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PROPERTY TIMES

CENTURION IN FOCUS

THE LOWDOWN ON REAL ESTATE AROUND THE WORLD: WHAT'S HOT, WHERE TO LOOK, AND WHEN TO INVEST

New Trends & Old Friends

Inside Villa
Jardin, a
five-bedroom
makeover by the
Cap d'Antibes

Geopolitical tensions, notably in the Middle East, are changing the international real-estate map in 2026. Partly as a result, markets in the Caribbean and the western Mediterranean are once again thriving, reports Peter Swain

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Oriental Residences on Grand Cayman (moresidencesgrandcayman.com) where completion and move-ins are expected in 2028; the Goldwynn Penthouses (goldwynnpenthouses.com) atop a 14-storey tower on Cable Beach, Nassau; and the Nevis Peak Residences (nevishouses.com) being built beside the golf course at the Four Seasons on Nevis.

"Many factors are driving a lively Caribbean real-estate market, especially retiring baby boomers with available money," suggests Suzanne Gordon of Sugar Mill Real Estate on Nevis. "Rather than moving to warmer climes in the southern USA, many Canadians as well as Americans are now choosing quieter places, like Nevis, away from the political fray, as their bolthole."

The Abaco Club on Great Abaco in the Bahamas (theabacoclub.com), originally founded by Peter de Savary, is another good example. This is today a mature 200ha private community with a magnificent new beach club on Winding Bay to go with new tennis, padel and

Below: the generous terrace of one of The Abaco Club's new Cays Reserve Residences along the Bahamas Winding Bay

pickleball courts, plus a spa on the way. The Cliff House continues to provide fine dining with lofty views out over Sean Connery's favourite 18-hole tropical links.

The latest residential offerings include The Cays Reserve, 19 spacious beachfront residences of which 11 have already sold; The Green collection of turnkey cottages facing the golf course; and The Ridge Estates, eight premier homesites waiting for buyers to design and build their dream houses with views towards the Atlantic. Now under the Southworth umbrella, Abaco combines privacy with laid-back charm, set along three kilometres of pristine beaches. It all makes for a heady, rum-based cocktail.

Elsewhere, at Jolly Harbour on the sheltered western side of Antigua, the chic daytime beach-club brand Nikki Beach (nikkibeachresidencesantigua.com) – better known in St Barths, Ibiza and Saint-Tropez – is planning to build 127 residences in three four-storey apartment blocks, together with seven four-bedroom villas. The development, which also



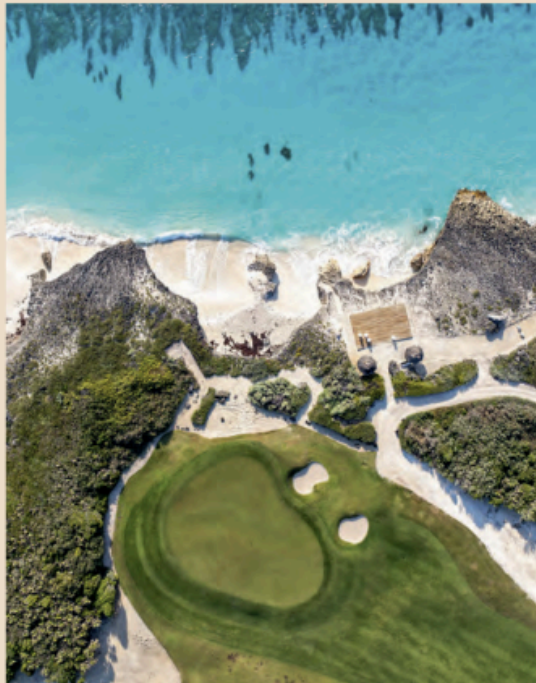
PHOTO © THE ABACO CLUB

includes a hotel, is backed by Canadian-Antiguan businessman Calvin Ayre.

On a seven-hectare site between the marina and Jolly Beach, there's a 50m-wide strip of public seashore separating the edge of the resort hotel from the ocean, so good security will be needed to maintain residents' privacy. Jolly Harbour is rather run down, so the developer will also need the government to buy into the renovation of the area to attract the nautical nomads and investors making up their target market.

As with a number of other Caribbean islands, there's an opportunity to acquire a local passport. These somewhat overhyped Citizenship by Investment schemes are generally disliked by immigration authorities in the USA, Canada and the EU, so although they do promote easy access to 150 or so other countries, their value is seen by many to be increasingly dubious.

Below: the oceanfront 17th hole at The Abaco Club; facing page, from top: the Aegean-facing Villa Kyzikos, a seven-bedroom residence on Mykonos; a bird's-eye view of the sprawling Porto Montenegro, on Boka Bay



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One more notable proposition in the region is Emerald Caye (emeraldcaye.com), a private four-hectare island off the coast of Belize on which Six Senses are building 16 beachfront villas as part of a resort that features a signature spa, two restaurants and a kids' club, all a 15-minute boat ride from the nightlife, shopping and airport at San Pedro on Ambergris Caye. Around the Caribbean, as elsewhere, the siren call of branded residences continues apace.

EUROPEAN MOMENTUM

The other beneficiary of global insecurity is southern Europe, from Greece in the east to Portugal in the west. On the Adriatic, Montenegro is in the queue to join the EU, possibly in 2028, and already uses the euro. It also has, in the beautiful Boka Bay around which towering green-clad hills tumble into Europe's southernmost sea fjord, a perfect playground for sailors, which also happens to be a Unesco World Heritage site.

Porto Montenegro (portomontenegro.com) was the first, and is still the most prestigious, residential community on the bay, now with designer shopping, a jazz festival, a diverse range of restaurants and two five-star hotels overlooking a marina with more than 500 berths for yachts up to 250 metres.

The latest residential phase to launch is Vero & Versa, a collection of just over 200 apartments, some of which have been bought by lifestyle investors, others by yacht skippers wanting a home base close to a good international school. The cream of the crop, with details still being finalised, is a 550sq m four-bedroom penthouse with a swimming pool on top of the Vero building.

Airlift into Tivat Airport, about seven kilometres to the south, has expanded substantially in recent years, with scheduled flights arriving from all over Europe. The golf course at nearby Luštica Bay, when finished, will be the final piece in this already multihued Montenegrin jigsaw.

Of the Greek Cyclades islands, Mykonos has the best service infrastructure, nightclubs and choice of real estate. A-listers love renting private, gated estates and, after a slow 2025, Beauchamp Estates (beauchampestates.com) reports some are now buying,

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