

Posh Pads

Roam if you want to, but come home to a second residence that'll suit both your investment portfolio and your need to escape to a gorgeous locale.

| By Misty Milioto, Jenn Thornton, Karina Timmel and Beth Weitzman |

Live the good life at Timbers Resorts' richly appointed Dancing Bear Aspen.

▶ ASPEN, COLO.

Dancing Bear Aspen

THE BUZZ Situated in downtown Aspen, this boutique mountain retreat—owned by Sunrise Company in partnership with Timbers Resorts—boasts one of the most sought-after addresses in the world. With its blend of rugged alpine charm and modern sophistication, the nine three-bedroom residences available for one-eighth fractional ownership beckon with the five-star amenities of a fine hotel. Indulge in a state-of-the-art fitness center; movie theater; game room; Tuscan-style wine cellar and dining room; and wrap-around private rooftop terrace with exceptional mountain views, fire pits and soaking tubs. Each residence is equal-access to owners (you can stay in a different one each time), and offers a sleek granite and stainless-steel kitchen, two cozy fireplaces, steam showers, soaking tubs and other luxe comforts. A pre-stocked refrigerator and pantry for each stay (owners only pay for what they want stocked), top-notch concierge, daily breakfast, twice-weekly cocktail gatherings, ski valet and private storage round out the roster. Owners are guaranteed stays of six weeks per year, and membership in Timbers Collection includes reciprocity within the Timbers Resorts' portfolio. **LOCATION, LOCATION** Some of Colorado's most renowned ski slopes neighbor Dancing Bear. In the summer, hiking, golfing and mountain biking are popular. The city also hosts events like the *Food & Wine Classic* and *aspenFILM*.

PRICE TAG \$625,000 (plus annual dues of \$24,000)

MORE DETAILS dancingbearaspen.com



▶ VAIL, COLO.

Residences at The Sebastian Vail

THE BUZZ The Sebastian Vail, a 100-room/seven-suite hotel and private residence club nestled within Vail Village, features 36 chicly furnished two- and three-bedroom residences available for fractional ownership. Residents enjoy full use of the hotel's myriad amenities, such as the acclaimed Block 16 restaurant, the happening Frost Bar, Bloom Spa and

on-mountain ski valet.

Each residence features a gourmet kitchen, luxurious bedrooms and a private deck with stunning views of the Rocky Mountains. Members also enjoy mutual exchange within the Timbers Resorts' portfolio. **LOCATION, LOCATION** Hit the slopes or shop in Vail Village—choices are endless. **PRICE TAG** Four-week resort membership starts at \$225,000 (plus annual dues of about \$6,000); eight-week club membership starts at \$395,000 (plus annual dues of \$11,975).

MORE DETAILS residencesatthesebastian.com

▶ VAIL, COLO.

The Ritz-Carlton Residences, Vail

THE BUZZ Few places can compare to the beauty of Vail, and even fewer homes can contest the luxury of those at The Ritz-Carlton. The hotel's 71 whole-ownership residences (ranging from two-bedroom units to five-bedroom penthouses) and 45 fractional-club residences

(ranging from two to four bedrooms) feature spacious floor plans and fine finishes. Residents enjoy full use of hotel amenities, like the year-round pool deck, spa, fitness facility, library and ski valet. **LOCATION, LOCATION** Skiing, hiking, fishing, biking—Vail has it all.

PRICE TAG Whole-ownership residences from \$2.2 million to \$8.9 million (plus annual HOA dues of \$29,000 to \$60,000); fractional-club memberships in The Ritz-Carlton Destination



▶ PARK CITY, UTAH

Montage Deer Valley

THE BUZZ This resort, which features 174 luxury hotel rooms, also is home to 81 whole-ownership residences—all located in the mountain community of Deer Valley Resort. The one- to four-bedroom luxe residences feature coffered ceilings, gas fireplaces and private balconies. Owners also enjoy full use of hotel amenities, such as restaurants, the 35,000-square-foot Spa Montage, and ski concierge and valet.

LOCATION, LOCATION Park City's Main Street is home to galleries, restaurants and museums. Summer brings outdoor concerts to town, and January invites the Sundance Film Festival. **PRICE TAG** \$2 million to \$10 million-plus (with annual HOA dues of \$19,000 to \$68,580) **MORE DETAILS** montage-residencesdeervalley.com



Club (backed by deeded interest in a trust) from \$65,000 to \$350,000 with reciprocal stays at all The Ritz-Carlton and Marriott hotels worldwide. **MORE DETAILS** theresidencesvail.com



● Join the Club!

If you'd rather vacation at multiple luxury homes in top-notch destinations around the world—sans second-home investment—reap the benefits of a private vacation club. Enter **Portico**, a new membership club from Exclusive Resorts that offers members access to more than 150 luxe residences in some of the world's most coveted locales.

Take, say, a ski trip to Colorado. How does the four-bedroom Baby Doe Lodge in Snowmass, complete with ski-in/ski-out access, sound? San Francisco, New York, Greece and Italy are some of the other current jet-setting spots, but Portico aims to expand its portfolio to 300 homes in 100 destinations this year. The club also offers superb personal service for all your travel needs. Members enjoy access to amenities at world-class resorts, such as private beach clubs, spa facilities and golf courses. Membership requires a one-time initiation fee of \$10,000 and an annual membership fee of \$2,500. Based on availability, members can travel as often as they wish, stay whenever they like and pay about 50 percent below market rates for the nights they stay.

Portico differs from Exclusive Resorts, because it offers a self-serve model with an online booking platform (but still with pre-trip and on-site concierge services). Portico also leases, rather than owns, the properties in its portfolio and enters long-term arrangements with appropriate flexibility for member stays. Lastly, of the almost 2,000 members that Portico has welcomed so far, most are between 35 and 55 years old—a younger demographic than those who are members of Exclusive Resorts. porticoclub.com



▶ SANTA FE, N.M.

Fairmont Heritage Place, El Corazon de Santa Fe

THE BUZZ Fairmont Heritage Place, El Corazon de Santa Fe—a private residence club featuring 22 two-bedroom fractional-ownership residences and 50 whole-ownership homes fashioned in Pueblo Revival style—flaunts a quintessential address in the heart of historic downtown Santa Fe. Two spacious floor plans reveal luxe

touches, such as clay plaster walls and decorative ironwork. An owners' clubhouse, fitness area, and abundant and flexible lodging privileges are among the perks. Residents also enjoy membership in the Fairmont President's Club, providing exclusive VIP recognition and reciprocal stays at Fairmont, Raffles and Swissôtels resorts and residential properties worldwide. **LOCATION, LOCATION** Historically rich Santa Fe is an epicenter of Southwestern art and culture. Residents enjoy a host of options, from the

Georgia O'Keeffe Museum to innovative Tex-Mex cuisine, and thoughtfully curated boutiques and galleries. Just outside the city, a recreational landscape hosts myriad outdoor pursuits. **PRICE TAG** One-eighth fractional-ownership residences start at \$130,000 (Terra Residences) and \$185,000 (Montana Residences) plus annual HOA dues of between \$5,300 and \$6,500; whole-ownership residences range from \$500,000 to \$900,000. **MORE DETAILS** fairmontheritageplace.com



▶ MIAMI, FLA.

The Residences at The St. Regis Bal Harbour Resort

THE BUZZ This property boasts a 243-room hotel tower and a 255-unit ultragrand condominium tower with sleek Yabu Pushelberg-designed lobby. The private, direct-entry elevators lead to the one- to five-bedroom, whole-ownership residences. (One five-bedroom Excelsior bespoke residence also is available for purchase.) Each offers soaring 10-foot ceilings, customizable kitchens and bathrooms, and private balconies. Outside are two heated, resident-only swimming pools flanked by cabanas and a full-service wet bar. Residents receive St. Regis butler and concierge service, a residential manager, access to the resort's signature restaurant (J&G Grill) and the 14,000-square-foot Remède Spa, a personal shopper, and shopping-bag pickup service from Bal Harbour Shops. **LOCATION, LOCATION** This oceanfront oasis is located right on the beach with amazing views of the sand and surf. Situated across the street from the Bal Harbour Shops, it's a luxurious haven with unbeatable proximity to the offerings of Miami and South Beach. **PRICE TAG** \$1.9 million to \$10 million-plus (with annual maintenance fees of about \$42,000 to \$90,000) **MORE DETAILS** stregisbalharbourresidences.com

THE RESIDENCES AT THE ST. REGIS BAL HARBOUR RESORT PHOTO BY DAN FORER; FAIRMONT HERITAGE PLACE, EL CORAZON DE SANTA FE PHOTO BY ROBERT RECK



▶ VANCOUVER, CANADA

The Private Residences at Hotel Georgia

THE BUZZ Located in the heart of downtown Vancouver, and adjacent to the Rosewood Hotel Georgia, is the 48-story residence tower that's scheduled to open in September. The posh whole-ownership condos feature

floor-to-ceiling views of the mountains, ocean and city, plus stunning finishes, like oversized mahogany doors, polished quartz countertops and cast-iron soaker tubs. Additional high-tech accoutrements—flat-screen TVs, integrated home theater and sound systems, environment-controlling touch-screen displays—soup things up considerably. Owners enjoy access to all hotel amenities—concierge, swimming pool, full spa

and fitness center included. **LOCATION, LOCATION** The city provides an array of activities, from summer hikes to winter skiing. Art galleries, boutiques and theaters are all here, plus a bevy of dining experiences, including Hawksworth Restaurant, located in the adjacent hotel. **PRICE TAG** \$1.3 million to \$9.6 million (plus annual strata fees between \$488 and \$1,680) **MORE DETAILS** residencesatgeorgia.com

▶ PANAMA CITY, PANAMA

The Residences at Bristol Hotel Panama

THE BUZZ Joining the Bristol Hotel Panama—where urban and colonial styles luxuriously converge in 129 guest rooms and suites—is the newly opened 25-story Hotel Residence Tower, featuring 63 guest rooms, and 40 fully appointed condo units and eight suites.

Residents enjoy access to all hotel amenities, such as a lap pool, fitness center and restaurant bar lounge. A rooftop spa also will be opening this fall. Special rates on Bristol properties, property-management services and a choice investment opportunity come with the cost of these whole-ownership residences. **LOCATION, LOCATION** A prime spot in the buzzing Financial Center of Panama City puts residents in proximity to the best in nightlife, shopping,



culture and dining. **PRICE TAG** \$375,000 to \$635,000 (plus annual HOA dues ranging from \$2,700 to \$4,800) **MORE DETAILS** thebristol.com

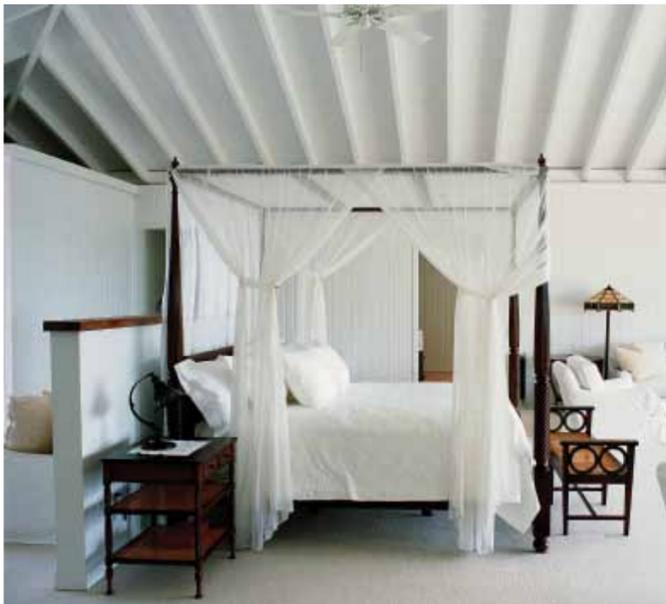


● Home Hopping

Luxury travel company **Abercrombie & Kent Residence Club**, which started as a safari outfitter in 1962, now offers vacation homes in more than 100 countries around the globe. As an award-winning, equity-based destination club, A&K offers bespoke travel planning and hosting to keep things simple for its members. Destinations include Big Island, Hawai'i; Aspen, Colo.; Kiawah Island, S.C.; Tuscany, Italy; and Côte d'Azur, France. Of its most popular, Hale Pu'uhonua is a spacious, four-bedroom island getaway on the Kohala Coast of Hawai'i, featuring separate suite entrances, a gourmet kitchen, a heated infinity pool, an outdoor shower and a high-tech theater room.

Members own the diversified portfolio of debt-free properties in the A&K Residence Club. Membership ranges from the Hemisphere level (\$175,000 capital contribution and \$13,350 in annual dues for 15 nights per year) to the Universal Plus level (\$475,000 capital contribution, plus \$44,100 in annual dues for 60 nights per year). Members can also trade in nights for A&K travel adventures and convert their nights for use at 10 The Ritz-Carlton Destination Club locations—think Bahamas, the U.S. Virgin Islands and San Francisco—through The Lion & Crown Collection. Expect top-notch amenities and all the luxuries of home (gourmet kitchens, spacious living areas, the gamut) at every locale, but with the added benefit of members-only access to spas at exclusive resorts and preferred golf play at private courses. akresidenceclub.com

Parrot Cay Estate takes second-home ownership to an entirely new level of luxury.



▶ TURKS & CAICOS, BRITISH WEST INDIES

Parrot Cay Estate

THE BUZZ Celebrity neighbors like Bruce Willis, Donna Karan and Keith Richards are just some of the perks of second-home ownership at Parrot Cay, COMO Hotels and Resorts' private island retreat in the chain of Turks & Caicos islands (a 35-minute boat ride from Provo). But there are plenty more. The island's newest offerings are three-bedroom villas (available for whole ownership) with luxurious modern touches—an outdoor shower, an extensive Brazilian hardwood deck and an infinity pool, for starters. Set

on 1.5 acres, each villa occupies its own stretch of white-sand beach. Owners also enjoy full use of the resort's amenities at Parrot Cay, such as the COMO Shambhala Retreat—a spa featuring Asian-inspired treatments and therapies. **LOCATION, LOCATION** While rebalancing is the No. 1 activity here, diving, snorkeling, fishing, biking or kayaking can easily be added to the docket. **PRICE TAG** From \$10 million (plus annual dues based on number of acres owned) **MORE DETAILS** parrotcay.com.bz



▶ PUNTA DE MITA, MEXICO

Imanta Resort & Residential Lots

THE BUZZ Located just 45 minutes from Puerto Vallarta International Airport, Imanta Resort features an exclusive 12-suite hotel (homeowners may utilize the amenities), plus six residential lots (on 1 to 2.5 acres) that are now

available for whole-ownership purchase. Residents receive exclusive membership privileges to the private beach, terrace swimming pool and state-of-the-art gym. Add to this lineup: Personal service that's available 24/7. If the first six lots are taken, take heart knowing that another 30 to 35 will be added in the next phases of development. **LOCATION, LOCATION** Imanta's

250 acres adjoin the 160,000 acres of the Sierra de Vallejo Federal Nature Preserve. Expect immense beauty along trails that lead from suites through forests, jungles, mountains and coastline. **PRICE TAG** Lots (not including the custom-built homes) from \$1 million to \$5 million; annual HOA dues to be determined **MORE DETAILS** imantaresorts.com

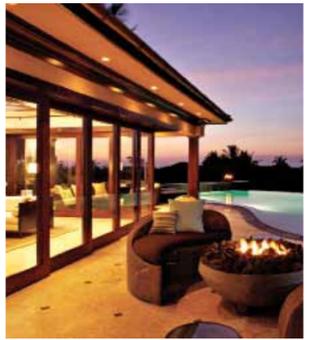
▶ SAINT BARTH, FRENCH WEST INDIES

Hotel Saint-Barth Isle de France

THE BUZZ Enjoy Flamands Bay through fractional ownership in Le Club—with villa accommodations for five weeks per year and access to hotel amenities, like the chic pool, Molton Brown Spa and concierge. **LOCATION, LOCATION** Delight in world-class shopping, water sports and idyllic shores. **PRICE TAG** \$338,000 (plus annual fees starting at \$2,293) **MORE DETAILS** isle-de-france.com



HOTEL SAINT-BARTH ISLE DE FRANCE PHOTO BY J.P. PETER



● Venture Capital

Interested in adding to your investment portfolio? Consider **Cuvée Ventures**: The company develops a global portfolio of luxury real estate funds to preserve and grow capital so that “investor families” (that’s you) can experience a lifestyle dividend through access to the Cuvée portfolio. The private-equity fund, part of luxury-vacation real estate group Cuvée Escapes, is investing in 25 custom-couture residences throughout the world. Bonus: You get to vacation there, too.

Fund I closed in 2006 and Fund II in 2010; the company is currently offering Fund III. The average investment is \$6.75 million per property and will result in approximately \$200 million in assets under management. There are no annual dues or additional sales pitches. Once you buy in with \$750,000 (entitling you to 15 nights) or \$1.5 million (30 nights), operating costs are non-existent. Each private residence is allowed about six to eight years to appreciate, at which time members benefit from its sale.

The Cuvée properties are ski-in/ski-out, oceanfront or in the heart of the world's most exciting metropolitan hubs. Look for upcoming locations in Aspen, Colo., Napa Valley, Calif., Italy and the Caribbean. The on-site concierge forms close relationships with each investor family, and exclusive partnerships with chefs, private jet services and yacht charters make for personalized experiences. cuveeventures.com



● Max Your Assets

Don't compare **Equity Estates** to a timeshare. Instead of the limitations that come part-and-parcel with timeshares, this private equity fund invests in ultraluxe real estate, offering members the ultimate in service and ownership. After investing approximately \$200,000 to \$549,000 to join the program, members can reserve any of the multimillion-dollar private homes (properties span the globe) for 15 to 45 nights per year—no minimum stay required.

To ensure accessibility, Equity Estates deliberately underutilizes its assets—at any given time, the portfolio of properties will likely have open availability of 75 percent or more. Plus, membership comes with a personalized five-star concierge service.

Unlike destination residence clubs, Equity Estates serves as a long-term, buy-and-hold manager for properties averaging about \$3 million each. The company provides access to more than 50 residences around the globe through its alliance partners (more than 20 homes belong to Equity Estates Fund I) in highly sought-after resort and metropolitan destinations, from Florence, Italy, to Turks & Caicos. Beginning in 2021, Equity Estates will sell residences in the fund and distribute proceeds to members. (However, membership interests can be sold anytime after a 24-month hold.) Future residences on the horizon include those in San Francisco; Lake Tahoe, Calif.; and Kiawah Island, S.C. equityestatestravel.com



▶ WATCH HILL, R.I.

Ocean House

THE BUZZ The only AAA Five-Diamond resort in Rhode Island, Ocean House offers an ideal coastal respite with 180-degree ocean views and sweeping outdoor spaces. The 62-room hotel is conveniently situated between Manhattan and Boston, and the additional 21 residences available for whole ownership come with amenities

such as in-room massages and beach picnics delivered to your door. The two-bedroom Hydrangea and Dune Grass suites both offer open floor plans with a gourmet kitchen, complimentary bar, stone fireplace, coffered ceilings, deep-soaking tubs and a private garden. Access to a private beach (with beach butlers and cabana service), the OH! Spa, a championship croquet course, concierge services, a 24-hour fitness center and complimentary afternoon refreshments sweeten the deal.

LOCATION, LOCATION Watch Hill is a quaint and affluent coastal village at the southwestern-most tip of Rhode Island, with fantastic boutiques and charming restaurants. Water sports—sailing, fishing, rowing and swimming—and a sextet of nearby golf courses anchor the recreation here. **PRICE TAG** \$2.9 million (plus about \$25,200 in annual HOA dues) **MORE DETAILS** oceanhouseri.com

OCEAN HOUSE PHOTOS BY CHIP RIEGEL

▶ CABO SAN LUCAS, MEXICO

Hacienda Beach Club & Residences

THE BUZZ Located on a quarter mile of prime beachfront at Medano Beach, Hacienda consists of 109 luxurious, yet comfortable, homes with three distinct layouts for whole-ownership purchase. Included are two-story detached beachfront villas, view-oriented attached resort residences and penthouses atop four- to six-story buildings. The 22-acre private beach club and residential community houses all the relaxing necessities—two pools; a beach club; the Hacienda Spa; a fitness center with spinning, yoga and Pilates classes; and an authentic Mexican restaurant.

LOCATION, LOCATION Stunning seas are ideal for sport-fishing, world-class scuba diving, kayaking and surfing. Plenty of nighttime shenanigans follow daytime pursuits.

PRICE TAG \$499,000 to \$4 million-plus (with annual dues of \$10,800 to \$34,800) **MORE DETAILS** haciendacabosanlucas.com



Come home to this chic villa at Hacienda Beach Club & Residences in Cabo San Lucas.



GOLDENEYE HOTEL & RESORT PHOTO BY CHRISTIAN HORAN

▶ ORACABESSA, JAMAICA

GoldenEye Hotel & Resort

THE BUZZ Live like Agent 007 at GoldenEye Hotel & Resort, where scribe Ian Fleming once lived and penned all 14 James Bond novels. The 52-acre property and its 21 accommodations (nine are currently for sale) are situated on the northern coast of Oracabessa amid secret coves, private beaches, tropical forests and a lagoon. The one- and two-bedroom Beach and Lagoon Cottages are available for whole ownership and feature large porches; kitchens

with polished concrete countertops, a stovetop and oven designed by Italian architect Renzo Piano; and the latest appliances from Smeg's 1950s retro line. **LOCATION, LOCATION** Relax on GoldenEye's main beach, Low Cay, which features 500 feet of smooth sand. Or, take up lagoon rafting, stand-up paddle boarding, tennis or yoga. **PRICE TAG** From \$1.1 million (plus annual fees, ranging from \$3,600 to \$7,200) **MORE DETAILS** goldeneye.com