus transport, Clareville and Paradise beaches and is close to the vibrant Avalon Beach shopping village.

A delightful home in a peaceful setting, a must to inspect and uncover the unique pleasures this home offers.

- New Caesarstone gas kitchen with Smeg and Bosch appliances and walk-in pantry
- Split system air-conditioning and ceiling fan in living area
- Built-in robes to all bedrooms
- Large internal laundry with ample storage
- Garage and carport plus space for guest parking



Fine & Country Avalon Beach
1/49 Old Barrenjoey Road, Avalon Beach
NSW 2107, Sydney, Australia
+612 9918 3111
avalonbeach.au@fineandcountry.com

AUD 1,900,000
4 bedrooms | 2 bathrooms | 2 cars

Australia

Bondi Junction

Brand new, ultra modern three bed garden apartment with a secure car space in the heart of upper bondi junction.

The Sapphire is a boutique apartment block located in quiet Waverley Street, Bondi Junction. The block comprises only 28 apartments with two levels of basement parking, two visitor bays, a wash bay and separate bike parking.

Due for completion around mid 2017 this is an ideal "close to the city" apartment for young families, downsizers or professionals wanting to live on the doorstep of some of the best shopping, restaurants and beaches that Sydney has to offer.

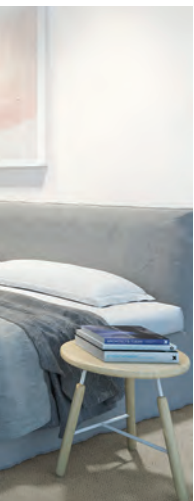
Things you will want to know:

- Premium interiors using Miele kitchens, timber veneer joinery, Smartstone bench-tops, and ducted air conditioning.
- Secure access to basement parking, building entry points and floor to floor.
- Audio intercom system for remote visitor access control.
- Pet friendly building.
- Located a mere 3 minute walk away from Westfield Bondi Junction and only 600 metres to Bondi Junction train and bus interchange.
- Convenient access to surrounding parks, beaches and sports stadia

The unit:

- Three bedrooms
- Two bathrooms (with main en suite)
- Secure underground parking for one car
- Internal area: +- 104 m²
- Terrace and garden area: +- 140 m²
- Total: +- 244 m²
- Price guide: AUD 2,300,000





Fine & Country Double Bay

316 New South Head Rd, NSW, 2028
Sydney, Australia

+1300 960 037

0416 161 440

kevin.fine@fineandcountry.com

Australia

Port Macquarie, NSW

Space and quality are hallmarks of this 13.43 acre estate with a Hastings River frontage of approximately 211 metres complemented by the jetty and 24 sq. m. pontoon. Completed in 2012, this fully fenced residence offers generous accommodation, with the main house boasting five generous bedrooms, all with walk-in robes and en suite. A separate dwelling caters specially for guests and ample car accommodation.

The gourmet kitchen with stone benchtops and Miele appliances adjoins the open plan dining and lounge, all opening to the north facing verandah and under cover entertaining area. Broad stairs lead from the verandah to the sparkling solar heated swimming pool and gardens. Every room enjoys a picturesque outlook over the property with views to the river or the large lake. A dam and working shed sit discreetly behind the trees hidden from the main road and the house.

This property offers a luxurious lifestyle and the convenience of Port Macquarie only a 17 minute (approximate) drive. Enjoy the superior quality, ultimate privacy, ever changing outlook, and easy access to nearby amenities ... Inspect to appreciate!





Fine & Country Avalon Beach

1/49 Old Barrenjoey Road
Avalon Beach NSW 2107
Sydney, Australia

+612 9918 3111
avalonbeach.au@fineandcountry.com

AUD 2,800,000

6 bedrooms | 7 bathrooms | 2 cars

Living space: 520m²

Land area: 5.43ha



Dubai

Emirates Hills

Fine & Country are delighted to offer you this stunning five bedroom villa in Emirates Hills.

One of the many features of this property is the newly constructed, beautifully designed private pool with swim up bar. This upgraded outdoor area is perfect for family to relax and at the same time entertain guests.

Emirates Hills is a prestigious gated property area in Dubai, an unrivaled master plan community. While Dubai is home to many luxury property developments, Emirates Hills stands out. Featuring a harmonious balance of well-appointed villas, handsome neighbourhoods and lush landscaping, Emirates Hills is the undisputed "Beverly Hills" of Dubai, after which it takes its name.

Emirates Hills

- Plot: 6,226 sq. ft.
- BUA: 9,911 sq. ft.
- Five bedrooms and study
- Fully upgraded
- Kitchen on the ground floor and basement



Fine & Country UAE

Shop 6, Mediterranean Building
Canal Residence West
Dubai Sports City, Dubai
+971 4 427 0202
sales@fineandcountry.ae

AED 35,000,000.00

5 bedrooms and study | Kitchen on the
ground floor and basement
BUA: 9,911 sq. ft.
Plot: 16,226 sq. ft.

Dubai

Palm Jumeirah

Situated in the middle of one of the most popular fronds with spectacular views incorporating the Atlantis Hotel and sunset views Fine & Country are proud to present this modified fully upgraded garden home.

Exclusively to the market, the villa also boasts State of the art cinema room and modified master bathrooms with Italian fixtures and fittings. The living and dining room area has been extended with sea views from deep inside the villa and the villa is fully equipped with a complete CCTV system.

The ground floor consists of an en suite bedroom, kitchen, lounge and dining room the first floor contains three spacious en suite bedrooms, completing this four bedroom beautiful villa.

- Garden home
- BUA: 5,000 sq.ft.
- Atlantis and sea views
- Fully upgraded



Fine & Country UAE
 Shop 6, Mediterranean Building
 Canal Residence West
 Dubai Sports City, Dubai
 +971 4 427 0202
sales@fineandcountry.ae

AED 13,995,000.00
 4 bedrooms | Atlantis and sea views
 BUA: 5,000 sq. ft.

Dubai

Jumeirah Islands

Fine & Country are proud to exclusively offer this well maintained four bedroom Entertainment Foyer villa for sale in Jumeirah Islands.

This bright Entertainment Foyer villa offer multiple large living spaces and formal dining room downstairs, as well as a guest en suite bedroom and closed kitchen with attached laundry and maid's room.

Upstairs there are an additional two, en suite bedrooms with built-in storage and a large master bedroom with a private living space.

- Entertainment foyer – contemporary cluster
- BUA: 5,242 sq. ft.
- Plot: 5,370 sq. ft.
- Four bedroom villa
- Excellently designed corner plot garden
- Private pool
- Vacant on transfer



Fine & Country UAE

Shop 6, Mediterranean Building
Canal Residence West
Dubai Sports City, Dubai
+971 4 427 0202
sales@fineandcountry.ae

AED 6,500,000.00

4 bedroom villa | Private pool

BUA: 5,242 sq. ft.

Plot: 5,370 sq. ft.





Dubai

Morella, Victory Heights

Fine & Country Real Estate Broker are pleased to present this magnificent Type A1 Villa in Morella. The view is fantastic with an amazing outside area with a private pool, a barbeque set up and a large seating area. The villa sits on one of the largest plots in Victory Heights – with approximately 16,000 sq. ft. The villa inside has been upgraded and extended in parts – all wood finishings have been changed to white including the kitchen with an open living style and kitchen island.

The layout is very open and from the long entrance hallway it opens to the formal dining room connected with the family room and another cosy lounge. The kitchen opens to the casual dining and family room. On the upper level you will have five bedrooms all en suite. Three of them have this amazing view overlooking the golf course.

Victory Heights, Morella

- BUA: of 7,300 sq. ft.
- Upgraded villa
- Six bedrooms plus maid and study



Fine & Country UAE
Shop 6, Mediterranean Building
Canal Residence West
Dubai Sports City, Dubai
+971 4 427 0202
sales@fineandcountry.ae

AED 10,500,000.00
6 bedrooms | Upgraded villa
BUA: 7,300 sq. ft.

Dubai

Jumeirah Golf Estates

Fine & Country Real Estate is pleased to offer these four to six bedrooms, along with four reception rooms in Royal Golf Villas, Jumeirah Golf Estate.

Royal Golf Villas are a select part of the Jumeirah Golf Estates, an award-winning gated community in the Jebel Ali district of Dubai. The Spanish-style luxury villas are set amidst a breathtaking landscape of lush fairways and immaculate greens of two courses, Fire and Earth, designed by Greg Norman.

- BUA: 7,695 sq. ft.
- Plot: 8,462.33 sq. ft.
- Six bedrooms
- Maid
- Study
- All bedrooms en suite
- Two kitchens with storage
- Golf course view



Fine & Country UAE

Shop 6, Mediterranean Building
Canal Residence West
Dubai Sports City, Dubai
+971 4 427 0202
sales@fineandcountry.ae

AED 8,465,000.00

4 bedrooms | Golf course views

BUA: 7,695 sq. ft.

Plot: 8,462.33 sq. ft.





Dubai

Jumeirah Golf Estates

Fine & Country are proud to offer this upgraded four bedroom villa in Whispering Pines, Jumeirah Golf Estate.

The villa has been upgraded by its current owners to a high standard. This includes installing new swimming pool and wooden floor throughout the property. There is a host of other upgrades which will become apparent on viewing. There are four bedrooms, a stunning fitted kitchen and maid's room. Also, there is a first floor terrace off the master bedroom.

Whispering Pines is gated community at Jumeirah Golf Estates made up of three and four bedroom villas. Access to the JGE clubhouse and its range of facilities is easy being only 200 meters away. You also benefit from quite stunning views.

Whispering Pines:

- BUA: 4,120 sq. ft.
- Four bedrooms plus maid
- Fitted kitchen
- Upgraded villa
- Golf course view
- Vacant on possession



Fine & Country UAE
 Shop 6, Mediterranean Building
 Canal Residence West
 Dubai Sports City, Dubai
 +971 4 427 0202
sales@fineandcountry.ae

AED 5,950,000.00
 4 bedrooms | Golf course views
 BUA: 4,120 sq. ft.



France

Cannes, Cote d'Azur

Situated in a prime position on the Croisette in Cannes, between the Martinez and the Carlton Hotels, this stunning apartment offers panoramic sea views and a fabulous deep south facing terrace of 15m².

The apartment is located on the seventh floor (of eight floors in total) and offers 84m² of beautifully designed interior living space with two spacious bedrooms, each with their own bathrooms, as well as a guest WC. The apartment is sold with a garage and a private storage cellar.



Fine & Country Cannes
13 Rue Pasteur, Cannes 06400
France

+ 33 4 925 925 93
cannes@fineandcountry.com

2,790,000€
1 reception | 2 bedrooms | 2 bathrooms
Living space: 84m² | Terrace: 15m²

France

Valbonne

This recently completed villa is set amongst the rolling hills to the French Riviera countryside, just 20 minutes from Nice International Airport and the sandy beaches of Cannes.

Enjoying beautiful panoramic views of the surrounding countryside and with an exceptional view of the old village of Valbonne, the villa was built in 2015 and sits on 3,000m² of easy to maintain land, in a small and private domain.

With a lovely sweeping drive and beautiful façade the home presents a welcoming arrival. The house is laid out on two main living levels with a grand entrance giving views out across the valley. On the ground floor are an entrance hall, open plan living room with fireplace, dining room and kitchen, as well as two bedrooms with a shared bathroom, the laundry room, pantry, storage facilities and a guest toilet. The magnificent master suite, along with two additional bedroom suites are found on the upper floor of the home, enjoying open views from every angle. There is a garage for two cars and additional private outdoor parking.



Fine & Country Cannes
13 Rue Pasteur, Cannes 06400
France

+ 33 4 925 925 93
cannes@fineandcountry.com

3,200,000€
2 receptions | 5 bedrooms | 4 bathrooms
Living space: 300m² | **Land:** 3,000mm²

France

Cannes, Cote d'Azur

Within five minutes of the bustling center of Cannes, and its' sandy beaches, this beautiful Belle Epoque villa, dating back to 1880 is located in a sought after neighbourhood surrounded by lush gardens and total tranquillity.

The villa was entirely renovated between 2004 and 2006, preserving many of the original features such as the high pressed ceilings, fireplaces, traditional "tomette" floor tiling, and charming Belle Epoque style façade, while adding modern amenities and a Baroque style furnishing. From the bedrooms the villa offers lovely open views over the city of Cannes and out to sea. Also on the property is a separate artists studio with a wonderful glass façade to allow plenty of light in, and a bedroom and bathroom upstairs.



Fine & Country Cannes

13 Rue Pasteur, Cannes 06400
France

+ 33 4 925 925 93

cannes@fineandcountry.com

1,990,000€

2 receptions | 6 bedrooms | 4 bathrooms

Living space: 380m² | Land: 1,100m²





France

Cannes, Cote d'Azur

Situated in the heart of the old town of Cannes, on the famous Rue St Antoine in "Le Suquet", this charming fisherman's house has been entirely renovated to a very high standard, and now offers three separate apartments, including two separate studios on the first two floors, and a one bedroom apartment on the top floor. Each apartment is equipped with its' own bathroom and kitchenette, making it ideal for a secondary residence with excellent rental income potential in a fantastic location.

"Le Suquet" is the historic old town, and a much-loved neighbourhood of Cannes. With cobbled streets, colourful shutters, views of the old port, and a magnificent daily fresh food market, Le Suquet is ideally located for both holiday makers and locals and attracts good rental yields due to the convenient location in the very heart of Cannes.



Fine & Country Cannes
13 Rue Pasteur, Cannes 06400
France

+33 4 925 925 93
cannes@fineandcountry.com

850 000€
1 reception | 3 bedrooms | 3 bathrooms
Living space: 84m² | Land: N/A

France

Le Tignet, Cote d'Azur

Located just above the charming Provencale town of Le Tignet, this lovely family home has been lovingly renovated to a very high standard, offering 120m² of living space on two levels.

The main living area is all open plan with a fully equipped kitchen, dining room and living room, opening out onto a sun-drenched terrace overlooking the valley. From the kitchen, French doors open out onto another terrace overlooking the pool area, and leading to a fabulous covered barbecue and entertainment area, ideal for hot summer afternoons. The three bedrooms are located on the ground floor of the home, each one opening out onto a lovely large deck overlooking the valley. The main bedroom has an en suite bathroom, and the second two bedrooms share a shower room.

A truly lovely home, within 40 minutes of the sea and Nice airport, and only 3 minutes from the local town of Le Tignet and it's shops and restaurants.



Fine & Country Cannes

13 Rue Pasteur, Cannes 06400
France

+ 33 4 925 925 93

cannes@fineandcountry.com

540,000€

1 reception | 3 bedrooms | 2 bathrooms

Living space: 120m² | Living space: 976m²





France

Cannes, Cote d'Azur

Located in a small 1950's building in the residential area of Petit Juas, bordering central Cannes, this charming garden apartment offers 93m² of spacious interior living, with three bedrooms and three bathrooms. The sunny living room opens out onto a mature private garden of 122m², complete with fruit trees and space for a small plunge pool.

The apartment has been entirely renovated to a very high standard and in keeping with the charm of the area and the features of the apartment itself. Located within only 5 minutes easy walk of the center of Cannes, and 10 minutes maximum from the beaches and from La Croisette.



Fine & Country Cannes
13 Rue Pasteur, Cannes 06400
France

+ 33 4 925 925 93
cannes@fineandcountry.com

495,000€
1 reception | 3 bedrooms | 3 bathrooms
Living space: 93m² | Land: 122m²

Hungary

Majestic Tuscan Villa

This magnificent Tuscan style villa is among the top 50 best Villas in Europe as noted by the renowned French fashion designer Hubert Givenchy.

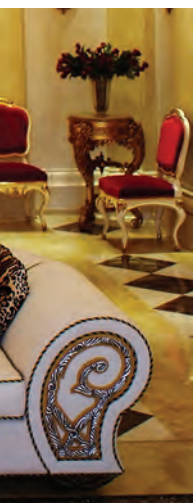
Set in two and a half picturesque acres of the Buda Hills with breathtaking panoramic views this Villa is 1,200m² residence that is both an ultra-private retreat and the ultimate setting for large-scale entertaining. The house is in excellent condition with classical elegance, fine fixtures and fittings, fabulous frescoes and marble floors. The property comes with the most prestigious and elegant living space on three levels and a 100m² detached house ideal for the caretaker and security guards.

The ground floor includes dining room, guest facilities, kitchen, grand salon, library and covered terrace with views of the surrounding forest. The first floor contains the principal suite with it's own terrace, dressing room and large bathroom as well as two further suites and the in-house cinema. The basement level includes the private gym and sauna, garage parking for four cars, an industrial kitchen to serve grand soirees and all the utility elements of the building.

The thoughtfully designed garden features a summer pavilion state of the art swimming pool decorated with a Versace mosaic, providing a touch of hedonism!

The property comes with fabulous views of the surrounding Buda hills and within a 20 minute drive into the city.





Fine & Country Hungary

Palazzo Dorottya
Apaczai Csere Janos utca 15
1051 Budapest
Hungary

+36 20 351 3881
hungary@fineandcountry.com

POA

3 bedrooms | 3 bathrooms
Versace mosaic swimming pool
Built size: 1,200m²



Hungary

Classic luxury mansion, Budapest

Ideally located close to the town centre on the Buda side and yet enjoying utter tranquillity, this exquisite home is superbly positioned to take advantage of the vast entertainment resources in the area.

This historic home dates back to 1925 and comprehensive modernisation and conversion work was carried out in the second half of the 90s. It combines the best of older classic architecture with all the modern upgrades.

Set on a land plot of some 1500 sq. m., the living quarters total approximately 600 sq. m., spreading on four floors and comprising five bedrooms and three bathrooms and an additional 120 sq. m. separate flat on the top floor. There are endless exclusive highlights incorporated throughout the total interior, such as a wood-burning fireplace, mahogany stairs, marble and granite tiles, etc. The villa exudes warmth that is ideal for hosting intimate family gatherings, yet spacious enough to accommodate large catered affairs.

The lower level features a garage accommodating three garages. The unique charm of the residence is complemented by the lovingly landscaped garden. The house is sold fully furnished including many valuable items from the past centuries.



Fine & Country Hungary

Palazzo Dorottya, Apaczai Csere Janos utca 15, 1051 Budapest, Hungary

+36 20 351 3881

hungary@fineandcountry.com

2,000,000€

6 bedrooms | 4 bathrooms

Living space: 600m²

Plot size: 1,500m²

Hungary

The Clock Villa, Budapest

This luxurious heritage listed mansion of historic significance is set on a sprawling lot at one of the most desirable and sought-after residential addresses in the Buda Hills.

The villa was built in 1843 in neo-classical style and underwent complete renovation and thorough modernisation in 2007. The property's restored historic character works in perfect harmony with the added contemporary aesthetics and combines the best of older classic architecture with all the modern upgrades. Superb craftsmanship, premium materials define the interiors over three levels. Features such as marble floors, large entrance hall, 3.8m high ground floor ceilings, grand living room with handcrafted fireplace, wine cellar and sauna give some clue as to the level of exclusivity on offer here.

Come summer, the spacious living room is extended onto the extensive terrace with Doric pillars. Under the 100-year old trees a lush, manicured garden rounds off this offer. The clock, decorating the façade of the villa, is one of Budapest's most prominent timepieces.



Fine & Country Hungary

Palazzo Dorottya, Apaczai Csere Janos
utca 15, 1051 Budapest, Hungary

+36 20 351 3881

hungary@fineandcountry.com

HUF 690,000,000

6 bedrooms | 5 bathrooms

Living space: 430m²

Plot size: 2,280m²

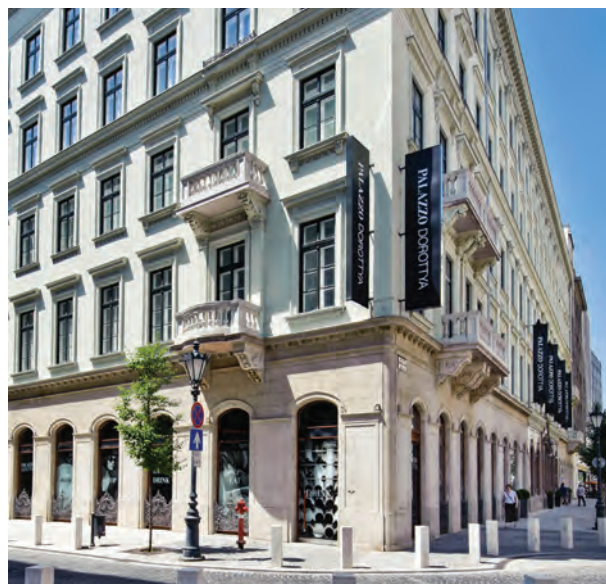


Hungary

District V, Budapest

Palazzo Dorottya is a completely restored and refurbished classical building in the heart of downtown Budapest. The unique building comprises four floors of residential apartments, one floor of office space let to legal firm Baker McKenzie and headhunters Stanton Chase and retail units on the ground floor let to Baraka Restaurant and soon to house the Dorottya Diamond Palace.

The building has a manned reception at the main entrance, 24 hour on site security and underground parking for residents only. The building is within a short walk of all the major attractions of Budapest, all the 5 star hotels and the major office buildings.





We are offering the remaining 40 residential units for sale on an exclusive basis. Apartments can be purchased for owner occupancy or as investment properties on very attractive yields. Apartments range in size from 57m² to 213m², many have terraces and all are furnished to very high standard. Prices range from 210,000€ to 1,225,000€ per apartment.

Fine & Country Hungary

Palazzo Dorottya
Apaczai Csere Janos utca 15
1051 Budapest
Hungary

+36 20 351 3881
hungary@fineandcountry.com

From 210,000€ to 1,225,000€

From studio to 3 bedroom apartments

Built size: 50m² – to 215m²

Italy



Fine & Country Italy

Casa dei Turchi
Via Santa Maria 7
38068 Rovereto
Italy

+39 335 5238163
gianni.jacucci@fineandcountry.com

1,700,000€

2 receptions | 3 bedrooms
5 bathrooms | 1 Altana, a 15 sq. m.
terrace on the roof, typically Venetian



Venice Giudecca, Redentore

Located a short walk from the Palladian Basilica del Redentore. The third Saturday of July, Venice commemorates, with the Feast of the Redeemer, salvation from the 1575 plague. From the altana enjoy the spectacle of hundreds of illuminated boats in the channel and San Marco basin. Looking out:

– from the apartment: over the beautiful gardens and olive groves of Convento del Redentore, you admire the elegance and majesty of the Basilica.

– from the exclusive altana enjoy a unique view: from the Giudecca Canal to the San Marco basin (East/North), the Dolomites on clear days; at sunset, the south lagoon, colours pink, lilac and purple (West).

First/last floor of excellent brightness, mansard roof and large skylights, over 200 sq. m., plus 15 sq. m. of altana roof terrace, entrance accessing courtyard communal to a renovated well restored complex. Large living room, large study, three bedrooms, five bathrooms (with Bisazza mosaics), laundry, dressing, kitchen.

Divided in two apartments, if desired, one of 90 sq. m., the other of 120 sq. m. and altana.



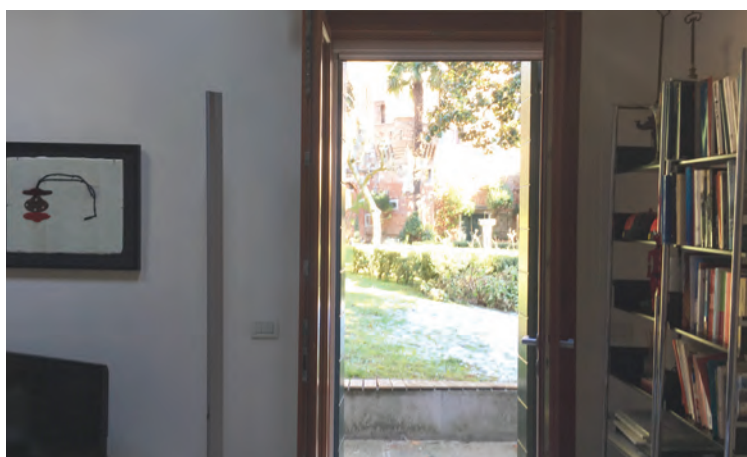


Italy

Venezia Cannaregio La Misericordia

A XVII century building restored in the XIX, with two apartments, traditional tripartite Venetian: large central hall (portego), with bedrooms, bathrooms, showers, kitchen, in the lateral cells. Living room facing South on the Fondamenta della Misericordia, North/East on a beautiful private garden.

The ground floor is an apartment of over 100 sq. m., with two bedrooms (one in the attic), two bathrooms, a large walk-in closet, kitchen, and a large living room overlooking the garden. The 600 sq. m. private garden is above the road decking and free from high water. It comprises a water bank and exclusive boat on the large canal de La Sensa. In the middle of the garden stands a small building of 76 square meters, renovated with old materials, heating, cooling, thermal acoustic and anti-moisture insulation. Floors in the "Venetian" style are enhanced by coloured hard glass and mother-of-pearl inclusions.



Fine & Country Italy

Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

2,600,000€

2 receptions | 3 bedrooms
2 bathrooms | 600 sq. m. private garden, with 76 sq. m. annexe, shore and boat on sale together with the upper floor (see page in front)

Italy

Venezia Cannaregio La Misericordia

The main apartment, over 200 sq. m., quiet, very nice views, is on the second floor: entrance hall, two large double bedrooms each equipped with ante-bathroom with wardrobes, and separate bathroom, a large study, living room, dining room, kitchen, office and laundry room.

Last restored in the 1990s, recovering previous intervention of the previous century: dining room, main bedroom, ante-bathroom floors of inlaid wood; remaining floors "wrought Venetian". The double wooden windows, treated with linseed oil, are equipped with handmade glass, with etched decoration. The finishes on the walls are "incausto". Heating and cooling are autonomous.

The means of transport, water buses, connecting line to the airport, are within walking distance. Nearby are Cannaregio market, and two supermarkets, great restaurants, shops and services; railway station ten minutes away on foot. In the area are historical and artistic buildings: Scuola della Misericordia, church of Madonna dell'Orto, Ca' D'oro.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

2,600,000€

5 receptions | 2 bedrooms

2 bathrooms

Price of both apartments, ground floor (previous page), and upper floor (current page) and garden

Italy

Toscana Vicchio di Rimaggio

Nestled in Bagno a Ripoli hills, at Vicchio di Rimaggio, 7 km from Florence, a 430 sq. m., four level villa, with 4,000 sq. m. garden, four panoramic terraces, four car garage; in gated community, protected by electronic gates and CCTV cameras.

Breathtaking panoramic views of Florence, with its Duomo and the Arno River. Surrounded by trees and hills, ideal for tranquility and relaxation. Possibility to build a swimming pool. 10 km from the Ugolino Golf Club.

Ground floor: live-in kitchen with pantry room, 100 sq. m. living room with fireplace and dining area, external patio with oven and bbq.

First floor: two double bedrooms, study, walkway gallery, storage closet, two bathrooms, two terraces. Internal and external staircase.

Second floor: double bedroom with bathroom and balcony.

80 sq. m. basement room, with pool table area, live-in kitchen and a bathroom.



Fine & Country Italy

Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

3,000,000€

3 receptions | 3 bedrooms

3 bathrooms | 4,000 sq. m. garden





Italy

Toscana Villa in Greve in Chianti

Wonderful 1,000 sq. m. villa on three levels, freestanding on three sides, located about 30 km from Florence in Greve in Chianti, an area well known for its wine production.

The property includes 3.5 hectares of land with olive trees, and the possibility to plant a vineyard.

On the ground floor is a triple living room, three kitchens, living/dining area, study and lovely courtyard.

The first floor is composed by five bedrooms, a spacious living room, four bathrooms and storage room.

Two cellars are located in the basement floor.

There is a private swimming pool.

Partially to be restored, this beautiful villa could be great as B&B.



Fine & Country Italy
Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163
gianni.jacucci@fineandcountry.com

2,000,000€
3 receptions | 5 bedrooms
4 bathrooms

Italy

Toscana Follonica Podere Poggio Capanne

Elegant country house between Follonica and Massa Marittima of about 620 sq. m. surrounded by a 7,500 sq. m. park. The property is located on a hill and enjoys a wonderful view stretching from Massa Marittima to Follonica. Ground floor: large entrance hall, large kitchen, bathroom, dressing room, study, bedroom with bathroom and dressing room. First floor: a self-contained apartment with kitchen, three bedrooms and two bathrooms. On the ground floor there is an indoor pool (3 x 6.5) heated, with relaxation area fully equipped (bar, sauna, turkish bath and emotional shower). In the basement of 220 sq. m. are utility rooms and a garage for four cars. The exterior consist of 700 sq. m. of sandstone paving in the Indian style, a pergola and a gazebo.

The sea is 10 km, Grosseto 40 km and 4 km Massa Marittima.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

3,200,000€

4 receptions | 4 bedrooms
4 bathrooms





Italy

Toscana Gaiole in Chianti Casale Leopoldino

In the heart of Chianti among the castles of Brolio, Meleto, Vertine and Cacchiano, a Leopoldino farmhouse dating back to 1200 carefully restored.

Three buildings total 770 sq. m., with 2.5 hectare land.

Ground floor: hallway, double living room, kitchen, dining room of stone walls and brick, a wine cellar, a double bedroom and bathroom.

Upper floor: sitting room with traditional Tuscan fireplace, three double bedrooms with with bathroom. In the tower, a study.

The former barn on two levels: large living area, kitchenette, two bedrooms, two bathrooms.

The SPA is in a third building, with several technical rooms.

The heated, Jacuzzi swimming pool is inside a green park with cypress trees and oaks. Land is pasture and woodland.

The setting, nestled amongst vines, orchard and woodland, is minutes from a lively town, 3 km from Gaiole, 25 km Siena, 40 km Florence



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

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2,750,000.00€

2 receptions | 4 bedrooms
2 bathrooms

Italy

Toscana Casale Sinalunga

Panoramic stone and brick farmhouse located in Sinalunga, fully renovated with excellent finishes, comprising in the ground floor: large living room, kitchen, bathroom, storage room of 100 sq. m.; in the first floor: study, two bedrooms, two bathrooms, and a typical covered loggia of 100 sq. m. detached from the main building, annexe of 70 sq. m. Plus garden, and vegetable garden.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
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+39 335 5238163

gianni.jacucci@fineandcountry.com

980,000€

3 receptions | 2 bedrooms
3 bathrooms





Italy

Toscana Antico Rustico con Fienile

Between Pisa and Florence, only 3 km from the entrance of great FIPILI communication road in scenic hillside location, old country house with completely and carefully renovated in Tuscan style barn. The property is surrounded by about 1Ha of fenced land with two driveways and has 60 olive trees, as well as gardens and parks. The main house of 450 sq. m. is divided into two houses, but it can easily go back to being a single house. The 200 sq. m. barn is a complete and independent residence and also completely renovated. The property for its refined and detailed renovation, care of details, both size and the beautiful location is definitely an object of great value. Pisa airport is easily accessible in just 20 minutes by car and the sea is a 30 minute drive. The nearest train station is in Pontedera at 15 minute drive.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

1,800,000€

5 receptions | 7 bedrooms
5 bathrooms

Italy

Umbria Villa Alleroni

In the town of Alleroni, between Umbria, Tuscany and Lazio at 18 km from San Casciano dei Bagni a beautiful properties in Umbro-Tuscan style.

It consists of a villa - farmhouse of about 250 sq. m., with pool, a 30 sq. m. annexe to be restored, plus other rooms around.

Main building on two levels:

Ground floor: Two apartments with living room, bedroom and bathroom each and a common living area and kitchen.

First floor: apartment with three bedrooms, two bathrooms, living room and kitchen.

Superb 20 hectare land with olive grove (2 hectare) vineyard with vines D.O.C. and IGT (5 hectare), arable land (8 hectare), short (1 hectare), and wood (4 hectare).



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

1,100,000€

4 receptions | 5 bedrooms
4 bathrooms

Land: 20 hectare





Italy

Umbria Historic Farmhouse

A few kilometers from Perugia, close to Assisi, Gubbio, Spello, Bevagana, in the middle of the Tiber valley, a splendid farmhouse carefully restored. Exclusive location: Umbrian hills offer relaxing stay and breathtaking view.

Three spacious, style furnished double bedrooms with bathroom, shower, air conditioning, heating and television: wooden beams, aged oak parquet, terracotta and marble bathrooms, frescoed walls, elevator.

Wellness with SPA, Jacuzzi whirlpool, massage area, sauna, shower cabins, rest area and large circular bed: 120 sq. m., two bathrooms and two showers.

Recently renovated annexe building with two apartments, each: large living room, fully equipped kitchen, double bedroom, sofa bed, bathroom and closet; housing five people, equipped with TV, heating, air conditioning and bathroom with shower, separate entrance overlook garden and pool.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

3,200,000€

7 receptions | 6 bedrooms
8 bathrooms

Garden area: 20,000m | 2,5000 sq. m.
of fenced land, and a large rooftop
swimming pool.

Italy

Roma Villino Salaria

In the heart of Pinciano, on the charming park of Villa Ada, surrounded by a 300 sq. m. garden, a 750 sq. m. villa on four floors connected by an elegant glass elevator. Luxuriously renovated, it houses a spa with turkish bath, swimming pool, emotional shower, sauna, hot tub and impressive volcanic waterfall. Twelve rooms, five bedrooms, eight bathrooms. The spaces are decorated with care, with large windows overlooking Villa Ada. Two entrances, can park five/six cars. The main entrance starring a lavish scale travertine marble Empire style; mezzanine floor hall, two sitting rooms, a dining room, a study, a fully equipped kitchen. First floor: sleeping area with three master suites. Each suite has a dressing room and bathroom. Last level, with 20 sq. m. terrace: lounge, kitchen, large double bedroom, two bathrooms. The building is equipped with surveillance and air conditioning.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

7,000,000€

12 receptions | 5 bedrooms
8 bathrooms

Garden: 300 sq. m.





Italy

Roma Via Orsini

Rome, Prati district, near Lungo Tevere and San Pietro, entire building studio/home. Gross area 1,000 sq. m. distributed over five levels of 200 sq. m. Three entrances, open space dependence of 70 sq. m., renovated small conference room for 60/70 people. Terrace of 150 sq. m. and outdoor courtyard of 300 sqm partially used for parking. Built in the 1920's, renovated in 2006, now offices, can be converted into residential. Ground floor: large representative hall, five rooms, bathroom, plus annexe with separate entrance of 70 sq. m open space and technical room of 20 sq. m. First floor: meeting room, five operating rooms, an archive, two services. Second floor: open space of 50 sq. m. with access to 150 sq. m. terrace. Basement: open floor plan and five operating rooms, two bathrooms. Second basement: nine rooms solely for archive. Property in perfect condition, implants respecting norm.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

8,500,000€

4 receptions | 7 bedrooms

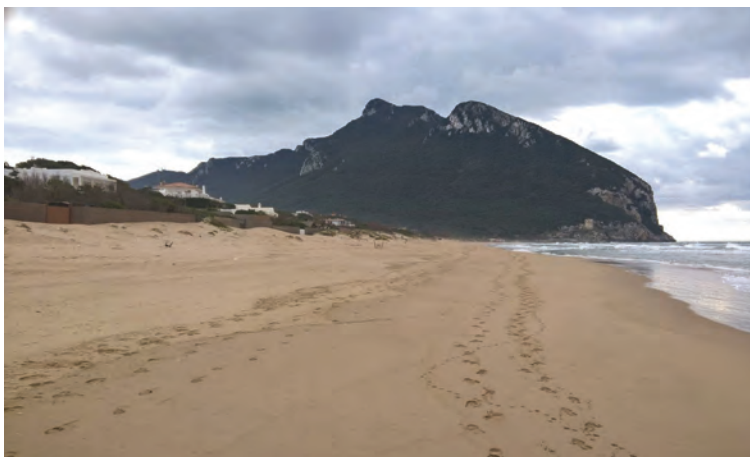
2 bathrooms

Acreage: 48 acres

Italy

Lazio Villa Sabaudia

Located on the Latina coastline in the municipality of Sabaudia, it features a beachfront villa, near the promontory of Circeo. The villa covers a total area of 210 sq. m. on two levels above ground plus basement floor, for a total surface of over 600 sq. m. On the ground floor there is a large hall, sight, studio kitchen, two bedrooms, two bathrooms. On the first floor there is the master suite with bathroom and living room which gives access to the terrace of 40 sq. m. In the basement, with separate entrance, is another living room, a second kitchen, a bedroom and a bathroom. The outdoor area, garden with direct access to the beach and terraces, occupies a total area of 1,000 sq. m. The property needs total renovation.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

4,000,000€

5 receptions | 4 bedrooms
4 bathrooms

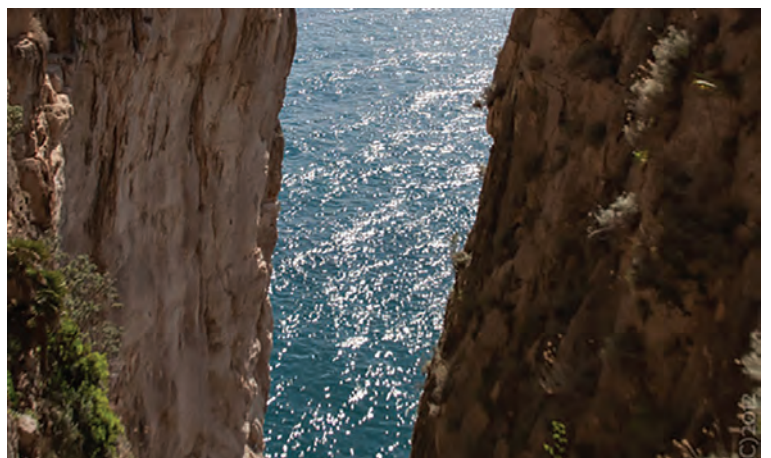




Italy

Lazio Villa Capri

Fantastic views, brand-new villa, large pool, old olive trees. Contemporary architecture where mountains meet the sea. Views of Aurunci Mountains and Mediterranean sea. The villa is situated in a olive grove with sixty-year-old trees. Shops and the Via Appia are five minutes away. Beaches of Sperlonga in 15 minutes. Gaeta opens its port to the Tyrrhenian Sea. The modern American painter Cy Twombly had his last studio and on the Pontine Islands Ulysses met Circe. The Islands and the Vesuvio can be seen from the Villa. Upstairs the master bedroom with bathroom opens to the 75 m² roof terrace. On the swimming pool level a pool house with two bedrooms, living room and bathroom. The large infinity swimming pool is surrounded by an extensive sundeck. The kitchen opens to the limonaio, a court with an old ceratonia oak. The citrus trees carry lemons at all seasons.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

2,450,000€

6 bedrooms | 5 bathrooms

Garden: 3,100 sq. m.

Italy

Liguria Genova Chiavari Sant'Andrea

Full sea views of the Gulf of Tigullio, in the village of Sant'Andrea di Rovereto, on the first hill of Chiavari, 3 km from the town center, a rustic house on three levels, southern exposure, free on all four sides, surrounded by 200 sq. m. of own land. To be remodelled. Possibility of creating parking spaces or appurtenant box.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

590,000€

3 km from the town center

Land: 200 sq. m.





Italy

Napoli Villa Pavoncelli

The Villa dates back to Roman times “Augustea”, one of the famous “villae marittimae”.

Located in the city of Naples in via Posillipo, a lovely and quiet area.

It spreads over two floors above caves that provide access to the beach.

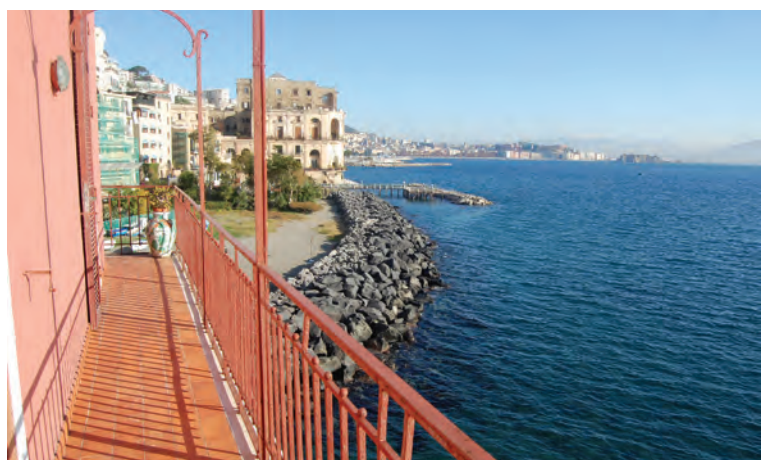
On the first floor, 130 sq. m. net, kitchen, bathroom, and a large living room accessing a private terrace of 26 sq. m., and a terrace all around the façade overlooking the sea.

On the floor above, bedroom with bathroom, net area of 80 sq. m., and a mezzanine floor.

The apartment is very bright, from its windows you admire the gulf of Naples, Vesuvius and Capri.

The terraces are just above the sea level, constantly cheered by the sound of the sea.

Last renovated in 1970 with a nice games of volumes.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

1,800,000€

5 receptions | 2 bedrooms
2 bathrooms

Italy

28 Sardegna Chia Casa Artista

The artist's home: a house exclusive, very unique. Built on the rocks ... its name was born because out of each window the picture of an amazing view ...

Three bedrooms with two bathrooms, kitchen and a large living room with windows to the whole view, which juts out into the stunning scenery of Chia: the tower, the lagoon with flamingos, beaches with golden dunes and the sea with crystal clear transparency.

A house that has a terrace nestled in the rocks where it can be prepared a fitness relaxation area or a barbecue area for evenings with friends ... it depends on your lifestyle.

Above the house a terrace facing only the green spaces and the scenery of the beaches of Chia.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

1,456,000€

1 reception | 2 bedrooms
2 bathrooms





Italy

Sardegna Chia Villa Sabbia

Villa Sabbia is a comfortable house with a big lawn and a veranda clad in stone that opens to the wonderful view of the Chia tower and the bay. A blue scenery that changes every hour of the day and every day of the year, blue, turquoise, blue with a strip of the lagoon that the whole year is filled with, the pink flamingos.

Two comfortable bedrooms, a bathroom, a finished fitted kitchen, a back patio, and a panoramic living shielded by a spacious veranda and overlooking the scenery of the lawn and the Chia tower on the sea.

Great emotion the sun and the moon peeking behind the tower and from your house you admire these shows.



Fine & Country Italy

Casa dei Turchi, Via Santa Maria 7
38068 Rovereto, Italy

+39 335 5238163

gianni.jacucci@fineandcountry.com

832,000€

1 reception | 2 bedrooms
2 bathrooms



Italy

Porto Ercole, Southern Tuscany

Four types of properties within the Argentario Golf Resort and Spa:

- Maremma Cottage
- Hills Lodge
- Tuscany Villa
- Laguna Mansion

As lifetime members, the owners may access all areas of 5 star Argentario Golf Resort and Spa such as an 18 holes Golf course and Academy, the 2,700 sq. m. award winning Wellness Centre, a gourmet and a casual restaurant, a large gym with yoga, pilates, nutrition programs, indoor and outdoor swimming pools, tennis courts and soccer fields. And access to the Beach Club, at only a 10 minutes' drive by car.

All of this within an 80 hectares private property inside the protected regional park of Monte Argentario, with 24h/7 security and at just 90 minutes' drive from Rome International Airport.



Fine & Country

Argentario Golf Resort & Spa
Via Acquedotto Leopoldino,
Porto Ercole (GR), Tuscany, Italy
+39 0564 810292
info@argentarioresort.it

2,000,000€ - 5,000,000€

1-3 reception room | 3-7 bedrooms
1 master bedroom with private spa
3-8 bathrooms

Private garden: depending on the
chosen plot

Italy

Porto Ercole, Southern Tuscany

The Locker Cottage innovates the idea of a Tuscan country house with a glamorous and electric touch. Surrounded by centuries-old olive grove, this property is located on a hill which dominates the golf course, just 100 meters away from the main building of the Argentario Golf Resort & Spa.

At only 10 minutes by car from the yachts Marina of Cala Galera, this five-star serviced home is a "Lock and Leave" unique piece of modern real estate which grants a lifetime membership and access to a very private club.



Fine & Country

Argentario Golf Resort & Spa
Via Acquedotto Leopoldino,
Porto Ercole (GR), Tuscany, Italy
+39 0564 810292
info@argentarioresort.it

2,600,000€

1 reception room | 3 bedrooms
1 master bedroom with private spa
2 bathrooms
Private garden: 2231.0 sq. m. or
24014.3 sq. ft.

Malta

Santa Venera

Designer House, uniquely inspired by American open plan spatial lofts. Once an old thread factory, this luxurious property is located in the centre of Malta and is just 10 minutes away from the capital city, Valletta, 20 minutes away from the airport, Mdina, and Sliema. Spacious foyer with secluded office space, box room and a well-designed white and black tiled shower room, together with a combined higher level kitchen, living, dining area overlooking the swimming pool and deck area that lie below together with a fabulous bedroom with en suite bathroom and walk-in wardrobe that can easily be changed into a second bedroom. 300 sq. m. of double walls that gives the feeling of quietness and security. Property has retained its original factory ceiling. Accommodation is situated under the 400 year old, Knights of St. John aqueducts. Property has state of the art light finishes, fully air conditioned, three phase electricity and underfloor heating in the bathroom – a designer house that is certainly one of a kind.



Fine & Country Malta

92, George Borg Olivier Street
St. Julians STJ 1080
+356 21384688 / 9
+356 99474404 | +356 79425158
info.malta@fineandcountry.com

575,000€

2 bedrooms | 3 bathrooms
1 reception room
Acreage/garden area: 75m²



Malta

Mellieha

A unique, semi-detached, corner duplex penthouse commanding the best views of the island situated on a high ridge in tranquil surroundings. In a block of only two apartments, this freehold, south facing property comprises a full stainless steel kitchen, living room, three bathrooms, two bedrooms, a walk-in wardrobe room (which can easily be converted to a third bedroom), a separate wash room, a further kitchenette servicing the top floor, a huge terrace affording 360 degree views with barbecue corner, two car lock-up garage, airspace and possibility of building a further floor subject to permits. The property is finished and furnished to very high standard with no expense spared on fixtures and fittings. A truly one of a kind property ideal for a discerning buyer who appreciates the attention to detail and fantastic views.



Fine & Country Malta
 92, George Borg Olivier Street
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 info.malta@fineandcountry.com

1,250,000€
 2 bedrooms | 3 bathrooms
 1 reception room
 Acreage/garden area: 105m²

Malta

St. Julians

Set in this unique luxury award winning development, known for its perfect location enjoying access to the Marina, residents' beach club, a variety of eateries, health club and supermarket offering residents a truly pleasant environment.

The apartment is set over 275 sq. m. thus enjoying a spacious and bright layout in the form of an entrance hall leading to a fully equipped kitchen and breakfast room, dining area, a large living space perfect for entertaining with access to the terrace overlooking the lovely Marina. A guest bathroom, laundry room and hallway set apart the four bedrooms, bathrooms and study from the living area. This property comes with an underlying two car spaces and is being sold furnished.



Fine & Country Malta

92, George Borg Olivier Street
St. Julians STJ 1080
+356 21384688 / 9
+356 99474404 | +356 79425158
info.malta@fineandcountry.com

1,300,000€

4 bedrooms | 3 bathrooms

1 reception room

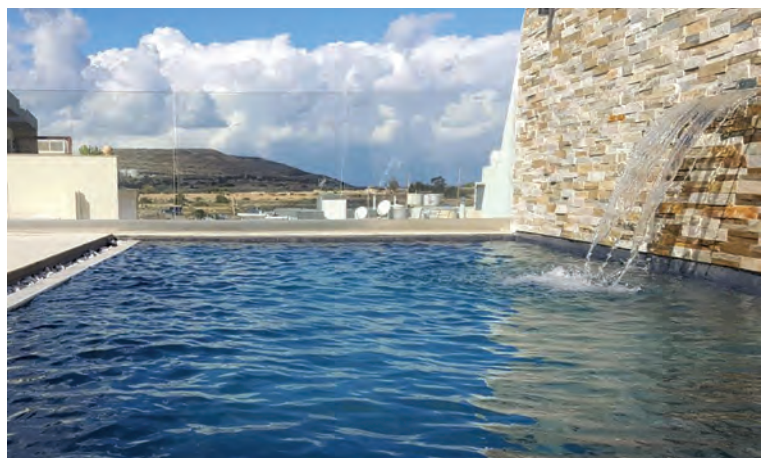
Acreage/garden area: terrace 12m²



Malta

Bahar ic-Caghaq

A unique, semi-detached, corner duplex penthouse commanding the best views of the island situated on a high ridge in tranquil surroundings. In a block of only two apartments, this freehold, south facing, property comprises a full stainless steel kitchen, living room, three bathrooms, two bedrooms, a walk-in wardrobe room (which can easily be converted to a third bedroom), a separate wash-room, a further kitchenette servicing the top floor, a huge terrace affording 360 degree views with barbecue corner, two car lock-up garage, airspace and possibility of building a further floor subject to permits. The property is finished and furnished to very high standard with no expense spared on fixtures and fittings. A truly one of a kind property ideal for a discerning buyer who appreciates the attention to detail and fantastic views.



Fine & Country Malta
 92, George Borg Olivier Street
 St. Julians STJ 1080
 +356 21384688 / 9
 +356 99474404 | +356 79425158
 info.malta@fineandcountry.com

620,000€
 3 bedrooms | 2 bathrooms
 1 reception room
Acreage/garden area: Terrace 60m²

Malta

St. Julians

A truly unique ground floor apartment enjoying a fantastic position with a large terrace overlooking the picturesque Spinola Bay, situated in the heart of St. Julians. The bay is still used by fisherman whose traditional boats are housed just below the many excellent open air dining restaurants. The numerous cafés, bars, restaurants, clubs and casinos of St. Julians are within very easy walking distance. Designer inspired, the apartment is finished using the best materials available and it is being offered completely furnished and equipped with quality furniture and home furnishings. Also included are VRF roof mounted thorough air-conditioning, top brand appliances and TV and sound systems. A bright and spacious 175 sq. m. layout includes an entrance onto a large, open-plan fully equipped kitchen/dining area and a living room that both lead onto the sun-drenched south-facing 50 sq. m. terrace, guest bedroom, guest toilet/shower, laundry/utility room, and the master bedroom with ensuite bathroom and a large walk-in wardrobe.



Fine & Country Malta

92, George Borg Olivier Street
St. Julians STJ 1080
+356 21384688 / 9
+356 99474404 | +356 79425158
info.malta@fineandcountry.com

875,000€

2 bedrooms | 3 bathrooms

1 reception room

Acreage/garden area: Terrace 60m²



Malta

Rabat

Stunning penthouse situated in the quiet town of Rabat and part of the luxurious development of Verdala Mansions which enjoys a mature landscape and a common pool.

This amazing property comprises of a highly featured marbled welcoming hall, leading to a large terrace, perfect for entertaining, enjoying fabulous 360 degree views of Malta with the magnificent Verdala Castle close by, with an outstanding sitting and dining, leading to an open plan drawing room and study. Seperate impressive modern kitchen with two wine coolers and all appliances.

Master bedroom beautifully finished with parquet flooring and marbled ensuite bathroom, leading to a large walk-in wardrobe (can be used as a third bedroom) and a back private terrace. Another spacious second bedroom with marble floors, walk-in wardrobe and en suite bathroom. Study area.

- Fully air-conditioned
- Three-car lock up garage and roof space available



Fine & Country Malta
 92, George Borg Olivier Street
 St. Julians STJ 1080
 +356 21384688 / 9
 +356 99474404 | +356 79425158
 info.malta@fineandcountry.com

1,800,000€
 3 bedrooms | 3 bathrooms
 2 reception room
Acreage/garden area: terrace 40m²

Portugal

Carvoeiro, Porches

Fabulous five bedroom property built to the highest quality standards in a quiet urbanisation only a 5 minutes' drive from Carvoeiro and close to Caramujeira and Albandeira Beach. With distant sea views and plenty of outdoor space this villa is perfect as a family home, for holidays or for investment for holiday rentals. The light and airy entrance hall with an impressive vaulted brick ceiling leads to a spacious lounge area with wood burning fireplace and patio doors opening to the enormous, surrounding terrace area. The open plan fully fitted kitchen comes with breakfast bar and dining area. There is one bedroom on this level and there are four more double bedrooms on the lower level that has internal access to the huge garage with adjoining laundry and games room. The heated pool on the outside comes with an electric cover, surrounded by a partly landscaped low maintenance garden on a huge lot of 16,000 m².



Fine & Country Carvoeiro

Rua do Barranco, Edf. V/VI, loja 62
8400-508 Carvoeiro, Portugal

+ 351 282 354 140
algarve@fineandcountry.com

1,700,000€

5 bedrooms

Living space: 433,20m²

EPC Rating: TBC

Reference: FC411VC





Portugal

Carvoeiro, Ferragudo

This modern five bedroom villa, refurbished and equipped to the highest standard is set on a 1,325 m² plot in the quiet urbanisation of Vilamar just a short stroll from the fishing village Ferragudo and within walking distance of the fantastic beaches of Caneiros, Pintadinho and Molhe. The light and airy entrance hall leads straight up to the impressive master en suite bedroom with access to a private terrace, overlooking the Atlantic Ocean. Going down there are two spacious en suite bedrooms on the split level before arriving at the lounge with a cosy sitting area down by the open fireplace. Three sets of sliding doors lead out to two terraces, again offering fantastic sea views. The lounge gives access to the fully fitted kitchen with dining area and breakfast bar, where two sets of sliding doors lead to the outdoor entertaining area with built-in barbecue and a sitting area. There are two more bedrooms on a lower level, one of which is en suite and with a further living area and both giving access to the outside area with a pool surrounded by a landscaped low maintenance garden. A rare opportunity to find a frontline property.



Fine & Country Carvoeiro
Rua do Barranco, Edif. V/VI, loja 62
8400-508 Carvoeiro, Portugal

+ 351 282 354 140
algarve@fineandcountry.com

1,300,000€
5 bedrooms
Living space: 400m²
EPC Rating: B

Reference: FC424VC

Portugal

Carvoeiro

This lovely detached three bedroom villa is located in the quiet residential area of Salicos just 5 minutes' drive to Carvoeiro and the beaches. The entrance hall of this two storey villa leads directly into the spacious lounge with gas fire place and dining room where four pairs of sliding doors lead to huge covered and uncovered terraces and the pool area. The fully fitted kitchen with breakfast bar is connected to the adjoining utility room and a small office space. There is internal access to the spacious garage. The ground floor also comprises of one en suite double bedroom with sliding doors leading to the outside terrace. There are two more spacious en suite bedrooms on the first floor, both with access to a shared terrace, and one of which, the light and airy master bedroom with access to a further private terrace. A fantastic covered outdoor kitchen with built-in barbecue, surrounded by a landscaped low maintenance garden with a big variety of fruit trees is the perfect setting for outside entertaining. Features a/c, electric UFH throughout.



Fine & Country Carvoeiro

Rua do Barranco, Edf. V/VI, loja 62
8400-508 Carvoeiro, Portugal

+ 351 282 354 140
algarve@fineandcountry.com

595,000€

3 bedrooms
Living space: 279,16m²
EPC Rating: C

Reference: FC425VC





Portugal

Loulé

This fantastic Moorish style four bedroom villa is set in an amazing location with far reaching views towards the coast. The finishings of this impressive property in the hills are inspired by Moorish features. With views over Quinta do Lago, Quarteira, Albufeira until Loulé down to the ocean this is the perfect spot to relax in quiet surroundings in the country side. Big panoramic windows in the spacious living room offer fantastic views of the mountains and of the pool area that comes with a covered terrace with arches. The lounge is linked to the dining room and the kitchen, which is next to the summer kitchen with a large space for family meals and for barbeques. In this main building, there are two en suite bedrooms and a large study which could be transformed into another bedroom. There is internal access to an annexe with its own kitchen, a large living room and two bedrooms, one of which is en suite. This could be a guest house or become part of the main house. The outside features a zen garden, a large pool, tea house, fish ponds, sauna and jacuzzi. The property is very well located, just 10 minute from the airport, the beaches and the golf course.



Fine & Country Almancil
Rua General Vasco Gonçalves,
Lote 66 r/c, Lj. 2, 8135-154 Almancil,
Algarve, Portugal
+ 351 289 396 096
algarve@fineandcountry.com

990,000€
4 bedrooms
Living space: 490,96m²
EPC Rating: B
Reference: FC056GT

Portugal

Quinta do Lago

This superbly equipped villa is set in a quiet cul-de-sac in Encosta do Lago, just a few minutes' walk from the lake, with activities, bars and restaurants, and from the on-site gymnasium, tennis courts and restaurants. There is an impressive double height entrance with a palatial staircase and a feature brick ceiling. Set across two wings, there are three well-appointed guest bedroom suites to the left wing, and to the right, is the large formal dining room leading to the extensive kitchen. The large living room has a feature gas fireplace and doors to the covered terrace with outdoor kitchen, barbecue and with full sound system, an ideal space for entertaining guests. The master bedroom on the first floor offers a separate walk-in wardrobe and huge bathroom with a feature 'tile vision' TV. There is a further bedroom in the basement along with a large garage and games/cinema room with fully equipped bar area. Further features are electric shutters, underfloor heating, air-con, central sound system and CCTV.



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Lote 66 r/c, Lj. 2, 8135-154 Almancil,
Algarve, Portugal
+ 351 289 396 096
algarve@fineandcountry.com

2,500,000€
5 bedrooms
Living space: 588m²
EPC Rating: B-
Reference: QDLL1083





Portugal

Tavira

This beautiful contemporary villa with breathtaking views is set on a lot of 2,700m² amongst the hilly surroundings 10 km North of Tavira with beautiful far reaching 180° views towards the Algarvian coastline and of the mountains. It is set in a very private and peaceful location with good access. The villa is very bright and composed of an open plan lounge/dining with American kitchen with a double-sided fireplace. It has two en suite bedrooms on one area. Down a few steps are a separated self contained studio and an extra studio/workshop. There is also a double garage. It is air conditioned and features central heating throughout. The elegant lines of modern architecture really make this property stand out. There are various attractive decking areas affording wonderful seating areas to enjoy the views and the incredible sunsets.



Fine & Country Tavira
Sítio de Arroteia, Luz de Tavira
8800-102 Tavira, Algarve, Portugal

+ 351 281 023 263
algarve@fineandcountry.com

1,300,000€
4 bedrooms
Living space: 209,15m²
EPC Rating: B-

Reference: TVR7222



Portugal

Príncipe Real, Lisbon

This unique 175 sq. m. duplex apartment is in an exclusive condominium with patio, private terrace and swimming pool.

On the lower level it has a living and dining room with access to a private patio, kitchen, and guest bathroom. On the upper floor it has a suite with a terrace, two bedrooms and bathroom. It also has two parking places and storage.

Príncipe Real is a trendy and prestigious residential area in Lisbon. Just up from the Chiado and Bairro Alto area, it has some beautiful architectural buildings and spectacular views of Lisbon. A vibrant nightlife with its restaurants and bars, shops, museums, schools, universities and the botanical gardens are all part of this neighbourhood. It is served by a good network of public transport.



Fine & Country Lisbon

Rua António Maria Cardoso nº64,
Chiado 1200-027 Lisboa, Portugal

+351 213 420 250
infoir@fineandcountry.com

1,350,000€

3 bedrooms | 3 bathrooms

Swimming pool

Built area: 175m²

Portugal

Chiado, Lisbon

This 190 sq. m. apartment is in a fully restored building which preserves its original design. It has a 40 sq. m. living room with access to a veranda, independent kitchen, a 20 sq. m. suite and two bedrooms sharing a bathroom. It has a lift and two garages and is located in one of the main streets in the Chiado.

The Chiado is the most prestigious and cosmopolitan area in the heart of Lisbon. It is an artistic area full of history and culture.

There are several renowned restaurants, fantastic bars, theatres, shops and a stunning view over the Tagus River estuary.

Close to this fabulous area you can find the luxurious Avenida da Liberdade that has the many international exclusive brand shops and the best hotels in the city. The Chiado is an area that is much sought after by tourists and investors with its advantage of easy access to the public transport network.



Fine & Country Lisbon
Rua António Maria Cardoso nº64,
Chiado 1200-027 Lisboa, Portugal

+351 213 420 250
info@fineandcountry.com

1,600,000€
4 bedrooms | 3 bathrooms
Built area: 190m²

Portugal

Alfama, Lisbon

A unique apartment with stunning views of the river. Fully restored this apartment has lots of natural light. The spacious living room has four windows, opens to a veranda with some ancient tiles and overlooks the Tagus River. It has two bedrooms both with wardrobes one of them a suite and one bathroom. The kitchen is the entertaining area and fully equipped. It has central heating.

Alfama is located in the centre of historic Lisbon and is one of its most picturesque boroughs. It is the soul of the city with its typical colourful houses, restaurants, grocer shops and bars. Above it is the well-known St George's Castle which has a fantastic view over the Tagus River and city.

Alfama is a most sought after area by tourists and investors and has the advantage of its easy access to a whole network of public transport.



Fine & Country Lisbon

Rua António Maria Cardoso nº64,
Chiado 1200-027 Lisboa, Portugal

+351 213 420 250
infoir@fineandcountry.com

1,350,000€

2 bedrooms | 2 Bathrooms

Built area: from 180m²

River views





Portugal

Marquês de Pombal, Lisbon

These 97 apartments are considered to be one of the best for rental income and personal residence in Lisbon – with high decorated ceilings, rooms with moulded plasterwork inspired by the neo-renaissance as well as boisserie fireplaces. In perfect condition the apartments are a testament to the wealthy bourgeoisie that installed themselves in this area at the beginning of the XIX century.

SottoMayor Residências are undergoing a total reconstruction using modern engineering and re-creating what was and will be the best building for rental income and personal residence in the centre of Lisbon.

This luxury development to be completed end 2017 was designed taking into account classic and present day styles. Preserving its unique characteristics and combining modern comfort, SottoMayor Residências are being renovated from the ground up, incorporating various below ground garage floors, exterior gardens and pool.



Fine & Country Lisbon
Avenida Duque Loulé nº86,
1050-092 Lisboa, Portugal

+351 213 420 250
info@fineandcountry.com

460,000€ - 1,940,000€
From Studios up to 5 bedroom
apartments | Swimming pool and
beautiful gardens
Built area: from 58m² up to 210m²

Portugal

Baixa, Porto

This exclusive 124 sq. m. two bedroom apartment has high quality finishings and is located in an old building which has been recently very successfully renovated in the historic centre of Porto.

It is comfortable and has a terrace with stunning views of the river frontage and Douro River. It comprises a dining room, open space living room and kitchen, one suite, one bedroom and two bathrooms. There is heating in the bedrooms and the living room has a pellet salamandra fireplace. There is a lift with private access to the interior of the apartment. All this contributes to a luxury apartment in the heart of downtown Porto.

The centre of Porto is enriched with several prestigious areas and this apartment is in one of the most sought after squares in Porto, near to the famous Praça dos Aliados, the walking street of Sta Catarina and 15m from the Douro River front. All are in the IN area of Porto.



Fine & Country Porto

Rua Doutor Sousa Viterbo Nº77,
4050-593 Porto, Portugal

+351 222 011 511
infoirg@fineandcountry.com

520,000€

2 bedrooms | 2 bathrooms
Unique views over Douro's River
Built area: 124m²





Portugal

Tábua, Northern Portugal

A farming estate with 23,755 hectares, comprising two old granite houses beautifully restored with spectacular views over the River Mondego. Surrounded by woodlands, irrigated gardens, terraces, pond, and with access to a private beach with 500m of river frontage. A living paradise within an ecological zone.

The main house ground floor has original granite walls. An entrance hall, living room with granite fireplace and Norwegian log stove, large solarium with river view. The fully equipped kitchen/dining room is open plan and has charming ceiling beams. The 85m² bedroom suite on the first floor has magnificent views of the river. Large bathroom with bath and walk-in rain shower, dressing room with fitted wardrobes, gym/solarium, a wide veranda for rest or reading with a bird's eye view of the river. This suite could be divided into two bedrooms. There is also the possibility of adding two extra bedrooms and a bathroom above the kitchen area. Another bedroom suite with doors to the terrace could easily be made in the basement area.

The second house has granite walls and the ground floor is open plan with fully equipped kitchen, dining room, lounge with fireplace and log stove. It has two double bedrooms, cupboard storage, and bathroom with walk-in shower, double basin and toilet. Mezzanine games room/sleeping area with bathroom. This floor could easily be divided into two bedrooms.



Fine & Country Porto
Rua Doutor Sousa Viterbo N°77,
4050-593 Porto, Portugal

+351 222 011 511
info@fineandcountry.com

1,200,000€
Spectacular views over the Mondego River
Built area: 341m²
Plot area: 23,7550 m²



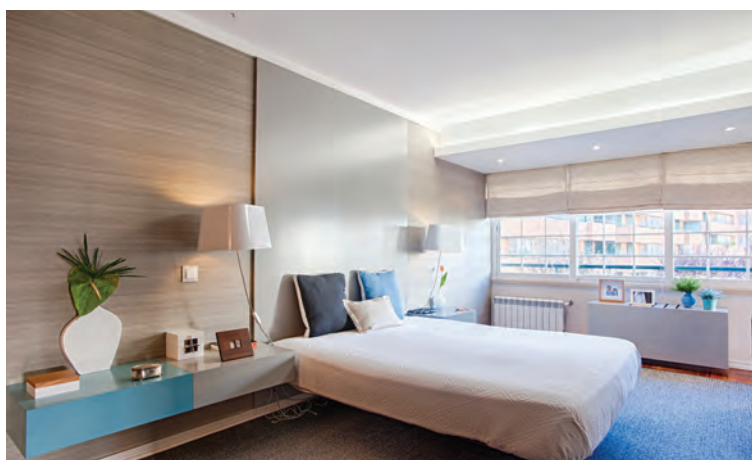
Portugal

Guia, Cascais

This fantastic four bedroom luxury apartment with 210m² is located in Guia, Cascais next to the ocean and has a spacious entrance hall, a large living room and dining room with access to a terrace, fully equipped kitchen with excellent finishes, social WC, two bedrooms with a common bathroom, a suite and a master suite with dressing room. The entire apartment is surrounded by terraces with unobstructed views to the ocean.

There is also a garage for two cars and a storage room and the condominium has a swimming pool at the top of the building.

Traditionally a fishing village Cascais now offers so much more. From its restaurants to the beaches it is also surrounded by ten golf courses. It has health clubs, tennis clubs, riding centres, international schools, the famous Guincho beach and top quality hotels including a number of five starred. With its marina and long beach promenade to Estoril with its restaurants and watersports, mild climate and the great beaches it is often referred to as the Riviera of Portugal.



Fine & Country Cascais
Av. Aida, Edif. Arcadas do Parque
Loja 19, 2765-187 Estoril, Portugal

+351 214 643 630
infoirg@fineandcountry.com

840,000€
4 bedrooms | 4 bathrooms
Built area: 210m²

Portugal

Birre, Cascais

This beautiful villa of classical architecture is located in Birre, 5 minutes from the center of Cascais, and has a plot of 1,008m² and a building area of 430m². The villa consists of two floors having on the ground floor a large entrance hall, two spacious living rooms with fireplace, dining room with access to the garden and pool, kitchen with pantry and laundry room, maid's room with toilet, a master suite with closet, two other suites and guests toilet. Upstairs there is a living room and an office with fireplace and balconies. The property also has a beautiful garden with swimming pool and parking area.

Traditionally a fishing village Cascais now offers so much more. From its restaurants to the beaches it is also surrounded by ten golf courses. It has health clubs, tennis clubs, riding centres, international schools, the famous Guincho beach and top quality hotels including a number of five starred. With its marina and long beach promenade to Estoril with its restaurants and watersports, benign climate and the great beaches it is often referred to as the Riviera of Portugal.



Fine & Country Cascais

Av. Aida, Edif. Arcadas do Parque
Loja 19, 2765-187 Estoril, Portugal

+351 214 643 630

info@fineandcountry.com

POA

5 bedrooms | 6 bathrooms

Swimming pool and gardens

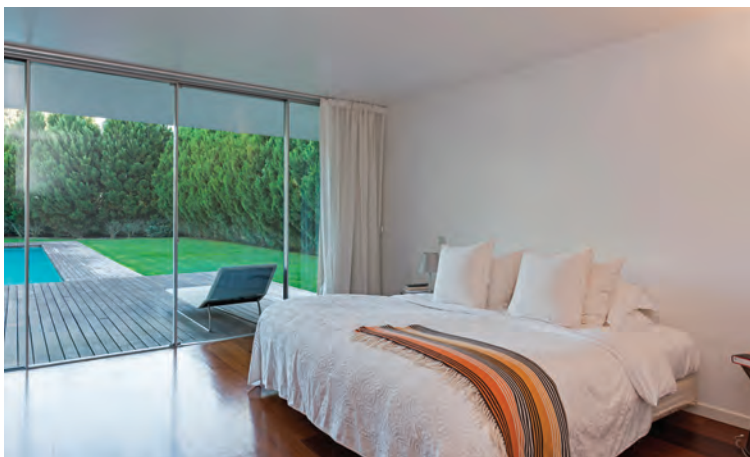
Built area: 430m² | Plot area: 1,008m²

Portugal

Quinta da Beloura, Sintra

This modern contemporary villa is in a plot of 2,588sq. m. and has large entrance hall, living and dining room connected to an office and a gym with bathroom and Turkish bath. All have a view to the swimming pool. It also has a modern fully equipped kitchen with a laundry. The master suite has two bathrooms and is also connected to the pool and garden. The house has another five bedrooms two of them suites, garage for two cars and a garden outside the property.

Quinta da Beloura is located next to the Sintra hills with a stunning landscape surrounded by an 18 hole golf course designed by Rocky Rockmore. It is an exclusive and luxurious residential area which offers its residents access to a tennis club, equestrian centre, Holmes Place health club, medical clinics and chemist. Nearby there is an American international school, shopping mall, restaurants and the El Corte Ingles supermarket. It also has a 24 hour security service.



Fine & Country Cascais/Estoril
Av. Aida, Edif. Arcadas do Parque
Loja 19, 2765-187 Estoril, Portugal

+351 214 643 630
infoir@fineandcountry.com

2,800,000€
7 bedrooms | 7 bathrooms
swimming pool
Built area: 586m² | Plot area: 2,588m²





Portugal

Estoril, Cascais

This villa is in a 1,000 sq. m. plot in a good location in Estoril and has excellent sunny disposition, sea views and privacy. It has three floors, basement, ground floor and first floor as well as a good swimming pool and gardens with flourishing vegetation helping to preserve the natural environment.

On the first floor it has three bedrooms, bathroom, a large suite with 25 sq. m. closet and opens to a 20 sq. m. terrace. The ground floor opens to the garden and has two living rooms of about 70 sq. m., kitchen and office. The 128 sq. m. basement has a storage area, laundry and small wine cellar.

Estoril has a year round temperate climate, attractive promenade and beaches and over many years has been known as the Riviera of Portugal. It boasts the largest Casino in Europe, equestrian and tennis centres and is surrounded with ten golf courses. It also has many bars and restaurants and there are cultural events throughout the year.

In its privileged position it has some of the finest and grandest properties in Portugal with the Lisbon International airport at 25 km away and the private executive airport at Tires, a 5 minute journey. The A5 Estoril Lisbon motorway is a short distance away. A great location for a luxury home whether for holiday or permanent residence.



Fine & Country Cascais
Av. Aida, Edif. Arcadas do Parque,
Loja 19, 2765-187 Estoril, Portugal

+351 214 643 630
infoirg@fineandcountry.com

2,250,000€
4 bedrooms | 4 bathrooms
Swimming pool
Built area: 434m² | Plot area: 1,000m²

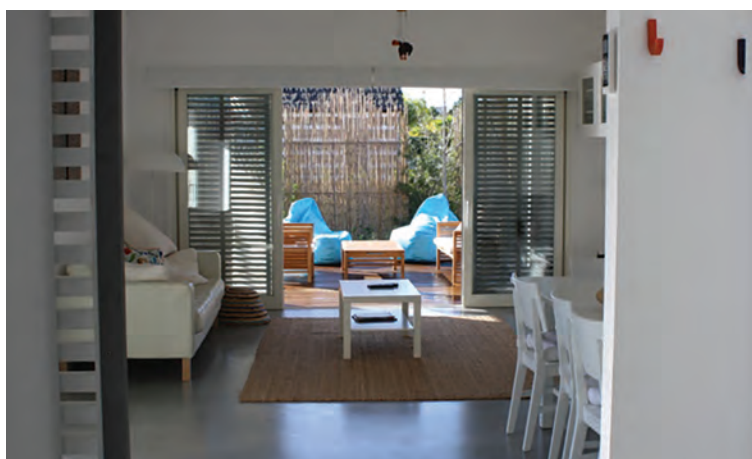


Portugal

Comporta, Blue Coast

A stunning traditional style house built with typical material from the Comporta region such as wood and culm it is based on the old fishermen and farmer's houses of Herdade da Comporta. It has three cabins, one with living room and kitchen, one with three bedrooms and two bathrooms. The other has one bedroom with bathroom. It has a beautiful garden with swimming pool, parking for cars and a small cabin for storage. It is in an excellent location beside the beach in a peaceful area with easy access to the Pego and Carvalhal beaches.

Herdade da Comporta, located south of Lisbon on the Alentejo coast, is one of the largest agricultural estates in Portugal with an area of over 12,500 hectares. It is an ecological area with its forests, the sea breeze, vast fertile land and abundant sunshine.



Fine & Country Comporta
Rua do Secador nº13, 7580-648
Comporta, Portugal

+351 265 497 302
infoir@fineandcountry.com

800,000€
4 bedrooms | 4 bathrooms
Swimming pool
Built area: 116m² | Plot area: 1161m²

Portugal

Comporta, Blue Coast

This great 1,357 sq. m. plot of land is located in a unique exclusive area in the Aldeia dos Brejos da Carregueira de Baixo, in Herdade da Comporta and has a villa project. There is easy access to the Selvagem Beach as well as the beaches of Carvalhal and Pego.

Herdade da Comporta, located south of Lisbon on the Alentejo coast, is one of the largest agricultural estates in Portugal with an area of over 12,500 hectares. It is an ecological area with its forests, the sea breeze, vast fertile land and abundant sunshine.

The villa project takes into account the environment with simplicity and comfort added to quality and sophistication have been taken into account as well as preserving the region's traditional architecture and creating houses using natural materials from the area and blending in harmoniously with nature.

The area is a great choice to relax and spend leisure time throughout the year and to escape from a busy city life.



Fine & Country Comporta
Rua do Secador nº13, 7580-648
Comporta, Portugal

+351 265 497 302
info@fineandcountry.com

800,000€
Built area: 208m²
Plot area: 1,857m²



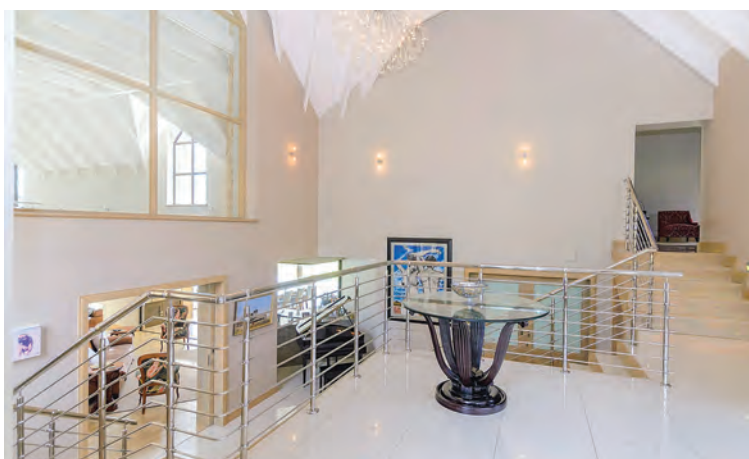
South Africa

Fancourt Golf Estate

A picture perfect location with panoramic views to take your breath away. The home is structured over two principal floors, with the top floor dedicated to the luxurious master suite complete with dressing room and full en suite bathroom. Three additional en suite bedrooms and a relaxing winter lounge complete this floor.

The ground floor has expansive open living spaces which show off the exterior expression of the home, feature swimming pool, landscaped garden and panoramic views.

Spatial floor planning has been allocated to the kitchen and adjoining family room and formal living areas. The high gloss gourmet kitchen with its long counter is a lovely focal point for casual get-togethers. All the boxes have been ticked with high end integrated appliances. The formal dining room, elegant lounge with a custom made contemporary fitted bar is the main social spot of the house. Feature fireplaces have been strategically positioned adding to the exceptional architectural design. Wine cellar, guest cloakroom, sauna room, Jacuzzi, six automated garages and staff accommodation are a few additional features one would expect in a home of this calibre.



Fine & Country George
Unit 2, Chesterton Place, 136
Merriman St George, Western Cape

+27 (0)44 873 4322
george@fineandcountry.com

2,145,700€
7 bedrooms | 7 bathrooms

Reference: 170947

South Africa

Valmary Park, Durbanville

This stunning double-storey home, with unique finishes, emphasising sophistication and style, is perfectly designed for lavish entertaining and comfortable, functional living. A welcoming, double volume atrium with Koi pond adds tranquillity and ambiance. The lush garden, with park-like feel, is well established with mature, beautiful trees which provide dappled shade and birdsong. This ambassadorial home has sumptuous living areas on both upper and lower levels and includes an indoor barbeque, bar and home theatre. It offers the option of dual living with two modern kitchens, six large bedrooms and five bathrooms.

The balconies, with beautifully designed balustrades, offer breathtaking views. The spacious ± 2280 sq. m. stand also has a borehole, double staff accommodation and state-of-the-art security, which includes eight CCTV cameras.

Extras include auto irrigation, three-phase electricity, garaging for two cars and lots of extra parking. This gracious character home, on a prime site, is perfectly located near popular schools with easy access to main roads, excellent medical facilities and popular shopping centres. Enjoy the privacy of this beautiful garden with its pool and gracious outdoor entertainment patio.



Fine & Country Durbanville
Unit A1, Anansi Park, 25 Church Street,
Durbanville, 7550, South Africa

+ 27 (0)21 975 1302
durbanville@fineandcountry.com

413,660€
5 bedrooms | 4 bathrooms

Reference: 155731





South Africa

Constantia Upper, Cape Town

Contemporary rural feel surrounded by established trees. Located on 4493 sq. m. on the doorstep of Groot Constantia vineyards. This unique home offers the opportunity to keep two horses on the property. The main house consists of three spacious bedrooms with walk-in closets, private decks leading to the garden. Spacious main bedroom, full en suite and walk-in dressing closet. Second bedroom has an en suite shower, toilet and basin. Open-plan informal living with a feature gas fire place. Lounge, kitchen and entrance hall have cement screed flooring. Spacious upstairs second reception room with feature wood burning fire place and two balconies on either side overlooking the garden. Open-plan kitchen with Smeg gas top and electric oven. Informal bar top eat-in area. Separate laundry or scullery. Guest cottage with own private entrance and driveway.

This unique property in the fabled Constantia Wine route embodies a heritage location and the opportunity to have exceptional out rides to Constantia's best equestrian facilities. The accommodation is very versatile with two road access and the opportunity of having stabling or a dual living possibility.



Fine & Country Constantia
Shop 8 Old Village, Constantia Village
Shopping Centre, Constantia 7806

+27 (0)21 794 5120
constantia@fineandcountry.com

903,500€
3 bedrooms | 3 bathrooms

Reference: 168702

South Africa

Llandudno, Cape Town

Llandudno has one of Cape Town's most charming scenic beaches to offer. This beautiful architectural suburb is surrounded by nature and beauty. With the mountain and clean white beach, it is the setting of nature's best, made more appealing with the beach being framed by natural bush, Judas Peak and Klein Leeukoppie, also known as Little Lion's Head, rearing up on either side to form a dramatic mountainous backdrop.

This capacious home offers five large en suite bedrooms, each with its own stunning views and balcony. Chic dining areas, lounges, kitchens, entertainment areas and TV rooms make up the five regal floors, each accessible through the glass elevator. This property affords you the luxury of entertaining and accommodating a multitude of guests. The second floor opens onto a beautiful garden and entertainment deck, complete with a gorgeous pool and uninterrupted views.

Additional features include garaging for four vehicles and parking bays for an additional three cars, an infinity pool, sauna, wood fireplaces, underfloor heating, air conditioning, a Jacuzzi, outdoor showers, CCTV cameras throughout the property and staff accommodation.



Fine & Country Camps Bay
Shop 1, Central Parade, 89 Victoria
Road, Camps Bay, 8005

+27 (0)21 437 1148
campsbay@fineandcountry.com

3,060,000€
5 bedrooms | 6 bathrooms

Reference: 142357





South Africa

Franschhoek, Western Cape

Grand homestead set on a 4,000 sq. m. plot with breathtaking views and within a secure Franschhoek lifestyle estate. This gorgeous property has been designed to capture the best features of an old Cape Dutch farmstead whilst also presenting a contemporary home for modern-day living.

The primary residence offers multiple reception rooms for entertaining including a formal lounge and dining room, enormous eat-in country kitchen with a twelve seater dining table and a large separate scullery, as well as a separate bar and wine cellar. A large undercover veranda runs the length of the reception areas and leads out to the swimming pool, garden and views of the mountains beyond. The private family areas of the house include a separate office, pyjama lounge and three en suite bedrooms. The main bedroom has a private patio leading into the garden as well as a dressing room of royal proportions. The two additional bedrooms each offer their own private lounge and bathroom with upstairs mezzanine sleeping area. In addition to the main residence, this farmstead offers a fully self-contained 140 sq. m. apartment, as well as a separate guest apartment, both of which are positioned above the seven automated garages. Includes staff accommodation and large basement cellar.



Fine & Country Franschhoek

23 Huguenot St, Franschhoek
Western Cape, 7690

+27 (0)21 876 3322

franschhoek@fineandcountry.com

2,676,580€

5 bedrooms | 5 bathrooms

Reference: 160038

South Africa

Parel Vallei, Somerset West

An exclusive opportunity to own a spacious and elegant north-facing home in a tranquil enclave in historic Somerset west.

Offering discreet luxury for discerning buyers, Silverwood Close is centrally located close to reputable schools and the Helderberg Nature Reserve. Only eight homes in this sought after estate.

An impressive entrance into the lounge and dining area with high exposed trusses and flow onto the entertainment and pool area.

This modern, carefully thought out and planned, designer single storey family home, features four spacious bedrooms, three and a half bathrooms, a large study and extra length double garage with cupboards.

Extras include three-phase power throughout, underfloor heating, tiled patios, pre-installed DSTV cabling, airconditioning points, water features and so much more.



Fine & Country Helderberg
3 Bright Street, Somerset West
Helderberg, Western Cape, 7130

+ 27 (0)21 851 3104
helderberg@fineandcountry.com

521,720€
4 bedrooms | 3 bathrooms

Reference: 129739



Spain

Eixample Dret, Barcelona

This fabulous property is situated on a third floor of a modernist building, from the 20th Century. It consists of 150 sq. m. distributed in the night and day areas. It offers two balconies and a covered gallery that overlooks a charming garden and a typical patio of Eixample.

It counts with a master suite with dressing room, with a classic and pure sophistication design. The second suite combines comfort and elegance. The posterior area offers a living room with a library and an Italian dining room, an equipped kitchen and a toilet.

Fully furnished with noble and exquisite materials. Located in one of the most interesting areas of Eixample, where one can enjoy a great deal of shops, close to luxury brands and with easy access to public transport.



Fine & Country Barcelona Centre

Calle Bruc 42-44, bajos, 08010
Barcelona, Spain

+ 34 93 467 64 18

barcelona.centre@fineandcountry.com

1,250,000€

2 bedrooms | 2 bathrooms | 1 toilet

1 reception room

Living space: 150m²

Reference: FC00577/162704



Spain

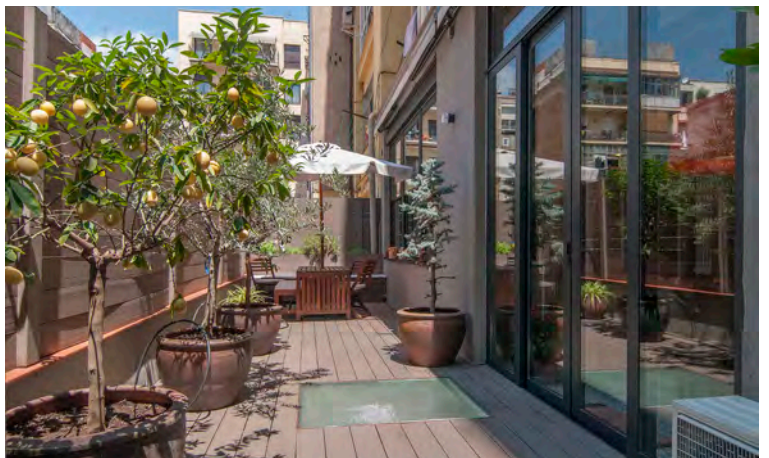
Eixample Dret, Barcelona

Exclusive property in Eixample Dret, Barcelona. It is located one block away from Paseo San Juan, in a majestic regal building with elevator.

The brightness of this apartment comes by the perfect setting of the front area and the back area where they were recreated, a living-room library lounge, kitchen area and terrace with chill-out ambience, unique and exclusive.

The total surface area is 174m² generously distributed in five comfortable double bedrooms, two en suite, three bathrooms, one toilet, and a bright and elegant living dining room with open kitchen, totally equipped.

The quality of the renovation and the preservation of unique elements of the original structure as coffered ceilings, columns, arches and hydraulic floors, convert this property in one of the most interesting proposals of Eixample.



Fine & Country Barcelona Centre

Calle Bruc 42-44, bajos, 08010
Barcelona, Spain

+34 93 467 64 18

barcelona.centre@fineandcountry.com

1,378,000€

5 bedrooms | 3 bathrooms | 1 toilet

1 reception room

Living space: 174m²

Reference: FC00602/164228

Spain

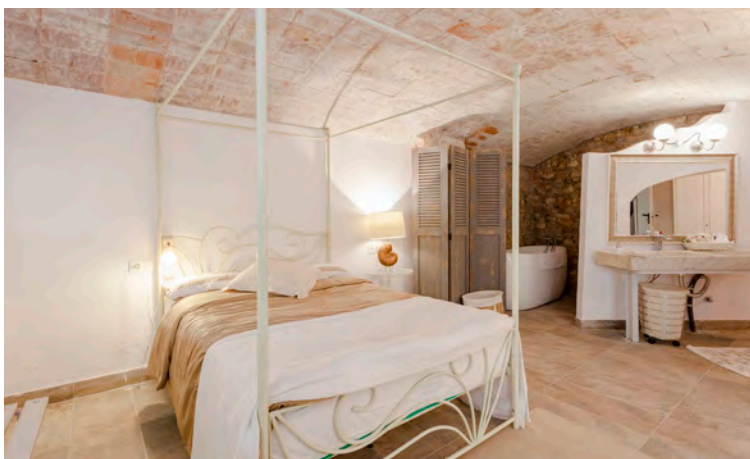
El Clot, Barcelona

An ideal area because of its easy access to public transport. Due to the changes it is experiencing, it is about to become one of the most booming and fashionable areas.

This fabulous duplex is located in a regal building that maintains the typical architectural details of the early twentieth century, high ceilings of 5m with mouldings and Catalan vault, thus achieving to unite the essence of Catalan Modernism and the needs of today.

The property has a large living room with fully equipped American kitchen, all decorated with exquisite taste. This spacious room has large windows that provide natural light during most of the day. The night area, on the other hand, consists of three double rooms and three bathrooms.

The duplex is completed with terrace, two entrances (one on the street and another inside the staircase), fitted wardrobes, a loft of 20 sq. m., appliances and furniture.



Fine & Country Barcelona Centre

Calle Bruc 42-44, bajos, 08010
Barcelona, Spain

+ 34 93 467 64 18

barcelona.centre@fineandcountry.com

1,750,000€

3 bedrooms | 3 bathrooms

Living space: 380 sq. m.

Reference: FC00632/168591



Spain

L'Ametlla de Mar, Tarragona

Exclusive country house located outside L'Ametlla de Mar, in perfect condition, full of original elements and charm. It has all kind of services which provide total freedom, pleasure, tranquillity, security and independence.

The house has 650 sq. m. with 1 hectare of development land. It counts with six spacious bedrooms, five bathrooms, one library, two living rooms with fireplace, one dining room with table for 12 people and a huge kitchen with its own storage room. Spacious reception room and guest/service bedroom and bathroom.

Moreover, this incredible property owns an exterior apartment with fireplace and two other exterior bathrooms with shower and washing room.

Garden, swimming pool, parking and wine cellar with a capacity of 2,500 bottles. Quality water in abundance as the house has its own well.

The entire land is fenced and it has unique and private access by automatic gate.



Fine & Country Barcelona Centre

Calle Bruc 42-44, bajos, 08010
Barcelona, Spain

+34 93 467 64 18

barcelona.centre@fineandcountry.com

2,200,000€

6 bedrooms | 5 bathrooms | 1 toilet

Living space: 650 sq. m.

Plot size: 1 hectare

Reference: FC00685/169573

Spain

Poble Sec, Barcelona

Charming flat, fully refurbished in Poble Sec, Barcelona. A very nice and modern area, with easy access to public transport and main amenities. The apartment is located in a royal building from 1918, with elevator.

This spectacular luxury apartment has a living space of 102 sq. m. distributed in a living dining area of 30 sq. m. with integrated kitchen, two double bedrooms of which one en suite and two complete bathrooms.

It has access to eight balconies and it is entirely exterior meaning it receives plenty of natural light.



Fine & Country Barcelona Centre
Calle Bruc 42-44, bajos, 08010
Barcelona, Spain

+ 34 93 467 64 18
barcelona.centre@fineandcountry.com

445,000€
2 bedrooms | 2 bathrooms
Living space: 102 sq. m.

Reference: FC00708/170762



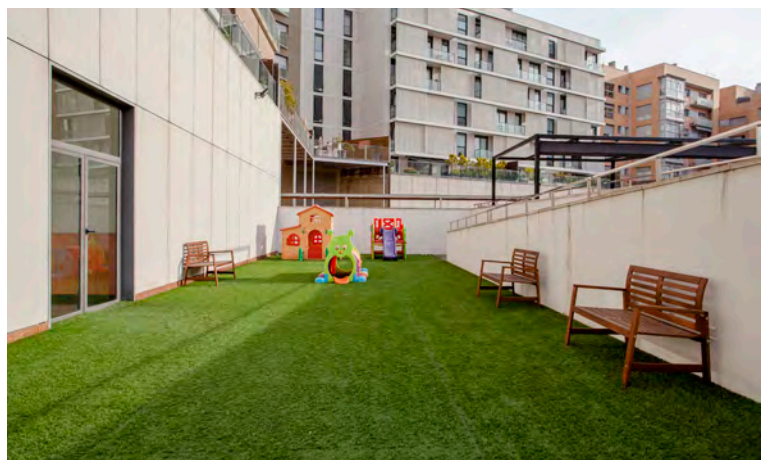
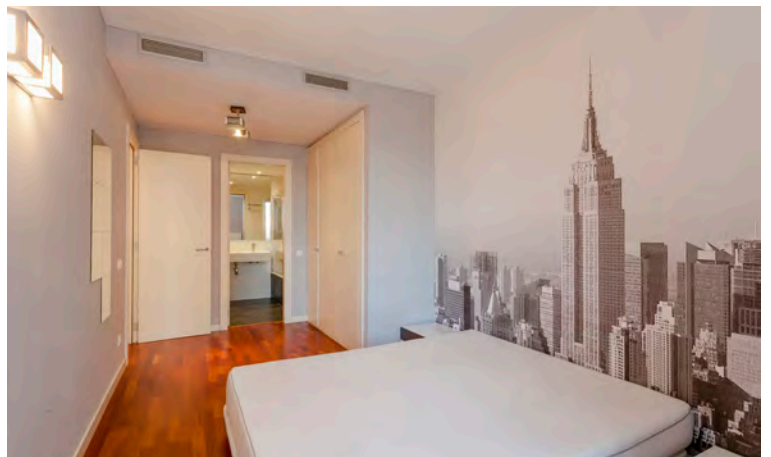
Spain

Poblenou, Barcelona

Exclusivity listing with Fine & Country Barcelona. Luxury property with tourist licence, located in Poblenou. Ideal location, only 15 minutes away from the beach, 10 minutes away from the Glories mall and 5 minutes from the metro station Poblenou. It has an excellent access to public transport.

The apartment has 106 sq.m. distributed in a spacious and bright living dining room with street views, a double bedroom, a single one, two complete bathrooms and an equipped open kitchen. All rooms are exterior and receive plenty of natural light.

This fabulous property also offers a communal area with swimming pool, children area, parking and storage room. Ideal for investors.



Fine & Country Barcelona Centre
Calle Bruc 42-44, bajos, 08010
Barcelona, Spain

+34 93 467 64 18
barcelona.centre@fineandcountry.com

500,000€
2 bedrooms | 2 bathrooms
Living space: 106 sq. m.

Reference: FC00720/171838



UK

Whitchurch, Buckinghamshire

Bolebec House faces onto Oving road, just off the centre of this delightful village. It is an important and substantial attractive village house believed to date from the early 18th Century with later additions. It is supported by a pretty detached thatched annexe and an additional cottage. The rear garden overlooks the beautiful Vale of Aylesbury and the distant Chiltern Hills beyond. The house offers versatile family accommodation and still retains much of its original charm and character. It was once the home of the celebrated English painter, illustrator and designer Rex Whistler (b1905) who painted the famous landscape, 'The Vale of Aylesbury', from the garden of the main house. Standing in the gardens one can easily see why he was moved to create such an important piece.



Fine & Country Aylesbury

46 High Street, Aylesbury
Bucks HP20 1SE

+ 44 (0)1296 394822

aylesbury@fineandcountry.com

Guide Price £2,250,000

5 receptions rooms | 5 bedrooms

3 bathrooms

EPC Rating: F

UK

Stoke Mandeville, Buckinghamshire

An outstanding and fine looking detached Grade II Listed home of some 3,479 sq. ft., Oak Tree House stands in its own grounds of around two thirds of an acre. It is a beautifully presented home. Enjoying a private screened position, the approach is through double electronic gates opening to reveal a wide sweeping shingle drive and one really has the feeling of arriving at somewhere special as you pull up.



Fine & Country Aylesbury
46 High Street, Aylesbury
Bucks HP20 1SE

+ 44 (0)1296 394822
aylesbury@fineandcountry.com

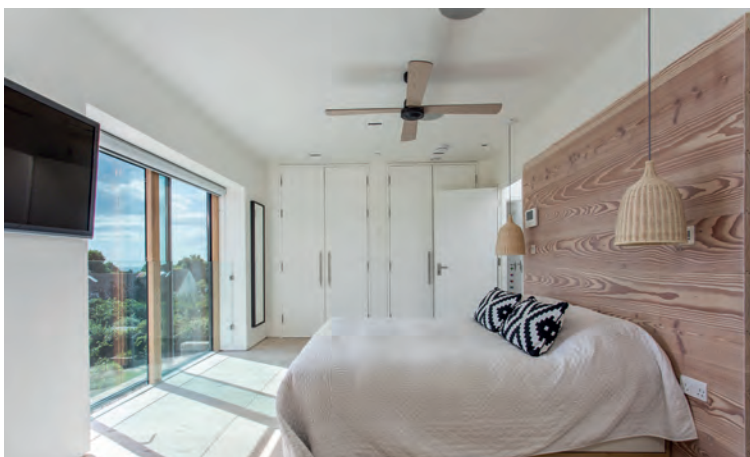
Guide Price £1,395,000
3 receptions rooms | 5 bedrooms
3 bathrooms
EPC: Exempt



UK

Hove, East Sussex

Newly built five bedroom contemporary eco friendly detached house with sea views and garden office room. Located just around the corner from Hove Park, this spacious bespoke home is arranged over three floors and has been designed with superb attention to detail. Dinesen wood floors, solar panels, mechanical heat recovery and VELFAC triple glazing combine with exposed concrete, a suspended fireplace and a landscaped south-facing garden to create a truly modern day home.



Fine & Country Brighton and Hove

46 Church Road, Hove
East Sussex BN3 2FN

+44 (0)1273 739911

brightonandhove@fineandcountry.com

£2,200,000

2 reception rooms | 5 bedrooms

4 bathrooms

EPC Rating: B

UK

Hatfield Heath, Hertfordshire

Down Court is a stunning country residence, which has been improved and updated by the current owners to create a home with spacious and versatile accommodation, comprising five separate reception rooms, a beautifully appointed bespoke kitchen/breakfast room. Master bedroom with en suite shower room and separate dressing area. The property sits in approximately 2 acres of mature and well maintained formal gardens with stable block, offering the opportunity to create additional annexe/leisure accommodation (subject to relevant planning).



Fine & Country Bishops Stortford
27 North Street, Bishops Stortford
Hertfordshire CM23 2LD

+ 44 (0)1279 757500
paula@fineandcountry.com

Guide Price £1,950,000

5 reception rooms | 6 bedrooms
6 bathrooms
EPC Rating: D



UK

Totteridge Green, London

Fine & Country are pleased to present this stunning character property, measuring at circa 1,900 sq. ft., situated on five acres of grounds in the highly sought after location of Totteridge Green. Grace Court is within a Grade II Listed building that was designed by the renowned architect T.E.Collcutt and converted by Banner Homes. The property captures an idyllic rural location with a plethora of features making this in a league of its own for that buyer looking to be connected with London life, yet escape everyday



Fine & Country Cockfosters

18 Cockfosters Parade
Barnet EN4 0BX

+44 (0)20 3819 7999

cockfosters@fineandcountry.com

£1,550,000

1 reception room | 3 bedrooms
3 bathrooms

EPC Rating: D

UK

Copford, Essex

A rare and quite stunning opportunity to acquire a wonderful home with the added benefit of a stand alone detached annexe cottage, an unconverted thatched barn and a tennis court. The properties sit within a plot that exceeds 1.8 acres in a rural position within the parish of East Farleigh to the west of Maidstone. This beautiful location is very accessible to the rail and motorway network with high speed rail services to St Pancras available via Maidstone West.



Fine & Country Colchester
The Matchyns, London Road
Rivenhall, Essex CM8 3HA

+44 (0)1206 545476
colchester@fineandcountry.com

Offers Over £1,400,00
6 reception rooms | 7 bedrooms
5 bathrooms
EPC: Exempt



UK

Kew, Surrey

A splendid Edwardian property which retains many of its period character features arranged over three floors that is extremely well proportioned. High ceilings with original coving, deep skirting boards and elegant fireplaces to name but a few. The property offers the perfect mix of living and family accommodation. The substantial basement offers good height space ideal for further extension.



Fine & Country Mayfair

121 Park Lane, Mayfair
London W1K 7AG

+44 (0)20 7079 1523
mayfair@fineandcountry.com

Offers Over £1,750,000

2 reception rooms | 6 bedrooms
2 bathrooms
EPC Rating: D

UK

Fishguard, Pembrokeshire

"A stunning modern home in an outstanding location with truly spectacular views!"

Llanpit Mawr recently extended and thoughtfully renovated by the current owners, is a contemporary spacious property with flexible living accommodation for a large or multi-generational family. Llanpit Mawr has an established income from the annex holiday let, but also offers potential as a fabulous boutique B&B or well located restaurant with rooms. This spacious seven bedroom property has been architect designed to create open airy living areas which optimise the spectacular coastal views.



Fine & Country

14 High Street, Narberth
Pembrokeshire SA67 7AR

+44 (0)1834 862138

james.skudder@fineandcountry.com

£1,300,000

4 reception rooms | 7 bedrooms

4 bathrooms

EPC Rating: C



UK

Graveley, St Neots

The Old Rectory has been sympathetically extended to offer over 5,600 sq. ft. of beautifully presented accommodation. The sweeping gravel drive and turning circle reveal the striking front façade and generous grounds which surround the Victorian property. The grand hall is a fitting entrance and offers access to three reception rooms, kitchen breakfast room and utility. The five bedrooms located on the first floor are all a good size, four of which are served by recently refitted en suites.



Fine & Country St Neots
4/6 Market Square, St Neots
Cambridgeshire PE19 2AW

+44 (0)330 333 10
inresidence@fineandcountry.com

Offers Over £1,500,000

4 reception rooms | 6 bedrooms
5 bathrooms
EPC Rating: F

UK

East Farleigh, Kent

A rare and quite stunning opportunity to acquire a wonderful home with the added benefit of a stand alone detached annexe cottage, an unconverted thatched barn and a tennis court. The properties sit within a plot that exceeds 1.8 acres in a rural position within the parish of East Farleigh to the west of Maidstone. This beautiful location is very accessible to the rail and motorway network with high speed rail services to St Pancras available via Maidstone West.



Fine & Country West Malling
28 High Street, West Malling
Kent ME19 6QR

+44 (0)1732 222272
westmallings@fineandcountry.com

Guide Price £2,000,000
6 reception rooms | 8 bedrooms
5 bathrooms
EPC Rating: E
Plot: exceeds 1.8 acres



UK

Wolverhampton, West Midlands

One of only two original period homes on Clifton Road, in the exclusive Stockwell End area of Wolverhampton, this late Victorian town house offers some 3,800 sq. ft. of superb living accommodation set in mature landscaped gardens. We recommend interior inspection to fully appreciate the original features and spacious accommodation of this outstanding residence. With an abundance of character and original features, Whitecliffe is one of Wolverhampton's most historic homes – it is little wonder that since the 1870's it has only seen two sales.



Fine & Country West Midlands
20 The Mailbox, Wharfside Street
Birmingham B1 1RD

+ 44 (0)121 272 6800
mailbox@fineandcountry.com

£1,000,000
4 receptions rooms | 7 bedrooms
3 bathrooms
EPC Rating: F

UK

Beverley, East Yorkshire

No expense has been spared in the creation of this stunning contemporary interior sympathetically blending modern style with the character of this truly spectacular barn conversion. Offering around 8,500 sq. ft. of accommodation with superb leisure facilities including indoor heated swimming pool. Featuring a delightful central courtyard which is accessed from most principal rooms and standing in excess of three acres on the outskirts of Walkington, one of East Yorkshire's desirable villages close to Beverley. Providing five double bedrooms, four bathrooms and five elegant receptions. Offering a lifestyle to aspire to.



Fine & Country Willerby

8 Kingston Road
Willerby HU10 6BN

+44 (0)1482 420999
fineandcountry@beercocks.com

£1,750,000

5 reception rooms | 5 bedrooms
4 bathrooms
EPC Rating: D

Barbados



Fine & Country Caribbean

9550 West US Highway 192
Clermont Florida 34714 USA

+44 (0)7867 987798
chris.north@fineandcountry.com

from US\$2,250,000 - US\$6,725,000

2, 3 and 4 bedroom residences

Living space from:

2,560 sq. ft. – 6,110 sq. ft.



Port Ferdinand, Barbados

Port Ferdinand Marina and Luxury residences is an extraordinary collection of spacious homes, world-class amenities and legendary Bajan service, at the heart of which lies one of the Caribbean's premier marinas, ready for occupation.

82 spacious homes, constructed to ensure the highest environmental standards are available with two, three and four bedroom designs, each adjacent to the marina with views across the yachts to the sea. Each home features marble and limestone finishes, coral render detailing, contemporary styling with fully fitted open plan kitchen.

The resort caters for all ages and lifestyles, where guests can be as active or relaxed as they wish. With a comprehensive range of amenities and services, this new resort destination will attract those in search of the finest family holiday experience in Barbados.

Each home includes a private berth starting at 60 ft in length. In addition external storage with a dedicated dock-level storage facility comes as a standard feature.

With simplicity being the key to sophistication, homes are available with a choice of two exquisite styles, the artfully contemporary and the bold classic.





Barbados

Saint Peter's Bay, Barbados

Saint Peter's Bay offers the ultimate escape by combining the advantages of holiday home ownership with the amenities and service of a luxury resort.

Each splendid home enjoys glorious 'picture postcard' views of majestic coconut palms, the beach and the blue, crystal-clear ocean. Homes are beautifully furnished and provide spacious living, luxurious bedrooms with en suite bathrooms and a fully-equipped kitchen and laundry area. Enjoy outdoor dining or relax in the privacy of your own spa pool on the extensive ocean view terrace. For those with a smaller budget The Residence Club is a perfect solution, offering the first beach-front private beach club on the tranquil west coast of Barbados.





As a Residence Club member your purchase entitles you to a 1/10 share of your home, two weeks during the peak Winter months, 15th December to 15th April and three weeks during any other time of the year. The Residence Club is not a timeshare development, but is owned and enjoyed much like a prestigious private club. This ownership option is ideal for those that wish to keep their investment to a minimum whilst enjoying the benefits associated with the ownership of a spectacular holiday home.

Home specifications and features:

- Beachfront
- Travertine floors and Granite kitchen counters
- Stainless steel kitchen appliances
- Floor to ceiling marble in bathrooms
- Fully air conditioned
- Terrace beach lift and Spacious terrace with spa pool
- Effortless large glass sliding doors

Fine & Country Caribbean

9550 West US Highway 192
Clermont Florida 34714 USA

+44 (0)7867 987798

chris.north@fineandcountry.com

Residence Club prices:

from US\$250,000 – US\$380,000

Whole ownership –

US\$1,800,000 - US\$6,500,000

3/4 bedroom units

Living space from: 2,700 sq. ft. – 6,500 sq. ft.



Grenada

Westerhall Point, St David

Located within the exclusive Westerhall Point community, Orchard Bay Villa is set on the waterfront with an acre of tropically landscaped gardens, featuring a wide variety of fruit trees. The main house, which was renovated in 2009, features three bedrooms and two bathrooms on the upper level. The master bedroom is en suite and features a large Jacuzzi with a view of the bay. Bedroom four is a separate, en suite guest cottage. The guest cottage features a private balcony with a view of the garden and the bay. The great room is on the lower level and features a fully equipped kitchen, dining room and living room, which all lead out onto the patio and pool deck there is a full bathroom off the pool deck. This is a great opportunity to own a special property in one of the most sought after neighbourhoods in Grenada!



Fine & Country Caribbean
9550 West US Highway 192
Clermont Florida 34714 USA

+44 (0)7867 987798
chris.north@fineandcountry.com

US\$2,500,000
4 bedrooms | 4 bathrooms
Land: 43,560 sq. ft.

Reference: G15127

Grenada

Fort Jeudy, St George

This amazing villa was completed in 2011, and sits on approximately 40,830 sq. ft. of beach front land. The main part of the house is split level, with a large open plan living space, five bedrooms, and four bathrooms. Below the main house is a spacious, self-contained studio apartment. There is also a small boat house on the grounds. Fort Jeudy is 20 minutes from Maurice Bishop International Airport, 15 minutes from the main shopping area of Grand Anse, and 20 minutes from the capital of St. George's.



Fine & Country Caribbean
9550 West US Highway 192
Clermont Florida 34714 USA

+44 (0)7867 987798
chris.north@fineandcountry.com

US\$3,500,000
5 bedrooms | 5 bathrooms
Living space: 12,720 sq. ft.
Land: 40,830 sq. ft.

Reference: G15240



USA

Florida

Welcome to the next level of luxury! A privately gated and exclusive enclave of homes, nestled around the 17th and 18th holes of the Jack Nicklaus championship course at the award winning Reunion Resort.

Fine & Country Florida are offering a choice of exclusively designed homes to be built in the very latest contemporary style, ranging in size from three bedrooms upwards with a choice of single and double storey options. We also offer a customised service whereby clients are able to have their dream home specifically designed and constructed to suit their own particular requirements.





There are a limited number of west facing front line golf plots, each with wonderful views of the adjacent golf course and the woods and countryside beyond. In addition to exclusive use of the Bears Den Club and facilities, owners will also have the option of membership to the existing Reunion facilities which are extensive.



Fine & Country Orlando

9550 West US Highway 192
Clermont
Florida 34714
USA

+44 (0)7867 987798
chris.north@fineandcountry.com

from US\$1,300,000
Living space: from 2,655 sq. ft.

USA



Fine & Country Orlando

9550 West US Highway 192
Clermont
Florida 34714
USA

+44 (0)7867 987798
chris.north@fineandcountry.com

from US\$370,000

Living space: from 2,576 sq. ft.



Orlando, Florida

One of Orlando's most successful resorts offering investors a choice of detached homes ranging in size from five up to thirteen bedrooms. Situated within the world class Reunion Resort, Encore Club is a gated community just a few minutes from Walt Disney World with easy access to the numerous other theme parks, attractions and water parks. With over 60,000,000 visitors to central Florida each year, Orlando is rightly known as the "vacation capital of the world".

For those seeking a spacious and stylish luxury detached holiday home with private pool and the potential to generate exceptional rental income, the combination of the outstanding facilities, location and the comprehensive services will ensure that your investment is secure, due to an ever increasing number of families choosing to rent a "home from home" rather than stay in a hotel.

The resort amenities and services include 24 hour front desk, concierge, complimentary transportation, an aqua park, fitness centre, kid's activities room, cabana bar and poolside dining, lounge, fitness classes, bicycle rentals, babysitting and a full activities program for all ages.

Information pack available on request. Personalised viewing trips to Orlando arranged.



USA

Orlando, Florida

Orlando's Newest and most Exciting Vacation Home Resort less than Five Minutes from Walt Disney World.

Consisting of 872 two and three bedroom residences, The Grove sits adjacent to Lake Austin and offers far reaching, panoramic views of the surrounding countryside and Walt Disney World. Nearing completion, the resort includes a luxurious lobby, bars, lagoon pools, lazy river, surf simulation pool, full service restaurant, spa and much more! Owners have the opportunity to use their property whenever they wish with the option to place it into a rental program when not in use, professionally managed by Benchmark Hospitality, one of the leading hotel management companies in the U.S.A.

Each residence comes fully equipped and is furnished to a high quality standard in a contemporary style.

Exclusive to Fine & Country purchasers – 36 months rental leaseback program with a guaranteed monthly payment of 10% of the purchase price per annum. Limited offer – full details on request.





Fine & Country Orlando

9550 West US Highway 192

Clermont

Florida 34714

USA

+44 (0)7867 987798

chris.north@fineandcountry.com

from US\$250,000



Introducing Fine & Country Golf

*Fine & Country Golf offers access to an exclusive portfolio
of the most sought after current and future golfing real
estate developments around the world.*



Fine & Country Golf is a dedicated specialist division of the multi-award winning Fine & Country estate agency that markets and sells properties from an exclusive portfolio of elite golf developments around the globe.

Fine & Country offers a tailored service meeting the specific needs of today's property developers, from innovative and focused marketing strategies to development brand identity and bespoke marketing. Through an extensive network of over 300 offices worldwide, Fine & Country provides local knowledge and expertise in the property sector whilst offering international referral opportunities and marketing facilities. Fine & Country Golf offers a one-stop solution for any property purchaser looking to buy or invest in prestigious golf properties in some of the world's finest golfing destinations.

Fine & Country are the preferred partner of an elite selection of leading brands in the golf industry including Troon Golf, the world's premier luxury golf course management company, and European Tour Properties, a network of world class golf venues located in key strategic golf markets, which forms an integral part of The European Tour. ■



Jumeirah Golf Estates, Dubai, UAE

Redwood at Jumeirah Golf Estates is the ultimate in luxury living and lifestyle. Overlooking the Championship Fire course, this development contains both luxury villas, Redwood Avenue, and townhouses, Redwood Park. The development is located within walking distance of the clubhouse and its extensive amenities.

Redwood Avenue is a unique development of 47 stunning villas situated on an elevated crest with commanding views to the Fire golf course and within walking distance of the clubhouse. The villas are generously proportioned five and six bedroom homes in a choice of eleven architectural styles and four interior schemes and offer





three car garages, outdoor cooking, dining facilities, private pools (optional) and gardens. Home interiors, state-of-the-art audio-visual technology and appliances and security systems by the world's leading brand names are included. From Poppenpohl kitchens to Miele appliances and interior options designed by B&B Italia, the world's leading interior and furniture company, each home features all the requirements of modern living.

Redwood's beautifully landscaped public areas and nature strips make it the perfect place to enjoy the great outdoors. Natural stone, mosaics and water reflect the neighbourhood's Mediterranean theme, while rock gardens add a local flavour to the landscape. Lush and colourful flora fills the air with aroma and softens the rustic stonework.

Fine & Country Golf

119-121 Park Lane
London
W1K 7AG

+44 (0) 20 7030 3590
golf@fineandcountry.com

POA

Luxury villas
5/6 bedrooms



Golf

Fine & Country Golf

119-121 Park Lane
London
W1K 7AG

+44 (0) 20 7030 3590
golf@fineandcountry.com

POA

4 bedrooms | 3 bathrooms
Private pool and garden

Total area: 582 sq. m.



PGA Catalunya Resort, Girona, Spain

Bright designer villa on two floors and basement, located in the La Balca area of the PGA Catalunya Resort, with magnificent views of the 15th fairway of the Tour Course.

The villa's layout makes the most of the maximum number of hours of sun all year round, flooding the home with natural light. The villa is accessed via an aesthetically pleasing porch. It has four bedrooms. The master suite is on the first floor and features a spacious bathroom with large windows looking out onto the lake and large terrace. The other three bedrooms are doubles with two full bathrooms and access to a semi-enclosed courtyard which guarantees privacy, as well as providing views of the scenery and a source of natural light.

The dining/sitting room and the kitchen open out onto a spectacular summer terrace through large glass doors which effortlessly merge the indoor and outdoor spaces, allowing its inhabitants to enjoy the magnificent scenery at any moment and season of the year. The terrace and Mediterranean garden are laid out around a designer infinity swimming pool and include a solarium, barbecue area and summer dining area.

The three-car garage is located in the basement and can be accessed directly from the street. The basement floor also has a large multi-purpose room that could be adapted to the owners' lifestyle preferences by converting it into a games room, gym or wine cellar.

This exclusive home has been designed following strict criteria regarding eco-efficiency design, for its owners to enjoy the mild Mediterranean winters as well as the magical Costa Brava summers.



Golf

Black Mountain Golf Club & Resort, Hua Hin, Thailand

Located just 10km from Hua Hin town, on the Malay Peninsula, Thailand, Black Mountain Golf Club & Resort offers an unparalleled living experience with all the advantages of the city and beaches, yet set in an idyllic rural environment in the foothills of the Burmese Mountains and located on one of the best golf courses in Asia.

Stunning surroundings and attention to detail is the signature of Black Mountain. But the resort is more than just a golf club, it is a place where people live and participate in a wide range of activities (as well as golf) and have a sense of belonging. The resort is truly family-friendly and a new international school has recently been opened, with lessons based on the UK curriculum and drawing children from a multicultural background.

The two storey course-side villas offer substantial living space and options, with four bedrooms, living areas on both floors, three outdoor terraces, a swimming pool, barbecue and car parking. Turnkey finishing options are available and each residence includes one lifetime golf club membership.





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POA

4 bedrooms | 5 bathrooms | 1 guest WC
2 living areas

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Down the hallway onto the fairway

We understand that those looking at buying a property on a golf course are not just investing in a home, they are investing in a lifestyle; to wake up and walk directly onto the green and to spend the morning playing a few rounds, before retreating to the clubhouse for a spot of lunch.

This is why Fine & Country has teamed up with European Tour Properties to form a specialist division, Fine & Country Golf Living. The division is dedicated to the marketing and sale of an elite collection of golf properties on some of the world's most exclusive golf courses.



For more information on our golf department or for a free valuation, please contact:
Tel: +44 (0)20 7030 3590 | Email golf@fineandcountry.com | www.fineandcountry.com

GOLF
LIVING

FINE & COUNTRY

The wise way to Foreign Exchange

Fine & Country has partnered with IFX, one of the world's leading foreign exchange specialists to provide private and tailored currency services for all of our clients buying and selling a property around the world.

We will manage your transaction, contain risk, and reduce your costs.

You will also experience a superior service through the IFX private client division, and your dedicated currency dealer will ensure you have all the information you need to stay in control.

Contact us

Email at: fx@fineandcountry.com or call directly to speak to a consultant today on +44 (0)203 301 7261.

