

Guide to 2017

Property

The future arrives: from virtual reality to automated parking places, your new home will pack quite a punch, wherever it is



Viewing your potential new home next year may not involve much legwork as virtual reality begins to make its presence known in the world of property. Interested in Berkeley's landmark tower designed by Foster + Partners, **South Quay Plaza** in Canary Wharf (berkeleygroup.co.uk)? Just don the Oculus Rift goggles and find yourself walking around a cocktail bar with some of the best views of the City before checking out the three penthouses. Equally tech-heavy is the parking at Great Portland Estates' **Rathbone Square** development, which has an automated system to recognise a resident's number plate, so you can drive straight in, and then retrieve the car from the depths in a lift when it's next required (rathbonesquare.com).

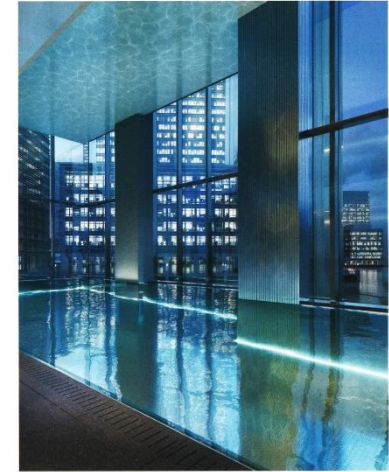
Moving laterally is still a big deal, especially if you can buy the flat next door – on- or off-plan – and knock through. Even better, the smaller footage means less of a stamp duty bill. Meanwhile, out goes grey Carrara marble and

winter gardens, and in comes copper, burnished gold, parquet flooring, inner courtyards and communal roof-garden terraces.

Gardens are big in the country, too: the more designer the name, the more wild and organic the better. It's all about the landscape. Savills estate agency (savills.co.uk) says forget the extra housekeeper, now you need to employ a full-time gardener to make sure the mature specimen trees you've shipped in from the continent look good. You'll need a helipad to go with the ha-ha, too.

And do smell nice. Your country pad will have a different scent to your London pied-à-terre. Indeed, at **Chelsea Island**, along with 24-hour concierge services, you'll also get a bespoke scented candle by Belgravia-based chandler Rachel Vosper for each of the 89 apartments, and signature scent for the communal areas. The key note at Harrison Varma's Buxmead scheme with 6,000sq ft lock-up-and-leave flats on the Bishops Avenue is a bespoke fir balsam with sultry vetiver and patchouli created by perfumer Alexandra Soveral.

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Clockwise from above left: Zaha Hadid's design for **520 West 28th Street**, New York City; **South Quay Plaza**; a terrace at the **Rathbone Place** development, London



If you want first-class options overseas, then Ibiza is still a fun possibility – though now it's as much about the detox as the party. Look to **Talamanca** beach, which is easy to get to and has hot new openings, too, with high-end new developments in the pipeline.

Elsewhere, the tried and tested big-name brand locations are all back – take a bow St Moritz, Monaco and Portofino. New York and LA, Manhattan in particular is getting its starring role back as the L-train to Brooklyn is set to close for a couple of years and a large-scale building project is underway at Hudson Yards. Or if 'starchitecture' is what you had in mind, the trend continues apace in the city that coined the term. The **520 West 28th Street** development was designed by the late, great Zaha Hadid – from \$5m to \$50m for a penthouse (520w28.com). Sir David Chipperfield's new Bryant Park project will be completed next year (hebryantnyc.com). And **42 Crosby** is the latest clean-lined beauty from Annabelle Selldorf. **Helen Davies**

Developments in real estate... and ponds, and resin



OCEAN VIEW

Luxe Seychelloise: new residences at the Six Senses Zil Pasyon



CITY-BOY HEAVEN

Buy a bachelor pad at the Four Seasons' new Ten Trinity Square



POND LIFE

Trend alert: you need one of Ensata's natural swimming pools



THE BEAU IDEAL

Oliver Burns interiors slap-bang on London's Jermyon St at Beau House



OFF THE OLD BLOCK

Collectible furniture made with oak and resin, at the Ammann Gallery



SCHRAGER CHIC

Your own Studio 54? 160 Leroy, NYC, by Herzog & de Meuron