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ELEMENTS OF STYLE

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Mangusta's signature
good looks

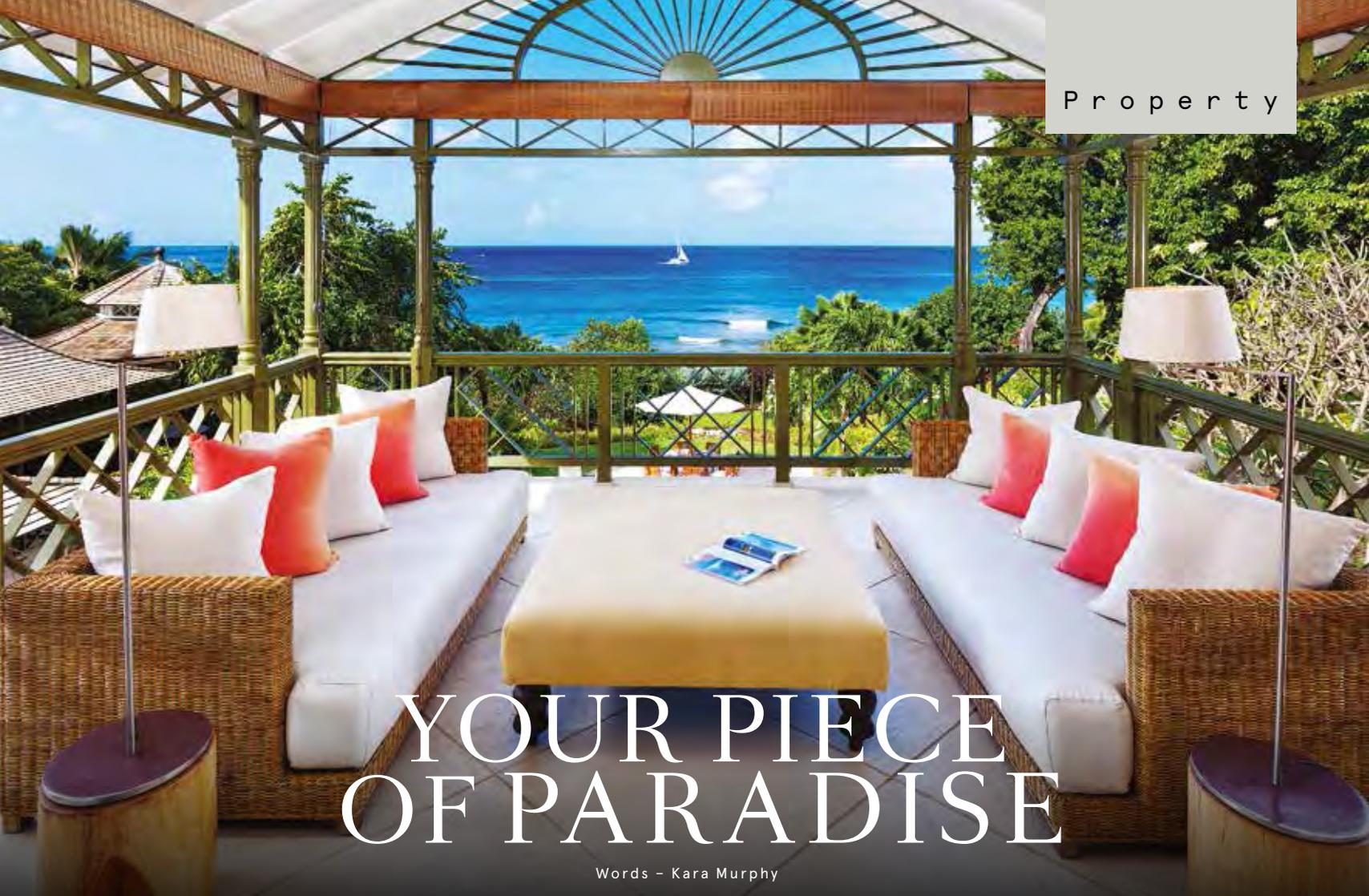
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THE ART AND SOUL OF MIAMI

Art Basel buying tips and survival guide

SALON ENVY

Furniture designer to the rich and famous, Frank Pollaro



YOUR PIECE OF PARADISE

Words – Kara Murphy

Purchase property in the Caribbean, and you suddenly own a bit of paradise – and not, as you may think, because of the region’s riveting blue waters, prolific rum, beach bars, rain forests, coral reefs or delicious yachting possibilities.

“With so much instability around the world, the Caribbean is an oasis of peace and tranquility offering a warm welcome, year-round sunshine and political and economic stability,” says Walter Zephirin, managing director of 7th Heaven Properties. “Buyers are drawn to this unique offer, which we would expect will only grow in appeal.”

And now is a great time to buy, adds Zephirin. “Overall, the region’s economy is in growth, tourism is booming, which means there’s opportunity to generate a return on investment by renting out a property when not in use.”

Edward de Mallet Morgan, partner at Knight Frank, notes that the market in the main islands is positive. “As with anywhere, buyers need to do their research, but there are some exceptional properties for sale and opportunities for buyers to do deals in some locations and capitalize on fluctuating exchange rates.”

Fortunately, most of the islands welcome foreign property investors, says Zephirin. “In some locations (such as St. Lucia, Antigua, Grenada and

St. Vincent and the Grenadines), foreign buyers [must] apply for an Alien Landholding License, which generally has a small fee [but] is a relatively straightforward process. In addition, there may also be government taxes. For example, foreign property buyers in Anguilla pay taxes totaling seventeen-and-a-half percent, and buyers in the BVIs pay taxes amounting to twelve percent. [However], in some cases, the government waives these taxes. And, in many Caribbean islands, it’s possible to buy a property through a company, which also helps to minimize taxes.”

When looking for a property, remember that the Caribbean is an extremely varied region, emphasizes Zephirin. “[It offers]

CELEBRITY HOT SPOT

Not just a popular real estate destination for the wealthy, the Caribbean is also a favorite for the famous, with quite a few celebrities owning property here. Some of these places are available to rent; for example, Keith Richards’ three-bedroom Rocky Point Villa at Como Parrot Cay in the Turks & Caicos and Richard Branson’s 74-acre Necker Island in the British Virgin Islands.

something for everyone, from lavish beachfront estates in Barbados, St. Barths and St. Maarten, to hideaway homes in the mountainous rain forests of Dominica and Montserrat. We would advise [prospective buyers] to carefully think through and set out their key requirements in terms of location, budget, size, ease of access and so on.”

Security, maintenance, natural elements, strength of construction (hurricane-proof, if needed), local property management and Internet access are also worth examining, says de Mallet Morgan. “Depending on the island and location, there are different things you need to consider.”

Andromeda la Dea



MY SEA VIEW

If you're thinking of buying property in the Caribbean, find a place with "a proper marina or mooring for your boat and good air access," recommends Buddy Darby.

"It seems most yacht owners also have a private jet or access to one, so this combo of a proper mooring and convenient private jet entry/exit is a big plus."

Darby had already spent a lot of time in the Caribbean on his yacht, 154-foot Perini Navi *Andromeda la Dea*, when he first visited St. Kitts (which has a private jet terminal) in 2007.

"The second I arrived I knew it was something special. It's definitely the Caribbean's best-kept yachting secret. It's incredibly diverse topographically and exceptionally beautiful, with rain forests, a volcano, stunning beaches, wildlife. And the Kittitian people are some of the friendliest people you'll meet. Tourism is still relatively new here (they only stopped producing sugar cane in 2005), so there is still an authentic Caribbean sensibility about St. Kitts, something that some of the more popular islands have lost a bit."

The real estate developer had been wrapping up significant work on projects in South Carolina and Ireland and was starting to look for his next venture. "I knew this was where I wanted to build," he says. The Southeastern Peninsula, with its mountains, plateaus, beautiful bays and six white-sand beaches, "was completely untouched," says Darby, "naturally suited to the type of community we wanted to create."

Phase one of the Christophe Harbour marina opened in February 2015, with 24 state-of-the-art freehold berths able to accommodate vessels up to 249 feet, a members-only beach club with

an infinity pool and restaurant, a beach bar and beachfront bungalow suites. The first phase of the marina village is set to open in 2017, and work has also begun on the Tom Fazio championship golf course.

Another aspect of the \$415 million (thus far), 2,500-acre development is luxury real estate, with around 1,400 projected units for sale in two distinct neighborhoods: Sandy Bank Bay, the premier residential neighborhood, and Harbourside. The latter "comes with the unique ability to own land into the harbor waters and architectural freedom to customize your shoreline – over-the-water units, intimate beaches, boathouses, etc.," explains Darby. "[So far], thirty-four homes have been completed, are underway or are under design review."

Darby and his family selected Sandy Bank Bay for their four-bedroom vacation/work home, Villa Loreanna, which has views from every room. Its hillside location, approximately three-quarters of a mile from *Andromeda la Dea's* berth, "couldn't be better," says Darby. "We [have] a panoramic view of the entire community from the Atlantic side to the Caribbean side, with a glimpse of Nevis in between."

The family also chose this home because of its "pod" design. "We have a large, extended family, so the design is such that the living areas are separate from sleeping areas and makes the entire stay comfortable for all." Other special features, says Darby, are an ideal floor plan for entertaining and local Nevis plantation stone accents.



Villa Loreanna

Why buy a home in the Caribbean, though, when you can explore via yacht? "Island hopping on your yacht is always good fun," says Darby, "but there's something to be said for putting down roots on land as well. It allows you to make the most of island life: the amazing local cuisine, friendly people, finding the secret spots to eat or drink or watch the sunset that only locals know and becoming part of a community."

Additional highlights of having a home at Christophe Harbour, says Darby, include the instant access to hiking trails, biking, paddleboarding, open-water swimming, jogging, etc., and, of course, the marina.

"Having the boat so close, we can easily jump on board for a day sail or a quick getaway to Antigua, Anguilla or St. Barths."



GRAND PLAN

When complete, the Christophe Harbour marina will have 250 state-of-the-art alongside berths, several of which will accommodate yachts up to 250 feet.

PERKS OF OWNERSHIP

Owners of Christophe Harbour properties and berths are eligible for CH Club membership and the island's Citizenship by Investment Program.

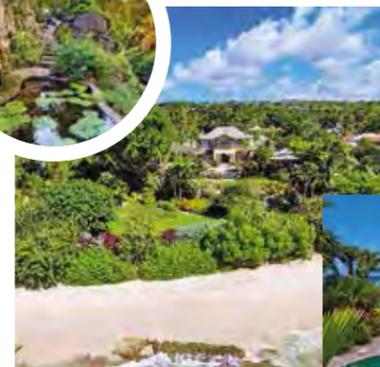
PHOTOGRAPHS: CHARLOTTE ELIZABETH PHOTOGRAPHY (CIRCLE LEFT), PATRICK O'BRIEN (TOP LEFT, TOP RIGHT, BOTTOM)

HOT PROPERTIES

GARDENIA

Holetown, St. James, Barbados / \$35 million

This 2.96-acre estate is in a highly sought-after position on Barbados' west coast, with 247 feet of beach frontage. The 10,500-square-foot villa features al fresco dining and expansive open-plan reception rooms that capitalize on the exquisite aquamarine sea views, while also enjoying a private setting within beautifully lush gardens and grounds, complete with a waterfall, lily ponds, a swimming pool and tennis court. The villa has a master bedroom that encompasses an entire floor and three other en suite bedrooms. The property also includes two more guest bedroom suites in the Gate House Annex, as well as staff accommodation in the Gate House itself. *Listed by Knight Frank*



WHERE TO BUY

"Which island is best very much depends on each individual buyer's requirements and circumstances but five locations are particularly exciting right now for various reasons," says Walter Zephirin, managing director of 7th Heaven Properties, who has this to say:

Dominican Republic – As the Caribbean's most visited tourism destination, this is a great place to invest if you are looking to generate a return on investment. Resorts across the country offer property for sale from affordable to luxury; these can be rented out as resort accommodation on behalf of owners via rental programs operated by the resort.

St. Kitts & Nevis – With a successful Citizenship by Investment Program, attractive tax incentives, golf clubs and a new marina, St. Kitts & Nevis has succeeded in luring property investors from around the world.

Turks & Caicos – As a British Overseas Territory with a U.S. dollar-based economy and close proximity to the U.S., attractive tax incentives, some of the Caribbean's best beaches and several of the world's most prestigious luxury hotel brands, the Turks & Caicos has developed a sophisticated luxury real estate market. The territory offers some of the Caribbean's most beautiful homes for sale and has attracted celebrity buyers such as Donna Karan, Bruce Willis and Christie Brinkley.

Barbados – The economy, tourism sector and property market in Barbados suffered for several years following the global financial crisis of 2009. Since then, the island has begun to turn the corner. The economy appears to be improving, tourism statistics are increasingly positive and there is a lot more interest in the real estate market. However, property prices remain relatively low, making it very much a buyer's market right now.

British Virgin Islands – For sailing and yachting lovers, nowhere beats the BVIs. The islands have a low-key, "barefoot chic" feel, which makes them welcoming and almost synonymous with understated luxury. Homes for sale often offer views of the coastline, beaches and neighboring islands.

FRENCHMAN'S CAY LUXURY VILLA

Frenchman's Cay, Tortola, BVI / \$7.495 million

Set on tiny Frenchman's Cay, which is connected to the West End of Tortola, this charming 10,000-square-foot, plantation-style villa offers 360-degree views of the Sir Francis Drake Channel, as well as privacy and seclusion. The villa's 15 rooms include five bedrooms, an elegant great room, gourmet eat-in kitchen and a spacious formal dining room, which all open onto wraparound decks via mahogany French double doors. The 2.31 acres of elevated grounds feature landscaped patios, expansive decks, a large freshwater pool, a gazebo with a deluxe kitchen, built-in gas barbecue and bar and a fully equipped gym/games room, just steps from the villa. *Listed by 7th Heaven Properties*



PHOTOGRAPHS: RAINBOW VISIONS (BOTTOM (4))