

Hot Property  
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**HotProperty** YOUR GUIDE TO BUYING, SELLING AND INVESTING **£3.50**

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HOW TO APPROACH THE MARKET

**OVERSEAS**  
ESSENTIAL BUYS ABROAD  
The latest holiday homes and investment destinations for families of all sizes in a variety of up and coming locations

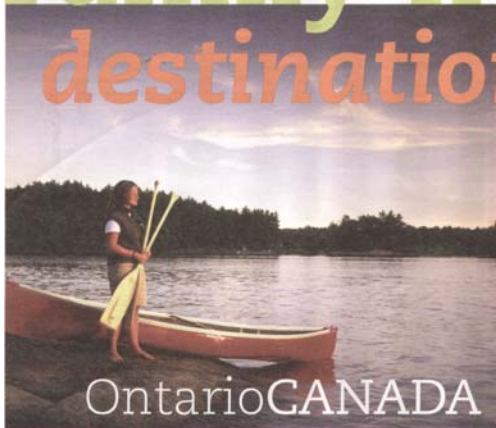
The cover features a large photograph of a three-story brick house with a white door and a small porch. In the bottom right corner, there is a circular inset image of a modern, two-story house with a swimming pool in the foreground.

5 June 2008 Issue 617 Every Friday

Overseas

# Family-friendly destinations

These developments offer something for all the family says Amanda Shiel



Ontario CANADA



**T**he Rosseau, Canada's first JW Marriott Hotel & Spa, is currently under construction at Red Leaves and will open this summer. Studio and one-bedroom apartments are being offered under an apart-hotel arrangement at this resort development, located two hours north of Toronto.

Both residents and guests will have access to a wide range of amenities, including those at the JW Marriott. In addition to these leisure areas, the lake offers numerous water sports and a 283-hectare nature reserve provides trails for hiking and mountain-biking in summer months.

The developer will pay owners monthly rent for the exclusive use of the apartments, equal to a seven per cent annual return. They will also cover costs of communal expenses including utility costs and monthly telecommunication charges.

Owners at the apart-hotel will be able to take advantage of one week free usage of the apartment each year, with the option to purchase further weeks at a discounted rate.

Prices at Red Leaves start at CAS294,900 (approximately £143,000) for a 464 sq ft studio apartment, ranging up to CAS984,900 (approximately £460,000) for a 1,186 sq ft one-bedroom suite plus den. Sale prices include furniture and fittings to the standard of a world-class Marriott hotel.

The leaseback guarantee is available to UK and Irish residents only. For further information visit [redleavesmuskoka.co.uk](http://redleavesmuskoka.co.uk) or call 0845 130 8768.



BODRUM  
Turkey

**S**elect Property has launched the final phase of Horizon Sky, an upmarket holiday destination located in the scenic Bay of Gulluk in Bodrum.

Horizon Sky has been designed by one of Turkey's leading architects, Eren Talu who is renowned for his prestigious and contemporary designs. The development boasts a wide range of facilities, which include 16 swimming pools, saunas, steam rooms, indoor and outdoor Jacuzzi areas, along with a selection of restaurants plus 24-hour security.

The beautifully designed waterfront properties also come complete with their own private beach club and are the first in the Bodrum region to accommodate a country-style club house that is situated on the beach.

The property offers a selection of one- and two-bedroom penthouses or two-bedroom duplexes, with starting prices from £58,457 (€74,240). Purchasers can benefit from Select Property's payment plan where they pay only 35 per cent during the build period with 65 per cent mortgages available on completion.

For more information on Select Property or any of its developments in Bulgaria, Turkey, Dubai or Ras Al Khaimah, visit [selectproperty.com](http://selectproperty.com) or call 0870 111 8891.



LISBON  
Portugal

**L**ocated just 30 minutes from Lisbon and 15 minutes from the Atlantic coast, the Vineyards is an intimate and luxurious addition to the award-winning CampoReal Golf Resort & Spa. Situated on Portugal's increasingly sought-after Silver Coast, it features 12 hectares of vineyards which is the key focal point of the 73 hectare development.

The residences is serviced by the existing five-star Westin Hotel, which opened in August 2007. The vast range on offer at The Vineyards ensures that there is something for all the family. The short journey time plus the availability of cheap flights from the UK are two further points which would appeal to families.

Prices start from £165,540 for a two-bed apartment, from £261,000 for a three-bedroom town house and £446,000 for a four-bed villa.

For further information or to arrange an inspection trip call 0800 520 0617 or visit [premierthevineyards.co.uk](http://premierthevineyards.co.uk)



Overseas



## Knysna SOUTH AFRICA

**P**ezula is currently selling its fourth phase consisting of 34 plots ranging in size between 2,500 square metres and 10,000 square metres. Each is sold with a complete set of approved architect-designed plans, which effectively streamlines the process of building at Pezula for overseas buyers.

The 'plot and plan' initiative

ensures that properties are in harmony with the architectural philosophy of the development. Overseas buyers can construct their ideal property without the time commitment necessitated by commissioning an individual architect. Starting at R2.2 million (approximately £160,426), all properties have magnificent views of Knysna Lagoon and Outeniqua Mountains.

Each building has been designed to ensure minimum impact on the surrounding landscape, with regeneration of the natural fynbos a priority. Courtyards have been incorporated into the designs, creating privacy and sheltered areas.

For more information the Pezula Group on +27 44 302 5332 or see [pezula.com](http://pezula.com).



The Pilgrim family built their dream home in the lush and unspoilt Humber Valley region of Newfoundland.

## QUEBEC Canada

**I**n Mont-Tremblant 46° North is a stunning new development of three-, four- and five-bedroom architecturally designed luxurious log homes.

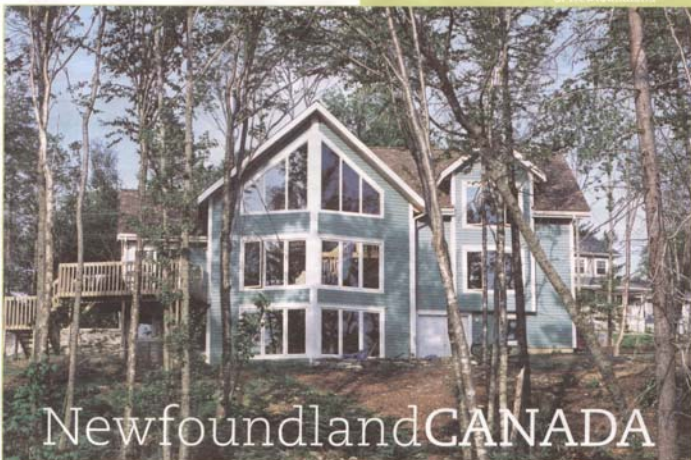
All homes will benefit from spacious living accommodation including double-height windows offering views of lake, forest or brooks, a mezzanine floor offering fantastic views of the landscape, a modern fully fitted kitchen, en suite bathrooms, a real stone fireplace and french doors to a spacious sundeck with terrace for a barbeque. Some homes also have garages.

46° North will feature an owner's lodge offering a range of facilities, a traditional maple sugar shack, swimming pools, spa, tennis courts, boating and around 20 kilometres of wildlife trails. The site is located only five minutes drive from the Parc National du Mont-Tremblant.

Travel to 46° North is easy as both Air Canada and 3A offer regular low-cost direct flights to Montreal Airport and the development is around one-and-a-half hours away from Montreal by car.

The properties are priced from £251,000 and range in size from 2,818 sq ft to 4,348 sq ft.

For further information call 020 3051 6346 or visit [resort46N.com](http://resort46N.com).



## Newfoundland CANADA

**A**fter being born in Africa and spending his early working life in the hot and dusty Middle East, Glen Pilgrim, a property manager based near Cambridge, was keen to build a dream home in the lush and unspoilt region of Humber Valley in Newfoundland.

He and his wife Lisa bought a 2.5-acre piece of land on the riverfront at Marble View Estates in early 2006. Their three-floor property currently consists of three bedrooms and two galleried living rooms. They paid \$280,000 (approximately £135,000 at that time) for the land.

Glen is fond of the outdoors culture in Canada as he feels that this lends to a healthy and active lifestyle.

The fresh, clean air and almost total absence of pollution are other reasons that he enjoys spending time in the region. Also, he feels that the people in Newfoundland are genuine, approachable and friendly.

The Pilgrims plans on using their home around once a year for family summer holidays.

The plane journey takes just five-and-a-half hours and is obviously another major factor. 'It's just great that you can be in Canada in such a short amount of time,' says Glen.

Prices for a plot and a home range from £246,056 (CAS 492,153) to £396,778 (CAS793,541).

Contact Azure Property International on 020 7851 2930 or visit [azuremarbleview.co.uk](http://azuremarbleview.co.uk).