

## Second homes

# Lock-up and leave properties

Ever more second-home buyers are opting for fully managed properties that are secure, easy to maintain and ripe for rental investment. Cheryl Markosky reveals the 10 best on the market

**I**N an age when we face increasing calls on our time, little is as irresistible as the lure of a property that makes no demands on us. This is why lock-up and leave homes—where management companies take care of every detail—are on the rise.

The trend is for hassle-free, secure, “wash and go” homes that appeal to three ages of Man,’ says Charles Weston Baker of Savills International. ‘Grandparents, their children and grandchildren can use these beautifully maintained places separately, or together.’

Even better, the management service often includes a rental pool, enabling owners to let their homes for a few weeks a year, which helps cover running costs. These properties usually come with a designated cupboard, room or outside locker where you can store personal possessions during the rental period, explains Rob Green from Cluttons Resorts. When you to return, ‘staff can put your things back on display to make you feel at home’.

At the upper end of the ‘lock-up and leave’ market, buyers can expect to pay \$34.80 to \$43.47 (€40–€50) per sq m per annum in service costs, advises James Price of Knight Frank International. ‘Some amenities [such as a hotel or golf course] are integrated, which could cost more. But on the plus side, you can factor this into your budget for the year.’

For people looking to dismiss anxiety about burst pipes and burglars, these are the top 10 serviced properties around the world.



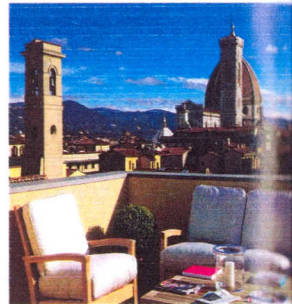
### 1 Villas Valriche, Mauritius ↑

At Villas Valriche, owners automatically qualify to become members of the Golf du Château Club with its clubhouse, restaurant, sports centre, residents’ beach club and luxury spa. About 80% of them have also taken up ‘the option to purchase a lock-up room for valuables, personal items and those all-important golf clubs,’ says agent Rob Green. New styles of two-bedroom villas, starting at £499,000 (\$780,000), have just been released; three- and four-bedroom villas start at £636,500 (\$994,000) and £896,000 (\$1.399m), respectively. *Cluttons Resorts* (020-7584 3050; [www.cluttonsresorts.com](http://www.cluttonsresorts.com))



### 2 Kempinski Private Residences, Hotel du Parc, Lake Geneva, Switzerland ↑

The 24 residences are set in a Belle Epoque building on the shores of Lake Geneva, and enjoy the five-star services of the Kempinski hotels, including security, gardening and restaurant reservations, plus optionals such as babysitting, maid service and party planning. Properties range from \$4.696m to £19.311m (CHF6.26m to CHF25.7m). *Knight Frank International* (020-7629 8171; [www.knightfrank.com](http://www.knightfrank.com))



### 3 Palazzo Tornabuoni, Florence, Italy ↑

Four Seasons Hotels and Resorts provides five-star amenities and manages homes in this restored 15th-century palazzo, where one- to three-bedroom studios and apartments are priced from \$922,000 to \$4.45m (€1.06m–€5.110m) and come with personal storage. ‘Almost a members’ club, the five-star concierge service is sophisticated and flexible,’ explains agent Andrew Hawkins. *Chesterton Humberts International* ([www.chestertonhumberts.com](http://www.chestertonhumberts.com); 020-3040 8210)

### 4 La Baronnie de Saint Théodort, Gard, France ←

Quiet, comfortable and safe are the words used to describe this renovation of a former wine château into seven condominiums, near Nîmes. With modern conveniences, such as underfloor heating, broadband and a pool, services include cleaning and gardening for about \$348 (€400) a month. For extra, a French chef will cook a *plat du jour* for you to enjoy at home. Three condos are available, at about \$478,500 (€550,000). *Savills International* (020-7016 3740; [www.savills.co.uk](http://www.savills.co.uk))



### 5 Toscana Resort, Castelfalfi, Tuscany, Italy ←

In this restored medieval borgo, 100 apartments include maintenance of communal areas, power and utilities, estate security and administration (charged from £1 per month for an apartment), a menu of concierge services, such as housekeeping, laundry and car hire. Prices for the first 41 apartments range from £200,000 to £696,400 (€200,000 to €800,000). *Knight Frank International* (020-7629 8171; [www.knightfrank.com](http://www.knightfrank.com))

### 6 Soneva Kiri, Koh Kood, Thailand →

This private resort comes with top-class service from Six Senses Resorts, says selling agent Rob Green. Owners of the 32 beachfront, cliff and hillside two- to six-bedroom villas get access to the spa, three restaurants, an outdoor cinema, water sports and a personal butler. Prices start from \$2.8m (\$3.235m). *Cluttons Resorts* (as before)

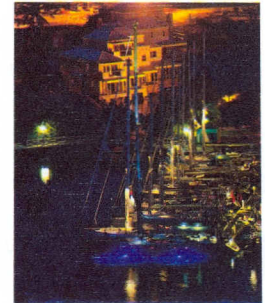


### 8 La Zagaleta, Spain ←

Staff in the Zagaleta estate office will handle a variety of requests, from gardening and catering to banking, secretarial services and flights from the heliport. A six-bedroom villa with access to two 18-hole golf courses, well-stocked fishing lakes and an equestrian centre is currently for sale at \$10.9m (€12.5m). *Bolt Property Group* (00 34 951 277 460; [www.boltpropertygroup.com](http://www.boltpropertygroup.com))

### 9 Medina Palms, Kenya ←

These 50 apartments, penthouses and beach- or ocean-view villas on Watamu Beach come with a range of on-site services: restaurant, bar, shops, a coffee shop, swimming pools, Wi-Fi connection, a fitness trail, a wellness facility and even a delicatessen. There’s also a 24-hour staffed reception and security. Two-bedroom apartments start at \$195,000 and four-bedroom villas from \$452,000. Service charges, which start from about \$210 a month for an apartment and \$1,365 a month for a luxury ocean villa, include maintenance of the properties and communal areas. *Knight Frank International* (as before)



### 7 Nanny Cay Marina, Tortola, British Virgin Islands

Designed to blend Caribbean architecture with European standards, Nanterre two- and three-bedroom waterfront houses have docks on a private marina linked to the Sir Francis Drake Hotel. Owners have access to on-site hotels, a tennis court, the beach and an oceanfront pool. Property priced at about \$850,000 to \$2m. *International* (as before)



### 10 Villa Deep Blue, Mykonos, Greece

Your pool will be cleaned, garden maintained, bills paid, keys held and regular checks made on the four private bedrooms. This small and carefully managed complex is a two-bedroom villa with three balconies and views of neighbouring islands. Villa Naxos, is now available for \$870,500. *Beauchamp Estates* (00 30 228 9999; [www.beauchamp.com](http://www.beauchamp.com))

