

METRO Property Overseas

Now you can have your very own slice of luxury in the heart of the Caribbean, says **Clare Morrisroe**

NOT many overseas properties offer the trappings of a five-star hotel and the creature comforts of home. The Landings St Lucia effortlessly combines the best of both.

Nestled in 19 acres of lush tropical gardens, this exclusive residential resort of 143 privately owned luxury apartments has its own beach, spa, fitness centre, fine dining restaurants, bars, tennis courts, kids' club, four swimming pools and a beach club.

■ *Most properties on the island can only be purchased leasehold. But The Landings has been built on reclaimed land, so apartments come with the freehold and owners also have freehold share of the beach, marina, resort and all of its facilities. This is an investment in an exclusive luxury lifestyle*

And boasting the only private marina on the island – which can moor up to 50 yachts – The Landings goes out of its way to prove this is not your average holiday home. For new investors aren't just buying into offshore bricks and mortar. This is a passport to the luxury lifestyle of the Caribbean jet set.

Positioned on a private stretch of white sand beach on the northwest of the island, overlooking picturesque Rodney Bay, the final phase of the scheme has just been launched, adding another 21 waterfront apartments to its collection. As you



Idyllic: The Landings overlooks beautiful Rodney Bay

THE PRICE TAG

Marina: A two-bed first-floor apartment with views of the marina starts at £404,000. A third floor penthouse with vaulted ceilings goes up to £1,228,000.

Beachfront: A first-floor, two-bed villa is £856,000. A three-bed 'grand' penthouse overlooking the ocean with its own plunge pool on the terrace will set you back £2,424,000.

LIVE THE DREAM

might expect, they don't come cheap. Then again, they are called apartments but even the smallest – at 1,400sq ft – is bigger than the average two-bed London house. The three-bed 'grand' penthouses stretch to 2,325sq ft, with a 1,000sq ft terrace and plunge pool overlooking the ocean. Prices start at £404,000 and go up to £2.5million.

It is obvious, from the marble floors to the touch-sensitive lighting systems, no expense has been spared.

Each apartment comes with open-plan living quarters, a luxury lounge, grand dining area, four-poster bedrooms with marble ensuite bathrooms and spacious outdoor terraces with manicured gardens and a killer view of either the marina or the bay.

Every owner has the option of joining the resort's rental pool, which allows apartments to earn their keep when empty by off-setting running costs and providing a good return

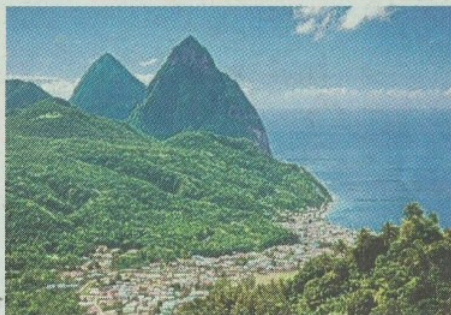
on investment. As well as restaurants and bars galore, there's spa treatments, yoga classes on the beach and sailing lessons. There's even a grand piano in the even grander lobby should anyone fancy a tinkle on the ivories.

You can take a helicopter transfer from the airport for an aerial view of the island, which has so much more to offer than lazing on the beach and guests are encouraged to explore it all. There's scuba diving on the reefs, zip-wiring through rainforests, catamaran trips to the nearby island of Martinique or a trip downtown for street food and rum punch to dance the night away with the friendly locals. But the main attraction is the world heritage site of The Pitons and the Landings staff are happy to arrange a personal guide to take you on a trek to explore its volcanic spires.

Although you could always just sit back, sip a cocktail and admire the sight from afar as the sun goes down.

■ landingsvillas.com

Stunning: The Pavilion at Landings (far left), and the dramatic Pitons



BUYING IN... ST LUCIA

BUYING in St Lucia couldn't be easier because it is part of the Commonwealth, which means property transactions are based on British law.

There are no restrictions on non-residents buying property on the island and no VAT and or capital gains tax.

Here are a few properties to tempt you...



£991,000

One of the largest villas at cool Cap Maison, this three-bed des res has a private roof terrace and pool, as well as stunning sunset views over Martinique. capmaisonstates.com



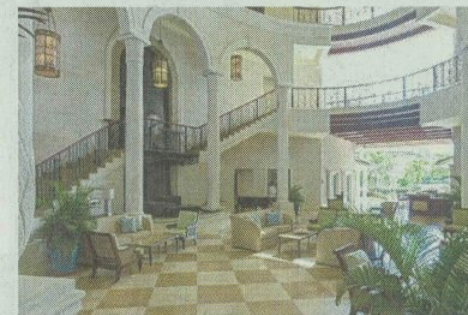
£2,768,950

This stunning four-bed villa is situated in an exclusive gated community at the top of the cliffs of Mount Du Cap, with panoramic views of the ocean. chestertons-international.com

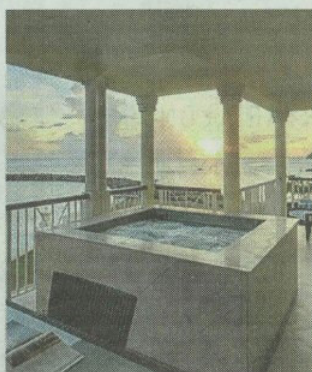


Or for £6.2 million you could buy an island...

If you've got the money why not? There's no buildings on it, though – so you'll need a tent while the builders get to work. grenadinevillas.com



'This is our stress-free home-from-home. We love it'



BRITS Jeff and Tracey Brinley were planning to buy a holiday home in France before falling in love with life on St Lucia.

They discovered The Landings by chance on the holiday – and by the end of their trip had agreed a sale. Jeff, a 58-year-old company finance director from Cheltenham, says: 'We loved the Caribbean but thought buying a property so far away from home would be fraught with difficulty. We were blown away by the The Landings – especially when we discovered how easy it was to buy property on the island.'

'The fact the apartment could

be totally managed for us when we weren't there sold it to us. Had we bought in France we'd be constantly sorting maintenance problems and doing odd jobs.'

'There are no worries like that at The Landings – it's run like a hotel. There's round-the-clock security, the communal areas are kept immaculate and all maintenance jobs taken care of. Plus your apartment is rented out for you on the weeks you aren't there. It's cleaned, decorated and even the upholstery on the beds and furniture get a steam clean if need be. The service is exceptional.'

'When we come back through

that door each time, you would never know anyone had even stayed. It's stress-free ownership.'

Jeff and Tracey [pictured] paid £1million for the three-bed ground-floor apartment overlooking the bay, in 2012, and the couple take three holidays a year.

Tracey, 51, says: 'We have a family holiday with our three teenage daughters, another with friends in the spring and then a romantic trip at the end of November.'

The service

charges of £800 per month are steep – but can easily be covered if owners put their properties into the rental pool. Once all running costs for the resort are met, any excess profit is shared among the owners. If owners rent out at peak times, returns are higher. Tracey adds: 'This isn't just a holiday for us now. We know all the staff and the locals and feel part of the community. This is our stress-free holiday home-from-home and we love it.'

