

Life's a beach

A beachfront home offers a lifestyle that few other properties can match – bringing sun, sea, sand and surf to your doorstep. Here, **Upward Curve** profiles some of the leading real estate developments around the world that boast lapping waves alongside luxurious properties



The intoxicating mixture of sun, sand and spectacular views makes owning a beachside home a goal for many property hunters. Whether you want to walk straight out of your door and into the surf, or simply kick back in a deckchair to enjoy the view, living on the beach offers any number of benefits.

And the qualities that make waterfront living so appealing can also make it an excellent investment, with water frontage likely to boost a home's value.

Indeed, a recent study by real estate data service Zillow discovered that a waterfront home in the USA is worth more than double the median value of a typical home, with waterside properties in some locations being so attractive that they reach up to ten times the value of non-waterfront homes.

"The allure of ocean and lake-front living is powerful and undeniable, and millions of homeowners dream of one day owning a home on the water. But those dreams come at a price," says Zillow chief

economist Dr. Stan Humphries. "Waterfront properties are both relatively scarce and highly coveted, and that high demand and limited supply leads to higher home prices."

Unsurprisingly, Hawaii proved to be one of the US locations that attracted the highest premiums, with waterfront homes on the Pacific archipelago costing up to 334.5% more when compared with non-waterfront properties. However, with developments such as the Kukio Golf and Beach Club (www.kukio.com), it's easy to see why beachside properties on the Hawaiian islands can command such a premium.

Carved into the lava of the Big Island's Kona-Kohala coast, this private residential equity club has quickly become Hawaii's most exclusive neighbourhood and features a full-service clubhouse, spa and fitness facility, as well as a dining pavilion, beach bar and two

Tom Fazio-designed golf courses.

Sitting on 675 immaculately landscaped acres, the core Kukio neighbourhood features 143 homes, plus a further 31 cottages, with three-bedroom properties currently starting from around US\$5.5m. Prices for waterfront homes are considerably higher, however, with the 18,500-square-foot, seven-bedroom residence of Michael Dell, CEO and founder of Dell Inc., reportedly worth an estimated US\$64.7m.

In addition to Kukio, high-profile buyers in search of beachfront living have also been attracted to the luxury resort community of Albany (www.albanybahamas.com), set on 600 ocean-side acres on the island of New Providence in the Bahamas. Founded by the British billionaire Joe Lewis's private investment company Tavistock Group, alongside golf superstars Tiger Woods and Ernie Els, Albany features an array of residential offerings and amenities, including casual and fine dining restaurants, a fitness centre and spa, family water park, a championship golf course designed by Els and a 71-slip, mega-yacht marina that can accommodate ►

Main: The stunning beachfront property on Zaya Nurai Island



Portfolio

BEACH PROPERTY



vessels up to 300ft (91m) in length.

The resort takes its name from Albany House, the historic pink beachside mansion that is now home to the resort's fine-dining restaurant. Originally owned by French filmmaker and Inspector Gadget creator Jean Chalopin, the property has featured in Hollywood movies including the James Bond film *Casino Royale*, but it is now the resort's other residences that have the 'licence to thrill'. Starting from US\$5m, properties range from predesigned island-inspired villas to home sites, custom homes and luxurious marina residences. The beachfront, oceanview and club villas offer three- to six-bedroom homes with private pools, courtyards and gardens and range from 3,400 to 6,400 square feet, while the custom homes and home sites – situated either alongside the golf course or steps from the ocean – feature a range of architectural styles to accommodate any lifestyle.

No less impressive are the properties on offer at Dorado Beach (www.doradobeach.com) – a private estate resort in Puerto Rico that is the first in the world to offer Ritz-Carlton Reserve Residences, which are available in its West Beach and East Beach neighbourhoods.

Here, owners can live on a spectacular reef-protected beach, literally steps from the sand in a two- to four-bedroom multi-level luxury condominium, enjoying a refreshing dip in their private ground-level pool or a romantic dinner on their sweeping terrace or rooftop deck.

The East Beach Ritz-Carlton Reserve Residences – which start from US\$10.5m – are the largest and most impressive, offering two-level homes with upwards of 7,000 square feet and at least five bedrooms, occupying one-acre lots just steps from the beach. The West Beach Ritz-Carlton Reserve Residences, meanwhile, also start from US\$10.5m and offer luxury beachfront condominiums in four-level buildings with only two units per floor. These carefully designed apartments begin at 2,600 square feet, offering two, three or four bedrooms, with the ground floor and penthouse properties enjoying an infinity-edge plunge pool overlooking the Caribbean Sea coastline.

Similarly impressive views can also be enjoyed from Zaya Nurai Island (www.zayanuraisland.com), situated along the pristine waters of the Arabian Gulf off the coast of Abu Dhabi. This ultra-exclusive idyll features just 23 residential

waterfront villas and beach estates, alongside 32 luxury boutique retreats for hotel guests, with facilities on the 4.3-million-square-foot private island including a spa, restaurants, a marina, a non-motorised water sports centre, a yoga studio, a gymnasium, a tennis court, and a helipad.

Liveable spaces in the beachfront estates range from 17,707 to 18,730 square feet, with expansive outdoor plots featuring infinity pools, barbecue areas and entertainment patios, as well as private beaches and gardens.

While each of the residences on Zaya Nurai Island was snapped up for in excess of US\$5.4m when launched, presales have only just begun for a similarly luxurious development on the west coast of Phuket, Thailand – MontAzure (www.montazure.com).

Left: Dorado Beach is the first resort in the world to offer Ritz-Carlton Reserve Residences
Below: Albany, in the Bahamas, offers a wide range of properties

The Estates and Twinpalms Residences MontAzure represent the first phase in the unique, master-planned MontAzure community, which occupies 73 hectares of hillside and beachfront terrain close to Phuket's famed 'Millionaire's Mile'.

The Twinpalms Residences MontAzure comprise 75 exclusive units, ranging from 750 to 4,300 square feet, located directly on a 100-metre frontage of stunning Kamala beach, with prices expected to reach up to US\$2.8m. The Estates, meanwhile, features 13 expansive properties set on extremely generous land plots, with prices starting at US\$7.5m for the four- to six-bedroom residences, which range from 52,000 to 105,000 square feet. These unique estates are nestled within a lush natural amphitheatre of forest-cloaked hills that slope down to a pristine stretch of beach on the Andaman Sea.

With these and other luxury developments to tempt those interested in beachside living, it's no wonder that oceanfront property continues to be in high demand.

As Zillow's Dr Humphries explains, "Waterfront living is likely to remain one of life's simple pleasures for many, many years to come." ■

