

# SuperYachtWorld

The global magazine for superyacht owners

## *Here Comes* **THE SUN**

At sea with Amels'  
83-metre game-changer



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# PROPERTY FOCUS

Eastern Mediterranean vs Middle East



## EASTERN MED

Good prospects

For sailing fanatics, the glorious Greek coastline and its numerous islands make this one of the world's most attractive destinations, believes Robert Green of Sphere Estates.

"Prices remain historically low and look competitive against many other European yachting destinations," he says. For those that prefer island life, Mykonos is the number one spot for property buyers and offers good prospects of capital appreciation over the next five years. "But for those looking for the perfect family resort with access to five-star hotel amenities, golf, beach and historical sites of interest nearby, the Peloponnese has it all," he adds.

Andrew Langton of Aylesford International agrees: "In my opinion, the top-end market is mainly focused on luxury holiday homes around Porto Heli – a summer resort in the Peloponnese favoured by the smartest families in Athens – and the islands of Spetses and Mykonos." But he cautions that there has been very little activity in this market – reflecting similar conditions throughout the northern Mediterranean. "This is largely to do with the turmoil in the foreign-exchange markets and political uncertainty generated by general elections in Europe."



### AMANZOE Porto Heli, Greece

**Guide price** From €3.2 million  
Amanzoe Villas are positioned on a hilltop overlooking Porto Heli on the Peloponnese peninsula. Bespoke villas can be built from two bedrooms upwards and are designed by Ed Tuttle in a contemporary Greek design with

private pools – all serviced by the Aman hospitality. Residents have access to a private beach and beach club, restaurants and an Aman spa. Contact Dolphin Capital Partners. Tel: +302 103614255. [www.amanvillasph.com](http://www.amanvillasph.com)



### AYIA NAPA Cyprus

**Guide price** From €560,000  
Located on one of the most spectacular stretches of coastline in Cyprus, Ayia Napa Marina is a new development with 380 slips for yachts up to 60 metres (or up to 80 metres with advanced notice), a gym, bars, restaurants and a yacht club. Properties range from one-to-four-bedroom apartments and penthouses. Contact Savills. Tel: +44 (0)20 7016 3740. [www.savills.com](http://www.savills.com)



### CAPARI Tinos

**Guide price** €1.8 million  
Tinos is located within the Cyclades collection of islands to the south-east of Athens, a few miles from Mykonos. This villa, part of an estate of 11 homes on a private peninsula, is designed to blend into the landscape. This house has views of the beach (a five-minute walk) and has six bedrooms. Contact Aylesford International. Tel: +44 (0)20 7351 2383. [www.aylesford.com](http://www.aylesford.com)



### NAVARINO RESIDENCES Peloponnese

**Guide price** €2.3 million  
Part of the Navarino Dunes resort. The first phase includes nine villas of between four and six bedrooms, all of which have pools, outdoor areas and views across the Ionian Sea. The community has 24-hour security, two golf courses, bars and restaurants. Contact Sphere Estates. Tel: +44 (0)20 3617 1360. [www.sphereestates.com](http://www.sphereestates.com)



“Average sales prices are stabilising and starting to show the early signs of recovery”



## BARR AL JISSAH Oman

**Guide price** OMR1.5 million  
Enjoying majestic views across the Gulf of Oman and the cliffs of Jissah Bay, the owners of this five-bedroom, five-bathroom villa can take advantage of all the amenities of the Shangri-La Hotel, which includes an 80-berth private marina. There is a small pool overlooking the sea and the house comes to the market fully furnished.  
**Contact** Savills Oman. Tel: +968 24 692 151. [www.savills.com](http://www.savills.com)



## NURAI ISLAND Abu Dhabi

**Guide price** AED22 million  
Nurai is one of the offshore islands in the Arabian Gulf to the east of Abu Dhabi and has become one of the most sought-after addresses in the city. Home to Zaya Nurai Island – a boutique hotel recently included in a round-up of the world's 22 best private islands – this four-bed villa comes with panoramic views of the ocean.  
**Contact** Cluttons. Tel: +971 56 223 3560. [www.cluttons.com](http://www.cluttons.com)



## PALMYRA DRIVE Muscat Hills, Oman

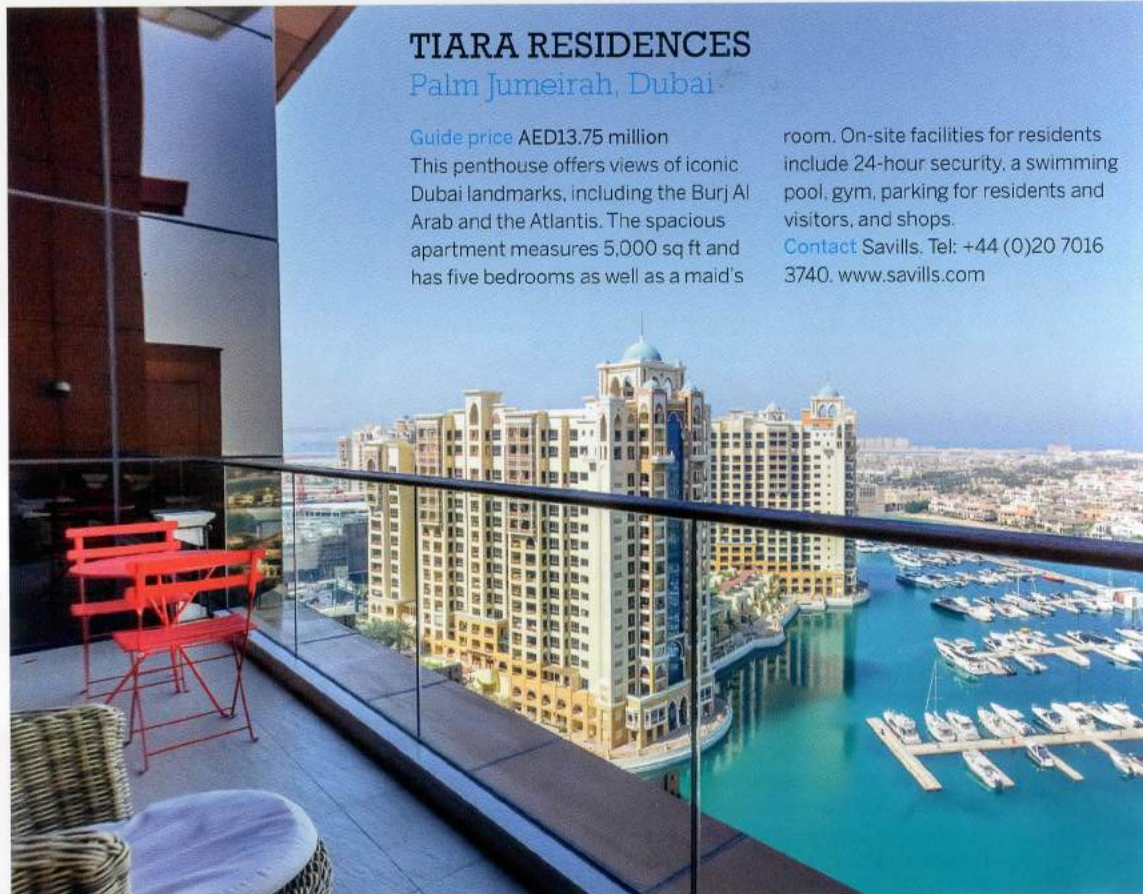
**Guide price** OMR950,000  
This six-bedroom villa has an open roof terrace boasting views over Muscat's prestigious 18-hole golf course and the dramatic backdrop of the Western Al Hajar mountains. Part of a gated community, the modern house is well positioned for access to the airport and the capital, and international schools in Muscat.  
**Contact** Cluttons. Tel: +968 9933 7986. [www.cluttons.com](http://www.cluttons.com)



## MIDDLE EAST Signs of life

The market in Dubai – the most popular expat destination in the Middle East – remains a mixed bag. Although both the apartment and villa markets in the city state have been softening for the almost two years, David Godchaux, CEO of Core Savills, says he has noticed that things are beginning to change in the low to mid-market bracket, and that this could filter upwards. “These sub-markets are keeping up a steady increase, having reversed their course since the first quarter in 2016. Dubai Marina saw the highest spike in year-on-year off-plan transaction volumes at 165%, following the launch of many new developments recently,” he says. “This has led many buyers to lock in early-bird incentives, resulting in a sentimental boost for the overall district with average sales prices stabilising and starting to show early signs of recovery.”

Transaction activity has similarly increased at this end of the market on Palm Jumeirah. “However, the overall area performance is relatively weaker when compared to popular Dubai Marina, with the Palm displaying the highest lag in sales performance with a year-on-year drop of 7%,” adds Godchaux.



## TIARA RESIDENCES Palm Jumeirah, Dubai

**Guide price** AED13.75 million  
This penthouse offers views of iconic Dubai landmarks, including the Burj Al Arab and the Atlantis. The spacious apartment measures 5,000 sq ft and has five bedrooms as well as a maid's

room. On-site facilities for residents include 24-hour security, a swimming pool, gym, parking for residents and visitors, and shops.  
**Contact** Savills. Tel: +44 (0)20 7016 3740. [www.savills.com](http://www.savills.com)