

# PROPERTY FOCUS

Indian Ocean vs Thailand

## INDIAN OCEAN NEWLY RELEASED HOMES



Until last year only big-brand hotels were able to secure leaseholds on some of the paradise islands that make up the Maldives. But then the government took the lead of other Indian Ocean islands, including the Seychelles and Mauritius, allowing foreign investors to buy leasehold property. The 50-year leases are first sold to the resort operator, who then sells them as part of a villa package. The leases can be renewed before expiration, but if the government chooses not to renew it has the legal requirement to buy the property at market value. For those nervous of leaseholds, foreign nationals are able to buy freehold properties in the Seychelles and Mauritius.

## SONEVA FUSHI BY SIX SENSES MALDIVES

Guide price: \$4 million - \$15 million

Contact: Six Senses Private Residences Indian Ocean.

Tel: +960 680 0800. Website: [www.sixsenses.com](http://www.sixsenses.com)

The Six Senses brand is known for its unusual policy of asking guests to remove their shoes during their stay in the Maldives, to ensure guests (and now owners) are able to switch off from the demands of modern life. Buyers can choose from capacious villas with four to six bedrooms or smaller two and three bedroom houses; all can be fed back into the resort rental pool.





## PLANTATION D'ALBION MAURITIUS

Guide price: **From €993.000**

Contact: [Savills](http://Savills). Tel: +44 (0)20 7016 3740.

Website: [www.villas-chalets.clubmed.com](http://www.villas-chalets.clubmed.com)

These villas within the Club Med resort of Plantation d'Albion can be bought either outright or through a leaseback system which allows unlimited free use of the resort facilities. Each house comes with a butler and free use of Taramina golf course is included.



## VILLAS VALRICHE MAURITIUS

Guide price: **From \$660.000**

Contact: Cluttons Resorts. Tel: +44 (0)20 7584 3050. Website: [www.cluttonsresorts.com](http://www.cluttonsresorts.com)

Situated just 40 minutes from the airport and part of a former sugar plantation, Villas Valriche is an estate of two to four-bedroom houses. Owners have access to five-star hotel facilities, a beach club, spa and golf course, and nearly all villas have sea views.



## FOUR SEASONS PRIVATE RESIDENCES SEYCHELLES

Guide price: **From \$7.1 million**

Contact: Hamptons International. Tel: +44 (0)20 7963 0614. Website: [www.hamptons.co.uk](http://www.hamptons.co.uk)

With the inviting idea of owning "an acre of paradise", these villas on Mahé are luxurious sanctuaries. Set in rocky granite landscape, each takes advantage of sweeping views of the ocean and surrounding jungle.

## THAILAND SUPERYACHT HEAVEN



The island of Phuket is rapidly becoming famous in yachting communities. The Asia Superyacht Rendezvous is held here every December, and the marinas are world-class. The Ao Por Grand Marina is the largest, with 200 berths and the capacity to take yachts of over 80 metres. It has a dry dock and full maintenance facilities, as does Phuket Boat Lagoon further south. The island is also a magnet for wealthy Singapore-based expats. "Phuket is the number one choice because buyers can expect luxury accommodation, five-star service and world-class cuisine," says Rebecca Smith of Ocean Villas. "However, Bali, Vietnam and the Maldives are also