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How to spend it

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PROPERTY SPECIAL



DEEP AND MEANINGFUL

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get realty

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

➔ For those with an insider knowledge of the interior-design world, **MALTA** is becoming the new Lisbon, colonised over the past few years by those who set the bar in the world's most elegant

homes. This cluster of sunny islands, just 95km from Sicily, has been occupied over the centuries by the Phoenicians, the Greeks, the Romans, the Arabs, the French and, latterly, the British, leaving it with an enticingly rich legacy of imposing period splendour, such as this glorious four-bedroom villa (*cluttons.com*; €4.1m) in **Rabat**. If, however, only cutting-edge will do, you'll be equally well served by the addition of exciting new developments by the likes of the

late Zaha Hadid – such as a three-bedroom apartment available through Malta Sotheby's International Realty (*maltasothebysrealty.com*; €8m) – only adding to the appeal of Malta's crowd-free beaches, English-speaking locals and, last but certainly not least, attractive tax breaks.

➔ The interior-design world is also having something of a 1970s moment, not only in its references to pine cladding, shag pile and the colour orange, but in its return to '70s holiday destinations such as **MALLORCA**. Palma, the Balearic Islands' elegant capital, has now firmly shaken off its package-holiday past with the addition of a multitude of chic new bars, restaurants and boutique hotels, and

those hoping to position themselves here might consider a base in the born-again splendours of a Renaissance palace, located in a quiet, historic street in the Old Town. Just minutes from the Cathedral, **Pont 1 Vic** was originally constructed in the 16th century but has been reinvented as nine thoroughly 21st-century apartments (*pontivic.com*; €600,000 to €4.1m), distinguished by their luminous, open-plan living, period features and panoramic views.

➔ Wellbeing, of course, is another very current theme, and while some might say a home in the Mediterranean is itself sufficient to restore a sense of inner calm, **Kaplankaya**, a new development in **TURKEY** on the wilder shores of the Aegean coast, is intent on setting a new benchmark for tranquillity. Designed as a haven for those with hectic lives to “unplug, socialise and recharge”, its USP is providing a sustainable destination that



Above: a four-bedroom villa in Rabat, €4.1m, reflects Malta's rich architectural heritage. Below: the Kaplankaya development on Turkey's Aegean coast offers five-star comfort and a focus on wellness – villas from €1.345m



Above: in Palma de Mallorca's Old Town, the 16th-century palace Pont 1 Vic now houses nine modern apartments with period features, €600,000-€4.1m





Above: the Floral Court Collection in the heart of Covent Garden consists of 29 apartments, from £1.3m. Below: in 2020, Four Seasons will extend its range of standalone residences to San Francisco with 706 Mission Street

purchasing a base nearby should certainly add to the pleasure of an outing to the Royal Opera House. Fortunately, the **Floral Court Collection**, just a few grands jetés from the Crush Room, could provide just the right **COVENT GARDEN** pied-à-terre. Designed by architectural firm Kohn Pedersen Fox, the 29 apartments not only offer a soothing retreat from the surrounding bustle but are a coup de théâtre in their own right. Accessed through the grand entrance of a heritage building, the selection of studio to three-bedroom penthouses (floralcourtcollection.com; from £1.3m) centre around a pleasant green courtyard and some also offer dress-circle views of the Royal Ballet School bridge and the carefully curated shopping splendours of Floral Street.

➔ For urban developers, “placemaking” is very much a buzzword and, at the very top end of the market, the Four Seasons leafy logo is definitely becoming a defining feature. In London’s historic **GROSVENOR SQUARE**, the celebrated hotel group will launch its first standalone residences this spring, anchoring the post-American Embassy landscape in the building where Dwight D Eisenhower once masterminded the D-Day landings. The 37 residences of **Twenty Grosvenor Square** (20gs.com; from £17.5m), created by deluxe developers Finchatton, will enjoy soaring ceilings and immaculately tailored interiors but, above all, will be enhanced by the faultless details the hotel group is famed for, including a spa, pool, cinema and business suite.

➔ Four Seasons is clearly convinced that what its customers crave above all is care and attention and is extending its standalone range with residences in Los Angeles, Marrakech and, from 2020, in no-time-to-waste tech capital **SAN FRANCISCO**. Here, the 146 new residences at **706 Mission Street** (info@706sf.com; prices on request) in the heart of the Yerba Buena art district will offer the briefest of walks to the San Francisco Museum of Modern Art, outstanding views of Jessie Square and an entire floor of first-class amenities managed – with a smile – by Four Seasons staff. ♦

combines elegant architecture, five-star service and the ultimate in wellness. Last October, Kaplankaya hosted its first wellness festival, and residences here certainly practise what was preached. Fully serviced by the Six Senses group, the secluded year-round villas (kaplankaya.com; from €1.345m) combine privacy, community, accessibility and the highest quality of life.

➔ There’s nothing more dispiriting after an uplifting night of Wagner than a weary trek back to Hampstead or Hampshire, so

Below: Four Seasons’ first standalone residences at Twenty Grosvenor Square, from £17.5m

