

InternationalProperty



Dragon on a mission to tame the Tiger

China's desire for golfing supremacy is highlighted in this year's Homes Overseas Awards, says **Rupert Bates**

The coasts of Spain and Portugal still presume they have the British golf market in their lockers until time is called at life's 19th hole. But their smugness is about to receive a sharp jolt: a new giant is stirring in the East. China's global expansion is breathtaking, with the 2008 Beijing Olympics set to be a flexing of national muscle unparalleled in sport. And this awakening has not gone unnoticed in the third Homes Overseas Magazine Awards, designed to recognise the best in new-build, international property.

This year's awards have drawn old favourites from southern Europe and Florida, as well as new kids from central and eastern Europe and unashamed luxury from the Middle East and Africa. But the most striking candidate in the shortlist comes from Asia, in

the form of the world's largest private golf resort: Mission Hills, in China. Here, 10 golf courses and 79 multi-million-pound villas sit in 3,500 acres in Shenzhen, 30 minutes from the Hong Kong border.

Predictably, each of the 10 courses is adorned with the design signature of a golfing great – including Jack Nicklaus, who seems to have designed more villa-studded courses than the Golden Bear has sunk putts – as well as those of Nick Faldo and Annika Sorenstam. Golf in China is barely 20 years old, but Mission Hills trades on the sport's pedigree, with a picture of St Andrews on its brochure. One estate is called Mayfair and some of the villas are curiously billed as a Tuscan-Hawaiian hybrid in style. For those who head to the beach at the first sight of a



Children go to golf school in an assembly line to produce the next Tiger Woods

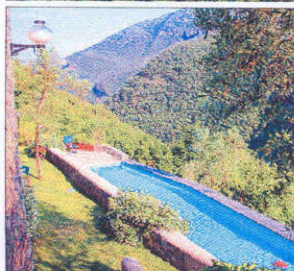
stockbroker in shorts swinging his nine-iron, the mission statement from Mission Hills, where Chinese children go to golf school in an assembly line to produce the next Tiger Woods, is scary: "Beside the popular karaoke lounges and dining facilities, China needs a common language to communicate with the international community. Golf has been an excellent platform for social, political and commercial networking throughout the world." It has also been an excellent platform for divorce lawyers.

If you are not enamoured by the prospect of mixing with a predicted 3,000 golfers a month and trying to evade 2,700 security guards patrolling the gated residential community, other shortlisted developments are more traditional in size and appeal. They include Parque da

Floresta, near the fishing villages of Portugal's Western Algarve, where you can buy shares in golf villas. At Humber Valley in Canada, the only gables found in Newfoundland's forests are bears. Or tee off overlooking the Indian Ocean and the Krupna lagoon at Pezula on South Africa's Garden Route, five hours from Cape Town.

While China plays historical catch-up in a bid for instant, five-star golfing heritage, the challenge at Colletta di Castelbianco in Liguria, north-west Italy, was to weave internet cafes and hi-tech apartments into the fabric of a 13th-century hilltop village – a project that has been shortlisted in the Best Renovation category. The flats, starting from €100,000, are part of an e-village, designed to put new technology behind sleepy medieval facades on the Ligurian Riviera.

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Also competing for the Renovation award is Chateau de Lachessagne, near Lyon in France, dating from the middle ages. The 150-acre estate has its own vineyard, enclosed in original stone walls and where wine has been produced since 1777. The 17 new homes within the estate are decidedly 21st-century in interior finish, although they have been carved from the chateau's stables and coach-houses.

There is nothing ancient to renovate residentially in Dubai except sandcastles, but Le Reve – 82 apartments with stunning interiors lined with semi-precious stones – is shortlisted in the Best Luxury Development category. From the top-floor penthouse, King Kong could comfortably swat passing helicopters. Among those



Stamp of class: (above) Arc 1950 village in Savoie, France, is a contender for Best Ski Development

competing with Le Reve is Club de Campo La Zagaleta near Marbella – a haven for those millionaires who prefer anonymity and privacy in a high-security, gated estate, rather than sitting the surgically enhanced showing off on Costa del Sol marinas.

Sustainability has to be an issue in places such as Dubai, but there is an awards category recognising environmental commitment. The Best Sustainable Development shortlist includes Three Sisters Mountain Village, a 2,000-acre Alpine resort at the foot of the Canadian Rockies, with 1,000 acres to remain as open space, protected by tight planning restrictions. Also shortlisted is the Simbithi eco-estate near Durban in South Africa, with impala in the

grasslands, lush wetlands and hills, set in 1,900 acres on KwaZulu-Natal's Dolphin Coast. The fight for the Best Ski Development award is between France, including Arc 1950 village in Savoie, and Canada, while the Retirement Development shortlist is drawn from Spain and Portugal. Amid the classic, top-end villas and apartments in Spain, France, Portugal, Florida and Cyprus, come entries from around the globe – testimony to a shrinking world when it comes to seeking second homes abroad.

● The results of the Homes Overseas Magazine Awards 2006, in association with the Daily Telegraph, British Airways and Moneycorp, will be announced on May 4. Rupert Bates is editorial director of Homes Overseas magazine (www.homesoverseas.co.uk)

In the running

Here are all the shortlisted entries for the 2006 awards, together with the name of the developer/agent and the contact details.

BEST CYPRIOT APARTMENT

Stephanos Gardens, Kissonerga
Duro Nechtain Developments (DND)
www.dnocyprus.com
00357 26 822 777
The Ermitage, Limassol
Loridos Properties
www.theermitage.com
00357 22 465 320
Tala Gardens, Pafos
Pafila Property Developers
www.pafila.com
00357 26 848 800

BEST CYPRIOT VILLA

Thalia Villa, Pafos
Pafila Property Developers
www.pafila.com
00357 26 848 800
Sania Villa (Aphrodite Hills), Pafos
Cybarco
www.cybarco.com
0044 (0)191 214 5533
Kameres Village, Pafos
Leptos Estates
www.leptosreal.com
0044 (0)20 8883 2333

BEST CENTRAL AND EASTERN EUROPE DEVELOPMENT

MI Sarrac Complex, Turkey
The Turkish Property Centre
www.theturkishpropertycentre.com
0044 (0)191 214 5533
Rozadol, Slovakia
Slovakia Investment
www.rozadol.sk
0042 1 250 20 11 34

BEST FLORIDIAN CONDO

Avalon Resort, Orange County
Instant Access Properties Ltd
www.avalonresortlake.com
0044 (0)20 854 2900

BEST BRITISH HOUSE

Orange Tree, Clermont
Greater Homes
www.greatherhomes.com

BEST FRENCH APARTMENT

The Ardi (Lucarno), Naples
London Bay Homes
www.londonbay.com
001 239 596 6899
Le Hameau Du Glacier (Arc 1950), France
Intrawest
www.arc1950.com
0041 21 310 27 70

BEST DEVELOPMENT

Pezula, South Africa
The Pezula Group
www.pezula.com
0027 44 302 5332
Humber Valley, Canada
Newfound Property International
www.newfoundproperty.com
0044 (0)20 8605 9540
Mission Hills, China
Mission Hills
www.missionhills.com
00852 2973 0303

BEST PORTUGUESE APARTMENT

The Belvedere, Madeira
Bocaber
www.rusech.com
0034 971 864 801
La Reva, Dubai
Arabtec Construction/
Dubai Luxury Homes
www.dubailuxuryhomes.com
00971 4 355 1484
La Zagaleta, Spain
La Zagaleta
www.lazagaleta.com
0034 952 856 450

BEST INTERIOR DESIGN

La Reva, Dubai
Arabtec Construction/
Dubai Luxury Homes
www.dubailuxuryhomes.com
00971 4 302 9300
Privilege Residence, Marco Island, Florida
Sloum Christian Builders
www.hollandssalley.com
001 239 261 7464

BEST LANDSCAPE DESIGN

Vale do Lobo, Portugal
Vale do Lobo
www.valedolobo.com
00351 289 353 102
Arenal Dupesera, Spain
Arenal 2000
www.arenal2000.com
0044 (0)800 032 6200
Palheiro Village, Madeira
Palheiro Estate
www.palheiroestate.com
00351 291 795 161
Humber Valley, Canada
Newfound Property International
www.newfoundproperty.com
0044 (0)20 8605 9540

BEST MARIANA DEVELOPMENT

Marna Port Valais, Switzerland
Pura International
www.pureintl.com
0041 (0)20 7331 4418
Puurstern, Spain
TM Torreblanca
www.tmtorreblanca.com
0034 902 511 512
Tamarind Residential, Spain
Blauverd
www.blauverd.com
0044 (0)20 7224 2202

BEST USE OF MARKETING

San Lázaro Leisure Resort, Gozo, Malta
Kempinski Residences
www.kempinski-residences.com
0041 81 833 00 55
Vale do Lobo, Portugal
Vale do Lobo
www.valedolobo.com
00351 289 353 102
Forest of Colwell, Italy
Craggenmore
www.viewwiscany.com
0044 (0)870 243 0314
Tiga Point, Malta
MIDI
www.midi.com
00356 2133 1999

BEST PORTUGUESE VILLA

Campo Real, Oeste
Premier Resorts
www.premierresorts.com
0044 (0)20 8940 9406
Villa Ezebel (Praia D'El Rey), Obidos
Obrana
www.obrana.pt
00351 262 860 052
Martinhal Resort, Western Algarve
Four Gold Winds
www.martinhall.com
00351 282 620 026
Monte da Quinta, Algarve
Monte da Quinta
www.mqclub.com
00351 289 000 300

BEST PORTUGUESE APARTMENT

Vale do Lobo, Algarve
Vale do Lobo
www.valedolobo.com
00351 289 353 102
Praia Del Rey, Obidos
The Bellico Group
www.praia-del-rey.com
00351 262 905 000

BEST RENOVATION DEVELOPMENT

The Ermitage, Cyprus
Loridos Properties
www.loridosproperties.com
00357 22 465 320
Chateau de Lachessagne, France
Eurl Domaine Du Clos
www.lachessagne.com
0033 467 90 27 26
Palm Beach, Cyprus
D. Zavos Group
www.zavos.com
00357 25 918 855
Colletta di Castelbianco, Italy
Realinvest
www.realinvest.co.uk
020 7376 7919

BEST SPANISH APARTMENT

Alandi Tce 5, Costa del Sol
Alandi Homes
www.alandihomes.com
0034 952 798 421
Lar Sol, Estepona
Lar Sol
www.larsol.com
0044 (0)800 001 5833
Bonavista de Bonmont, Costa Blanca
Pierre et Vacances
www.pierre-et-vacances.com
0044 (0)800 015 1727

BEST SPANISH VILLA

Ramiro de Morón, Soler
Amri Developments
www.amriworld.com
0044 (0)1202 33 1858
Los Montinos
The Superior Group
www.superiorworldwide.com
0044 (0)8707 504477

BEST SUSTAINABLE DEVELOPMENT

Alma Verde, Portugal
Alma Verde
www.almaverde.com
00351 282 697 859
Three Sisters Mountain Village, Canada
Newfound Property International
www.newfoundproperty.com
0044 (0)208 605 9540
Pezula, South Africa
The Pezula Group
www.pezula.com
0027 44 302 5332
Simbithi, South Africa
Eban Group
www.simbithi.co.za
0027 86 100 2001

BEST USE OF TECHNOLOGY

Le Reve, Dubai
Arabtec Construction/
Dubai Luxury Homes
www.dubailuxuryhomes.com
00971 4 355 1484
El Magraner, Spain
Euro Center/
www.ultra.com
0044 (0)845 130 5464