

The Luxury Edition

A curated collection of the world's finest properties

Volume V

christiesrealestate.com





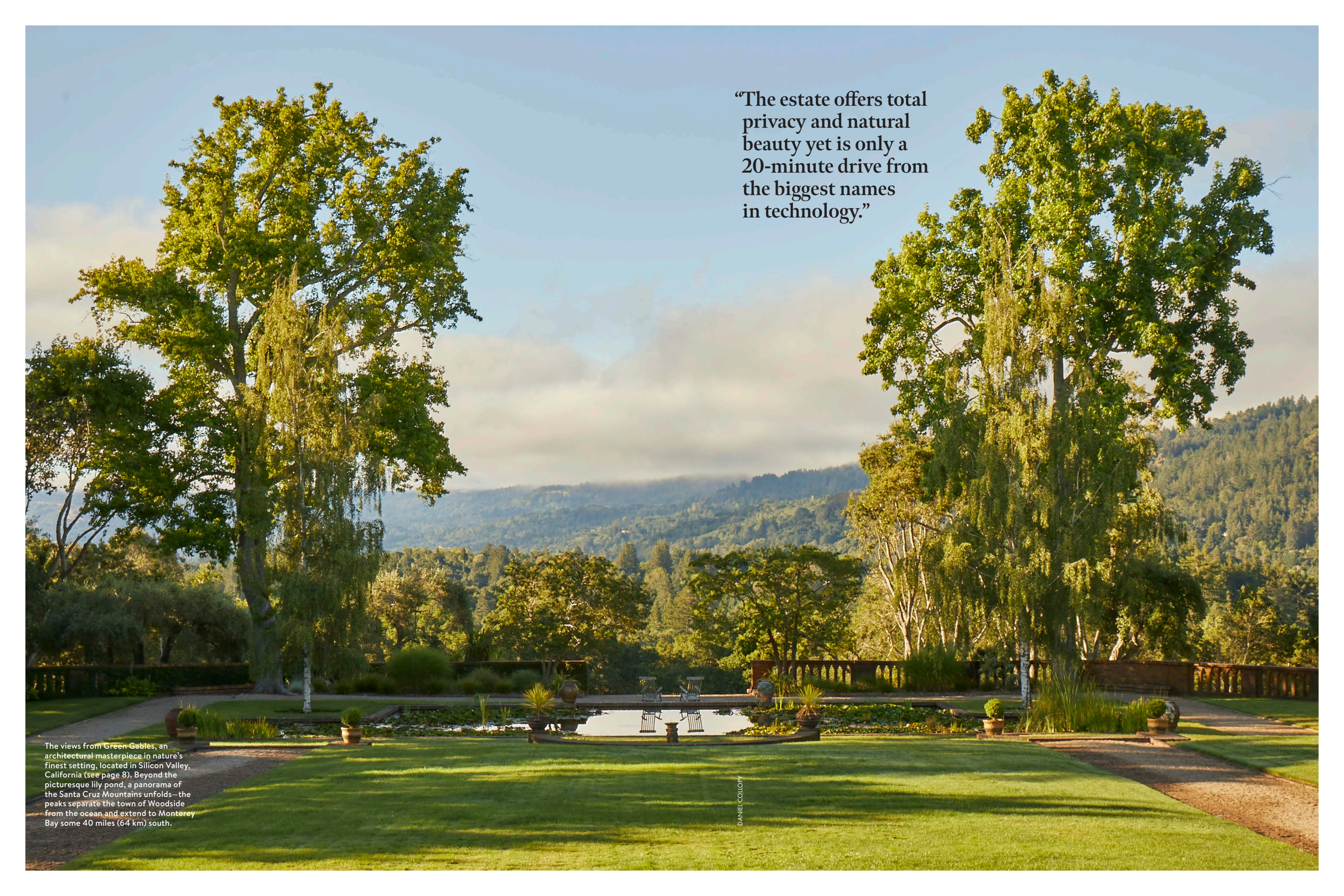
Take sanctuary at Whitehall Estate, a private vineyard property in Napa Valley, California (see page 54). Surrounded by 14 acres (5.6 ha) of vines, the contemporary estate was designed by Bay Area architect Lewis Butler, and features a four-bedroom main residence, a pavilion, terraces, an infinity-edge pool, and sprawling grounds.

The Luxury Edition

A CURATED COLLECTION OF THE
WORLD'S FINEST PROPERTIES

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VOLUME V

CHRISTIE'S
INTERNATIONAL REAL ESTATE



“The estate offers total privacy and natural beauty yet is only a 20-minute drive from the biggest names in technology.”

The views from Green Gables, an architectural masterpiece in nature's finest setting, located in Silicon Valley, California (see page 8). Beyond the picturesque lily pond, a panorama of the Santa Cruz Mountains unfolds—the peaks separate the town of Woodside from the ocean and extend to Monterey Bay some 40 miles (64 km) south.

DANIEL COLLOPY

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Whether you aspire to wake up daily to a spectacular view, enjoy leisurely walks through exquisite grounds, or seek a residence with an elegant terrace on which to entertain—overlooking the water, the mountains, a city skyline, or with the forest surrounding you—a sense of place and belonging are paramount when considering where to put down roots.

Working with our exclusive global network of luxury real estate brokerage firms, we bring you the opportunity to explore what lies beyond the walls of the world’s most extraordinary homes. In this, the fifth in *The Luxury Edition* series from Christie’s International Real Estate, there are properties for those with a mind for investment, but also the chance to move straight in and enjoy your new home, be it an ultramodern vineyard property in Napa Valley, a sky-high city apartment in Sydney, or the summer residence of a former First Lady.

Our cover property is a unique home in Silicon Valley, California—an architectural masterpiece in a natural forest setting—while in Tuscany, Italy, Villa La Vagnola gives new meaning to the word splendor, with its opulent rooms, extravagant frescos, and amazing artifacts. Every property here has an extraordinary story to tell. We invite you to discover them for yourself.

With warmest regards,

Dan Conn
Chief Executive Officer
Christie’s International Real Estate



CHRISTINA BULL

The Gardener’s Cottage is a blissful retreat on the grounds of England’s Ston Easton Park (see page 60), and is part of a 36-acre (14.5 ha) estate that includes a 20-bedroom main house. The property has been run successfully as a luxury hotel since 1982, but could easily be returned to a private residence.



Like the rest of the property, the dining room at Red Gate Farm, the Martha's Vineyard estate of Jacqueline Kennedy Onassis (see page 34), has an air of timeless, understated elegance. Spanning 340 acres (138 ha), the estate comprises a five-bedroom main house, four-bedroom guesthouse, plus more than a mile (1.6 km) of private Atlantic Ocean beachfront and dunes.

The world's finest properties

FROM THE EXCLUSIVE AFFILIATES OF
CHRISTIE'S INTERNATIONAL REAL ESTATE

//

16

Belle of the city

Unique to Paris, this penthouse benefits from being attached to a five-star Palace hotel, as well as a breathtaking design by Philippe Stark.

//

22

Pride and provenance

Surrounded by ancient English woods, Hackwood Park has hosted luminaries such as Jane Austin and Winston Churchill.

//

28

Pacific perfection

If there's one place in the world where indoor-outdoor living feels essential it's Hawaii—this oceanfront Maui residence pairs it with modern amenities.

//

34

Home among the dunes

Jacqueline Kennedy Onassis's former summer residence on Martha's Vineyard will provide its next stewards with a wonderful legacy.

//

42

City slicker

The Boyd Residence sits atop the ANZ Tower at the heart of Sydney's Central Business District and boasts bespoke finishings and incredible panoramas.

//

48

Key to the palace

A majestic Italianate villa, Serenissima is situated right on the beach near a top golf course, in one of the Florida Keys' most exclusive enclaves.

//

54

California dreaming

With its 14 acres (5.6 ha) of vines, this ultramodern property in the heart of Napa Valley Wine Country offers an exciting opportunity.

//

60

Lord of the manor

While Ston Easton Park dates back to Tudor times, the spectacular English manor house—set within idyllic countryside—caters for every modern need.

//

66

Super natural

Patagonia's Hacienda Pucheguin is a vast and untouched paradise in the so-called Yosemite of South America—free to do with as you please.

//

72

Timeless grandeur

A rare offering, the River House duplex is one of the largest and finest in Manhattan, with elegant Art Deco interiors overlooking the East River and midtown.

//

78

Framed by nature

Close to the popular resort of Porto Cervo, Sardinia's Peninsula Estate is a striking contemporary residence utterly in tune with its rugged environment.

//

84

Manhattan visionary

A simple red façade belies the clever design of this modernist Manhattan townhouse, ideal for art lovers and collectors.

//

90

Best of the West

The opportunity to own a slice of the Old and New American West is on offer at these two equestrian properties in Montana and Arizona.

//

96

A fine vantage

With one of the best outlooks in London—overlooking Hyde Park—this penthouse is a rare find with an enviable location near a number of fashionable districts.

//

102

High point of view

Perched on the edge of the Navesink River, High Point Estate in New Jersey is an elegant haven only an hour away from Manhattan.

//

108

Under the Tuscan sun

Villa La Vagnola, an 18th-century Italian manor house, boasts perfectly preserved decorative elements and 27 acres (11 ha) of grounds.

Architecture and nature in perfect harmony

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GREEN GABLES
WOODSIDE, CALIFORNIA
UNITED STATES
christiesrealestate.com

*Discover more about this
very special property, including
further photography,
at christiesrealestate.com/e56*

Words RACHEL LOOS

Sunrise kisses the lawns, while casting a beautiful reflection on the main house and the upper gardens. Both are framed by two symmetrical gravel paths that connect the lily pond to the main house.





DANIEL COLLOPY

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Green Gables is an extraordinary estate. The combination of man’s and nature’s best are brilliantly on display throughout this 74-acre (30 ha) property in Woodside, California, which has remained intact since its inception in 1911. The creation of Mortimer Fleishhacker, banker, civic leader, and philanthropist, at the heart of Green Gables rests its magnificent main residence and gardens that remain home to the Fleishhacker family. Designed by Charles Sumner Greene and Henry Mather Greene, leaders of the early 20th century Arts and Crafts movement, the rooms in the main house are oriented to maximize the spectacular views of the property’s celebrated gardens and grounds. The estate also includes six other dwellings, each nestled in its own private setting. The estate is also home to three swimming pools, a tennis court, orchards, and a glorious vegetable and flower garden.



Green Gables was formed when banking mogul Mortimer Fleishhacker acquired nine parcels of land in the early 1900s. Then, the area was deeply rural and undeveloped—a pastoral heritage that remains evident in the estate’s bucolic grounds.



“Green Gables offers an unparalleled breadth of homes, natural habitats, and lands for enjoyment, relaxation, and development.”





THE LOCATION

One of the oldest settlements on the San Francisco Peninsula and originally a bountiful logging community, Woodside today is one of Silicon Valley's wealthiest enclaves. The town, midway between San Francisco and San Jose, is home to a Michelin-starred restaurant and the renowned Buck's of Woodside restaurant, a favorite of Silicon Valley entrepreneurs, as well as many of the world's tech billionaires. Sand Hill Road and the center of the venture capital universe is just five minutes away and Stanford University is a 10-minute drive. Woodside also has its own horse tack store, an indication of the popularity of equine pursuits among residents. Woodside's great outdoors includes the Purisima Creek Redwoods Open Space Preserve and Wunderlich Park, both popular among horse lovers, and Skeggs Point, a magnet for mountain bikers. Atherton, Menlo Park, and Palo Alto are among the nearby towns and cities, while San Francisco International Airport is just a 20-minute drive away, with flights to Los Angeles taking 60 minutes and New York five to six hours. The beautiful drive to the Pacific coast and the famed Half Moon Bay seaside resort takes just 25 minutes.

Curving stairways lead to a vast rectangular Roman pool, framed at the far end by a series of graceful arches and views of the mountains. While the Roman pool is for admiring, the estate's main swimming pool (see previous page) is noteworthy for being California's first freeform pool, designed as such to preserve a group of oaks.



DANIEL COLLOPY



NATIVE FLORA

The grounds of Green Gables are a mix of formal gardens surrounding the main house and natural woodland filled with native California shrubs and wildflowers. Majestic old-growth trees include oaks, giant redwoods, blue spruce, Monterey pines, and eucalyptus. Two private roads and wooded trails wind through the verdant grounds, perfect for riding. Closer to the main house, the Camperdown Elm Allée is a striking avenue of trees and one of the finest examples of its kind. Large vegetable and flower gardens provide produce for the estate, from dahlias and roses for the vases, to tomatoes, onions, peppers, and all manner of herbs for the table. The entire estate is irrigated using water from its expansive reservoir.

The original interiors were created by famed New York interior designer Elsie de Wolfe, whose clients included Amy Vanderbilt and the Duke and Duchess of Windsor. Although some of the rooms have since been redesigned, de Wolfe's original vision has been preserved in three of the bedrooms.



DANIEL COLLOPY



DANIEL COLLOPY

“This is a once-in-a-generation opportunity to acquire a property of such size, beauty, and history.”

//

EXPERT VIEW

“The location of the estate at the heart of Silicon Valley, its size, and provenance are what make it such a unique offering—I am not aware of another like it. It is a major landholding at the center of an incredibly valuable residential property area. The estate offers total privacy, architectural mastery, and natural beauty yet is only a 20-minute drive from the headquarters of the biggest names in technology. While it offers complete privacy, Green Gables has also long been a place where great events have been held. It has welcomed European royalty, senators, governors, congressmen and women, business leaders, and creative luminaries. In 1965, the United Nations commemorated its 20th anniversary with a gala dinner here. This is a once-in-a-generation opportunity to acquire a property of such size, beauty, and history.”

*Dan Conn
Christie's International Real Estate*



The penthouse occupies the sixth and seventh floors of 41 Avenue Hoche, which was built in 1900, the height of the Belle Époque. The attached Le Royal Monceau Raffles Paris first opened in 1928, quickly becoming the haunt of artists and intellectuals including Coco Chanel and Ernest Hemingway, and gained “palace” status in 2013.



Belle of the city

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**THE PENTHOUSE AT
41 AVENUE HOCHÉ**
PARIS, FRANCE
paris-fineresidences.com

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Step out onto the balcony, look to the right, and scan the rooftops of the elegant tree-lined Haussmannian avenue that leads to one of Paris’s most beautiful parks. Then cast your gaze left, where one of the world’s most famous landmarks pierces the skyline: l’Arc de Triomphe. In a city where breathtaking views come as standard, these are remarkable. But then they only serve to match the many other unique qualities found at the penthouse apartment at 41 Avenue Hoche. With interiors by Philippe Starck spanning nearly 4,000 square feet (372 sq m) of living space, double-height ceilings punctuated with sunny skylights, four bedrooms, an eat-in kitchen and separate dining room, a balcony with outdoor sculpture, and a totally private landscaped terrace for alfresco wining and dining, this residence is also attached to the five-star Le Royal Monceau Raffles Paris and benefits from exclusive access to all its services and facilities.

Discover more about this very special property, including further photography, at christiesrealestate.com/c57

Words KITTY FINSTAD

“Remarkable qualities include interiors by Philippe Starck and exclusive access to five-star amenities.”



With landmark panoramas, renowned design credentials, and five-star services, this two-story penthouse in one of Paris’s most desirable locales is utterly unique.

//
THE LOCATION

Paris’s chic 8th arrondissement has the best of all worlds: a central location just steps from the l’Arc de Triomphe and Champs-Élysées, some of the city’s finest restaurants, including the Michelin-starred Le Taillevent, and proximity to Rue du Faubourg Saint-Honoré, one of the world’s most exclusive retail destinations. But travel down Avenue Hoche away from the famous Arc and you come to the quiet, genteel Parc Monceau, where local residents while away afternoons on park benches and schoolchildren from the highly ranked international bilingual school play. A street market at nearby Rue de Lévis is a staple of neighborhood life, and music lovers can visit the Salle Pleyel, which hosts concerts from artists of every genre. The tree-lined streets of this understatedly elegant neighborhood seem a world away from busy central Paris. But, of course, that Parisian *esprit de vie* is truly on the doorstep.



//

VIP SERVICE

In 2008, a star-studded “demolition party” launched the renovation of Le Royal Monceau Raffles Paris, marking—with champagne and sledgehammers—its new incarnation as a place with artistry, creativity, and playfulness at its core. Now there’s a library full of art and design titles, an art gallery, a buzzy bar for all-day dining, lush outdoor spaces, a cinema that hosts film premieres and cocktail parties, and two fine-dining restaurants, one of which is by Nobu: Matsuhisa Paris. In addition to these amenities, residents of the penthouse apartment can take advantage of the hotel’s concierge, swimming pool, and spa facilities—and even order room service.



//

EXPERT VIEW

“This apartment is totally unique for Paris, unlike London and New York, where serviced hotel residences are more common. The result of a two-year overhaul completed in 2010, the two-story penthouse at 41 Avenue Hoche is not only adjacent, but actually connected to the Le Royal Monceau Raffles Paris. It’s the only apartment in Paris with all the services of a five-star palace hotel. But not just any hotel—Le Royal Monceau is a landmark, and its renovation was a very big project. Philippe Starck designed the hotel and the apartment and this is a penthouse with terraces in a period building. This is a combination you won’t find anywhere else in Paris.”

Marie-Hélène Lundgreen, Belles Demeures de France (Daniel Féau Conseil Immobilier)

The penthouse at 41 Avenue Hoche is one of very few private residences by Philippe Starck, known for his big hotel renovation projects including the Royalton and the Paramount in New York City, the Sanderson and St Martins Lane in London, as well as Le Royal Monceau Raffles Paris itself. Starck has said that Le Royal Monceau is for “sensitive VIPs” who play their part in creating the vibrant character of the hotel.





Pride and provenance

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A country seat of British nobility for centuries, and frequented by Jane Austen and Sir Winston Churchill, Hackwood Park is a stately home like no other. Set among 260 acres (105 ha) of gloriously private, Grade I listed ancient woodland in Hampshire, the Grade II* listed 22-bedroom, 20-bath home is just an hour from the British capital and Heathrow. Dating back to the reign of James II (1685–88), the estate's six outbuildings provide an additional 12 bedrooms and include a cottage, three lodges, and an elegant Grade II listed courtyard stable block. This rare-to-market property—estimated to be 50 times the size of the average family home—has been lovingly maintained and improved by its current owners.

Discover more about this very special property, including further photography, at christiesrealestate.com/c58

Photography ALEXANDER JAMES
Words KATHRYN SAVILLE REILLY

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HACKWOOD PARK
HAMPSHIRE
UNITED KINGDOM
christiesrealestate.com

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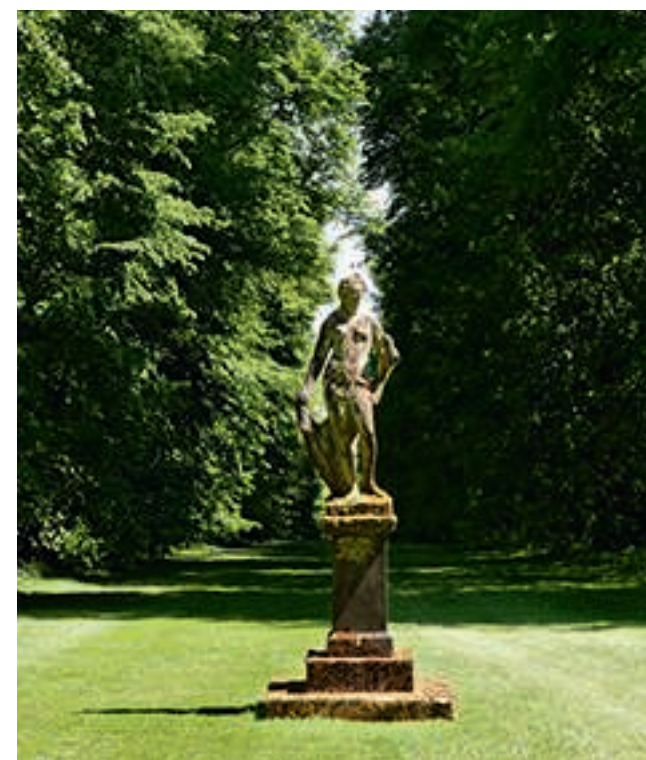
THE LOCATION

Hampshire, in South East England, was first settled some 14,000 years ago. Today it is the perfect blend of city, coast, and country, with key towns including Winchester and Basingstoke, Hackwood Park's nearest neighbor. The county is also home to two beautiful National Parks, the New Forest and the South Downs, should you ever wish to venture beyond the estate's extensive grounds. Equestrians will gravitate to nearby Hackwood Park Racecourse, while architecture fans will love Winchester Cathedral, one of the largest medieval churches in the world and just 20 miles from the estate. History, of course, is rich in this region, drawing visitors to explore the remains of King Henry VIII's favorite ship, the *Mary Rose*, in Portsmouth. The city's historic port and dockyard can be reached by car in under an hour.

“The property is
as much about the
grounds as the house.
It is a quintessential
country estate.”



A stroll around Hackwood's lush gardens reveals symmetry and surprise in equal measure. Hundreds of species of mature trees and shrubs provide a harmonious backdrop for classical statues (such as Flora, the Roman goddess of flowers, below), gentle fountains, canopied allées, manicured lawns, and wild meadows that celebrate a naturalistic aesthetic.



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THE GROUNDS AND GARDENS

Recognized as *sui generis*, Hackwood Park's 74 acres (30 ha) of ornamental wooded gardens and almost one-and-a-half square miles (3.9 sq km) of parkland, farmland, and woodland, lie on low chalk downlands that drop gently toward the River Loddon valley. Dotted among the estate and its collection of rare tree specimens are intriguing features, including a water tower that draws water from the estate's private spring and the Menagerie, a building designed by James Gibbs, the architect behind London's St Martin-in-the-Fields church.

Formal reception and entertaining rooms (such as the grand red and gold saloon room, below right) define the ground floor with views of the lawns and gardens on all sides. And intimate living spaces, such as the north and south libraries (the latter, below left) fulfill all the needs of a family home.



The history of Hackwood House lives in many of its listed fittings, such as the leather-topped desk that dominates the entrance hall (top left), and the ornate carvings by Grinling Gibbons, whose distinctive woodwork also adorns Windsor Castle, Hampton Court Palace and St Paul's Cathedral. The south-facing formal dining room (above) features a barrel-vaulted ceiling and intricate cornicing.



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THE EXPERT VIEW

“Utterly private, Hackwood Park is a quintessentially English country estate. Sitting on a gentle crest at the center of its extensive grounds, it is invisible from the nearest road. It really is a very special place.

“As is the way with estates of such provenance, Hackwood has evolved through the ages, from its origins as a Tudor-style feasting hall with additional rooms through the 19th-century expansion that saw architect Lewis Wyatt alter the façade, adding porticos and columns, to the recent addition of the orangery and spa complex. There is a tangible sense of history and evolution wherever you venture.

“From the Grinling Gibbons carvings in the libraries and saloon, to the remodeling of the central hall by John Vardy, or the intricate genuine gold-leaf ceilings of the main-floor rooms, the quality of craftsmanship in this home is exquisite.

“And Hackwood Park is, of course, as much about the grounds as the house—the phrase ‘breathtaking vistas’ may well have been invented for it. Being able to venture outside to enjoy the finest surviving example of the work of Charles Bridgeman, the acclaimed 18th-century landscape architect and inventor of the ha-ha, a recessed landscape design element, is a privilege without compare.”

Charlotte Delaney

Christie's International Real Estate



//

An extraordinary residence balancing seclusion with accessibility, Maui's Grand Oceanfront Estate provides oceanside, year-round living on an opulent scale that's unparalleled in Hawaii. On a richly planted half-acre (0.2 ha) site stands a dynamic piece of architecture, grand in structure yet human in design. Hosting 14 guests with ease, it has airy entertaining areas, a master suite with every luxury considered, and six further ocean-facing suites. A swimming pool with spa and waterfalls, beachside cooking area, and fully equipped two-story guesthouse, or *ohana*, add to the offering. And it is all designed to celebrate the most mesmerizing of views, over the Pacific Ocean and on to the islands of Lanai and Molokai.

Pacific perfection

Discover more about this very special property, including further photography, at christiesrealestate.com/c59

Words KATHRYN REILLY

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**MAUI'S GRAND
OCEANFRONT ESTATE**
WEST MAUI
HAWAII, UNITED STATES
hawaii.life



The property's location is part of its bewitching charm, with the estate benefiting from an unusually expansive 250 feet-plus (76 m) of private waterfront on a premier stretch of Maui coastline. Relax on the lanai, gaze over the surf, and look out for whales in the distance.



//

EXPERT VIEW

“There’s something magical about this home. It may be down to the detail—the heat from the sun is countered by shady hideaways and blinds, and those warm trade winds flow freely when the doors are thrown wide. Or the fact that although it’s imposing, it also has a welcoming, informal atmosphere. Even with every suite occupied, there’s room for everyone to have their own space. The architects pictured the property like a mini resort, so once you’ve closed the door to your suite, you have everything you need, including a private lanai. When the sun goes down, the grounds sparkle with well-placed lighting and the indoor-outdoor music system comes into its own. It’s heavenly!”

Mary Anne Fitch, Hawaii Life Real Estate Brokers

Set within easy reach of the Honoapiilani Highway, which links West Maui’s spectacular array of sun-drenched beaches and resorts, Maui’s Grand Oceanfront Estate has access to some of the island’s finest dining, shopping, and activities. And just a 10-minute drive from the property, three miles (4.8 km) of soft white sand and two championship golf courses await at famed Kapalua.

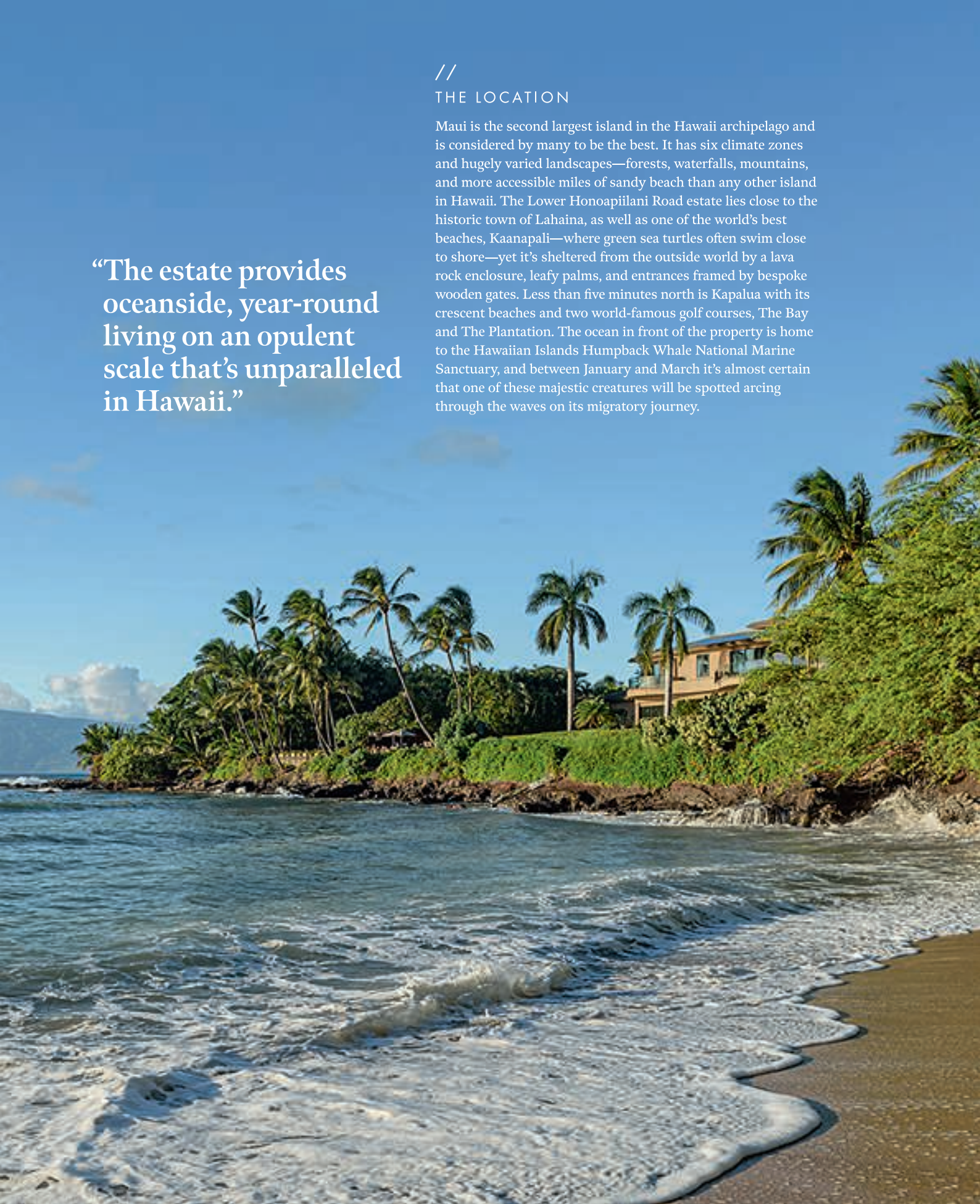


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THE LOCATION

Maui is the second largest island in the Hawaii archipelago and is considered by many to be the best. It has six climate zones and hugely varied landscapes—forests, waterfalls, mountains, and more accessible miles of sandy beach than any other island in Hawaii. The Lower Honoapiilani Road estate lies close to the historic town of Lahaina, as well as one of the world’s best beaches, Kaanapali—where green sea turtles often swim close to shore—yet it’s sheltered from the outside world by a lava rock enclosure, leafy palms, and entrances framed by bespoke wooden gates. Less than five minutes north is Kapalua with its crescent beaches and two world-famous golf courses, The Bay and The Plantation. The ocean in front of the property is home to the Hawaiian Islands Humpback Whale National Marine Sanctuary, and between January and March it’s almost certain that one of these majestic creatures will be spotted arcing through the waves on its migratory journey.

“The estate provides oceanside, year-round living on an opulent scale that’s unparalleled in Hawaii.”

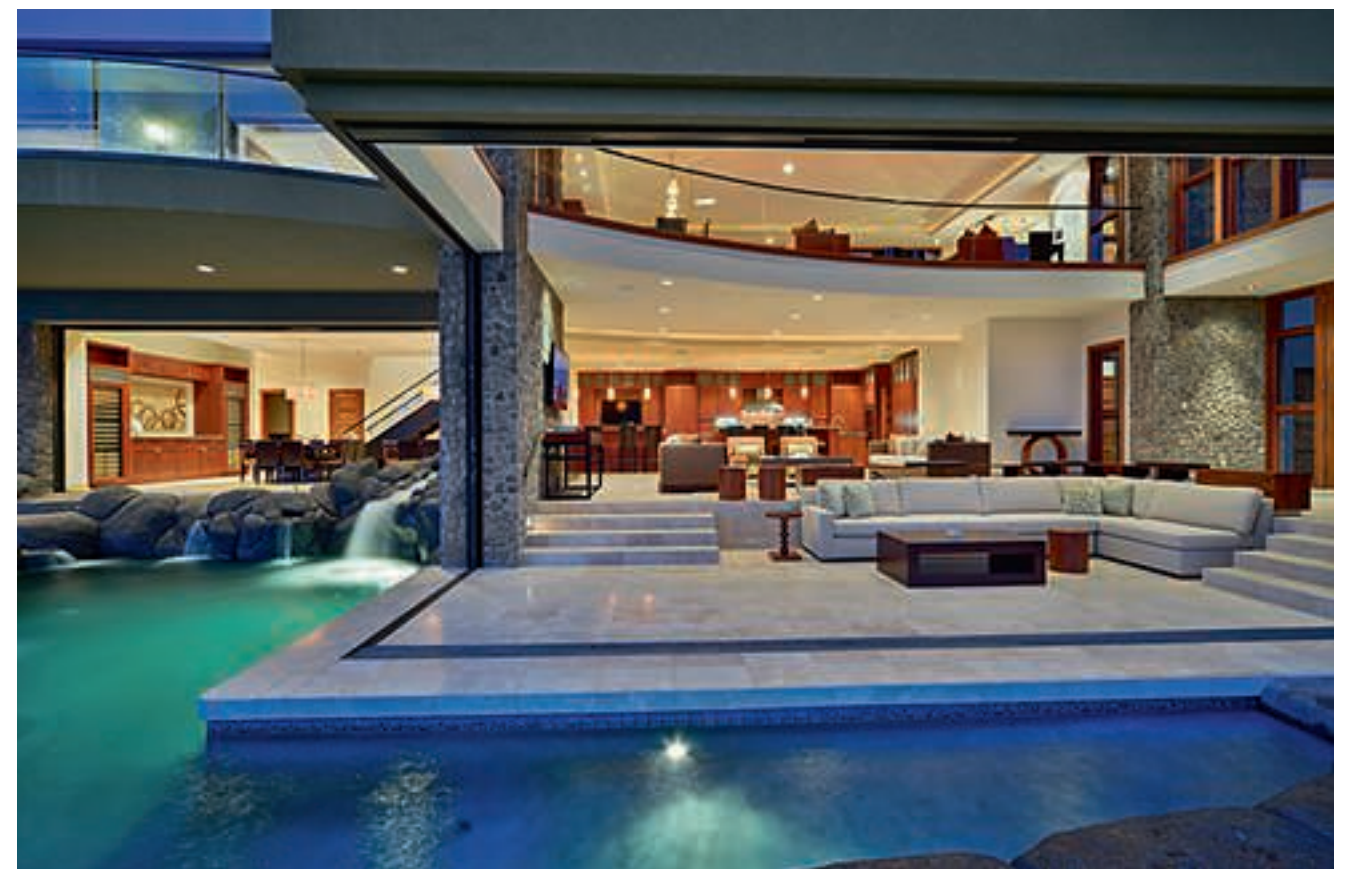




The scale of the home allows for impressive, yet inviting, entertaining areas that include an open-plan dining hall with aquarium, a mezzanine, and multiple bars. One of the bedroom suites currently serves as a media room, and an expansive kitchen and butler's pantry enable chefs to cater for large groups, with ample room for staff to work behind the scenes, too.

// THE DESIGN

Created by California-based Arri/LeCron Architects, noted for its ability to blur divisions between inside and out, the property was built in 2009 and has been consistently improved to maintain its sumptuous feel. Modern Pacific Rim in style, its clean elevations, soaring ceilings, expanses of glass, and use of indigenous materials create an organic aesthetic. The Kapalua blue rock used in many of the statement walls was quarried from the property's site, and Brazilian cherry and sapele wood bring warmth to the interiors. Outside, a lagoon laps the beach-facing elevation, a private sandy bay lies adjacent to lush gardens, and a lanai has a barbecue, ample seating, and a fire pit. Security, climate control, and interconnectivity are, of course, cutting edge.



Home among the dunes

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Even before its eponymous entrance signals your arrival at Red Gate Farm, you know you've arrived somewhere utterly singular. The gently curving drive, the dappled light breaking through a forest of mature trees, the earthy scent of moss mixed with salty ocean air. Calm, quiet, and private, it is a sanctuary for its residents—stewards, really, of this wild Atlantic retreat. Bought by Jacqueline Kennedy Onassis in 1979, the 340-acre (138 ha) estate was completed in 1981. It ultimately passed to her daughter, Caroline Bouvier Kennedy, who in 2000 commissioned Deborah Berke, Dean of the Yale School of Architecture, to oversee a renovation and extension in keeping with the home's original New England style. With views of Squibnocket Pond from almost every room of the main house, this is a home totally in sync with its surroundings.

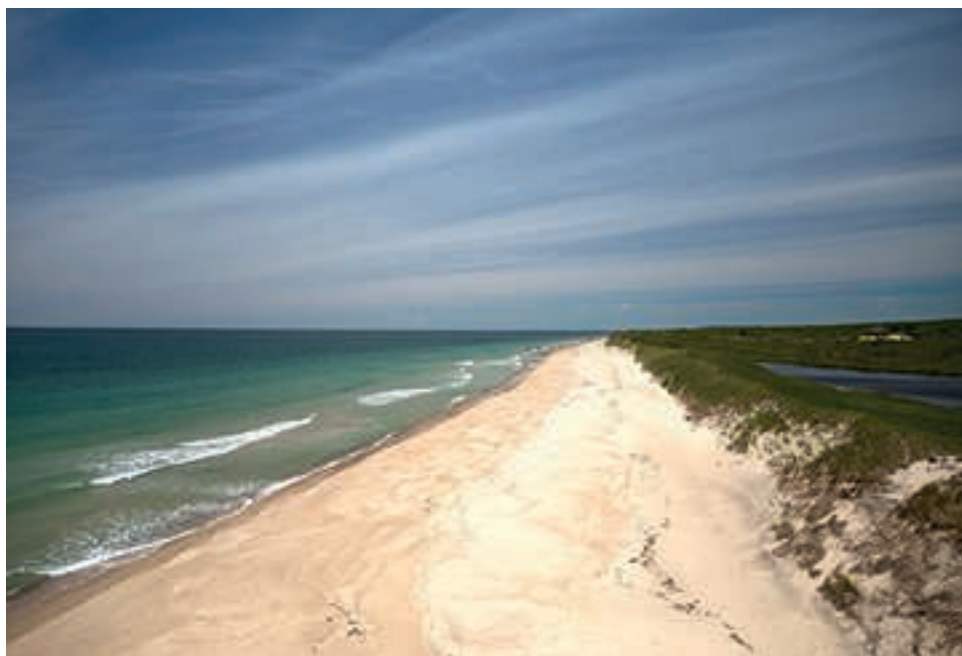
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RED GATE FARM
MARTHA'S VINEYARD
MASSACHUSETTS
UNITED STATES
landvest.com

Discover more about this very special property, including further photography, at christiesrealestate.com/c60

Photography LAURA MOSS
Words KITTY FINSTAD





“The history of Red Gate Farm speaks for itself, but it’s the natural beauty that makes it a one-of-a-kind property.”

Mature trees, grass, and mosses foster a richly biodiverse environment for butterflies, birds, and native deer. The grounds were created by horticulturist Rachel “Bunny” Mellon, who redesigned the Rose Garden at the White House when Mrs Onassis was First Lady of the United States.

//

A PRIVATE OUTDOOR OASIS

With more than a mile (1.6 km) of private Atlantic Ocean beachfront and dunes, two freshwater ponds, a vegetable garden, and a bountiful blueberry patch, Red Gate Farm’s stunning surroundings are testament to the family’s care, conservation, and stewardship. “Red Gate Farm provided [my mother] with the sanctuary she needed and the freedom to be close to nature, her family, her friends, and her books,” wrote Caroline Kennedy in an open letter about the property in 2019. “It was a perfect expression of her

romantic and adventurous spirit. She loved the old stone walls, the blue heron that lived in the pond behind the dunes, the hunting cabin that was the only thing on the property when she acquired it (pictured far left, center), the clay cliffs, and the Wampanoag legends.” Constellations of white oaks, cedars, and beetlebung trees stud the scene. Occasionally a single tree pierces the horizon, shaped by the Atlantic wind. And across the dunes, find the shells of horseshoe crabs, abundant in their prehistoric armor.

//

THE LOCATION

At the peak of the summer season, Martha's Vineyard's population swells as visitors longing for fresh air and the relaxed pace of island life converge on this North Atlantic haven, just a short flight from New York or Boston. Indeed, the island has attracted presidential families for decades, including the Clintons and the Obamas. Formerly known as Gay Head, Aquinnah, where Red Gate Farm is located, occupies the southwesternmost point of Martha's Vineyard and has been home to the Wampanoag tribe for centuries. It is a place of fascinating Native American legends and traditions that center on the area's colorful clay cliffs, now a protected National Natural Landmark. Edgartown, a former whaling town about 30 minutes' drive east from Red Gate Farm, buzzes with independent boutiques, destination cafes, and an excellent selection of seafood restaurants. Martha's Vineyard also boasts three yacht clubs and five golf clubs. Unsurprisingly, this scenic island—home to equestrian farms, organic agricultural farms, and flower farms—has also become a top wedding destination, with a bounty of venues and facilities on offer.

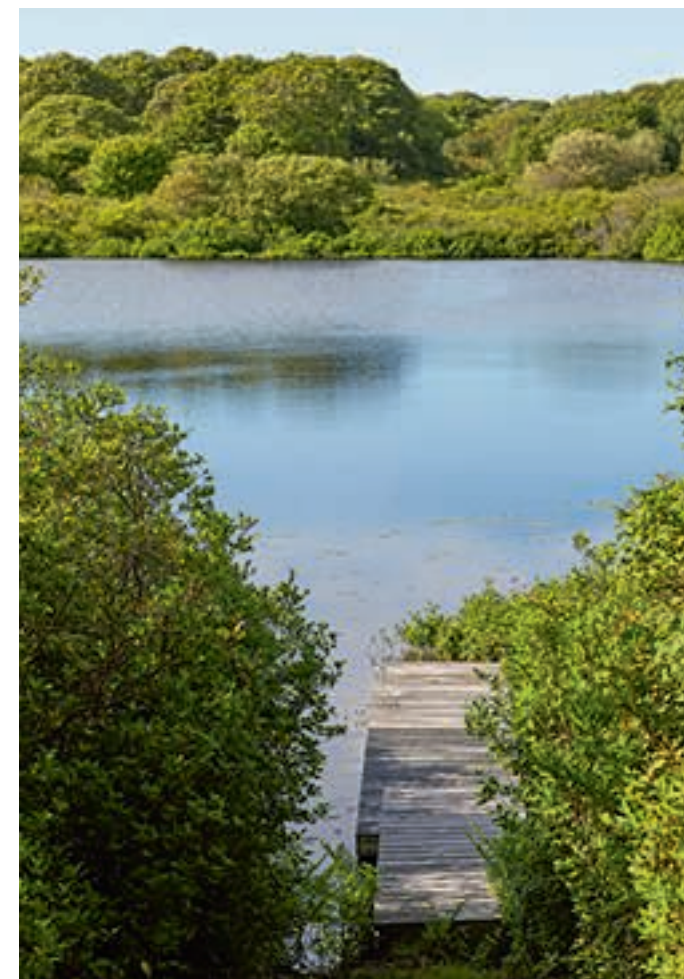


“Calm, quiet, and perfectly private, Red Gate Farm is a sanctuary for its residents.”



Cape Cod-style architecture prevails here, with its cedar shingles that weather beautifully to a particular shade of light gray. In addition to the five-bedroom main house and four-bedroom guesthouse, the property includes a tennis court and a fairy treehouse, which Mrs Onassis had built for her grandchildren.

CREDIT TBC



CREDIT TBC



CREDIT TBC

// EXPERT VIEW

“The history and provenance of Red Gate Farm speaks for itself, but it’s the natural beauty of this place that makes it a one-of-a-kind property. This is a truly park-like space on one of the most spectacular parts of Martha’s Vineyard, and there’s the combination of elements that occur here naturally—the two glacial freshwater ponds, the mature trees and shrubs, and the rolling dunescape down to the Atlantic. What’s more, the architectural update was undertaken with a restraint that respects everything that was here already and complements what Mrs Onassis wanted to create. I can’t think of anywhere else of this size and diversity, not just on the island but on the whole of the East Coast.”

Tom LeClair, LandVest, Inc.

A year-round family home, Red Gate Farm has a caretaker’s house, two garages, a temperature-controlled, storage facility, and a substantial boathouse. The renovation of the main residence expanded the interior to 6,456 square feet (600 sq m), yet retained the home’s original air of timeless, understated elegance.





City slicker

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Spanning the entire top level of the ANZ Tower in the heart of Sydney's vibrant Central Business District, this three-story, four-bedroom penthouse is the jewel in the city's crown. Sweeping 360-degree views take in the city skyline, from famed Sydney Harbour Bridge to the ocean beyond. A sun-drenched living space, high-performance kitchen, wine cellar, study, gym, and rooftop swimming pool, all with fully bespoke design elements, combine to make this the city's most exclusive condominium—and with no neighbors and the highest levels of security, discretion is assured.

Discover more about this very special property, including further photography, at christiesrealestate.com/c61

Words SOPHIE DAVIES

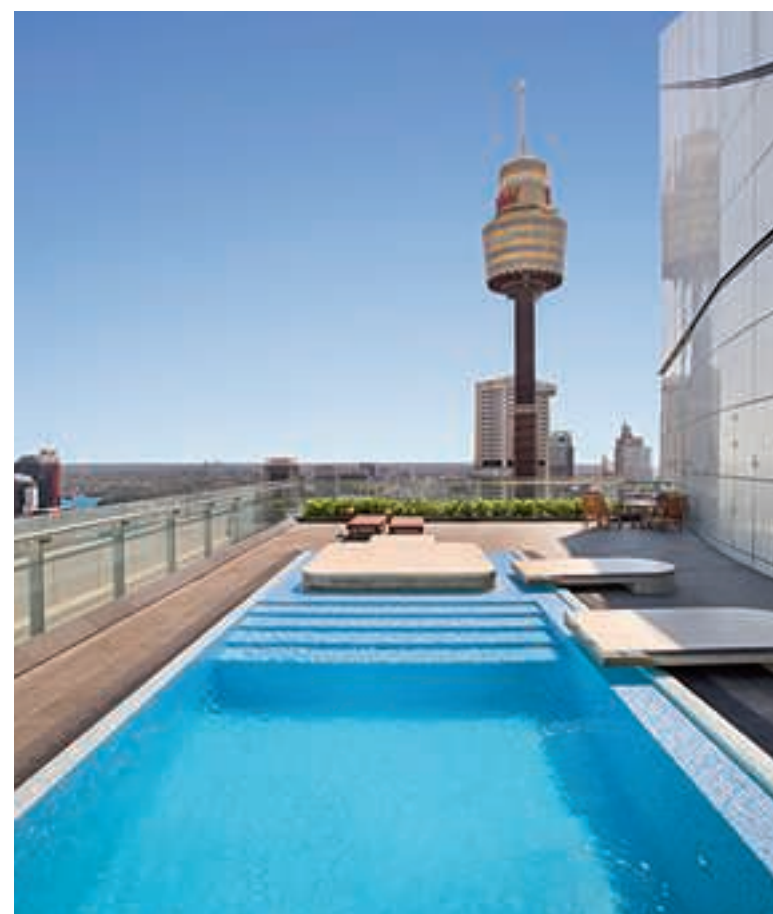




// BESPOKE DESIGN

The Boyd Residence sits atop a glittering glass skyscraper conceived by acclaimed Australian architect Richard Francis-Jones—design director of multidisciplinary studio FJMT. Its award-winning Art Deco-inspired interiors by Blainey North showcase more than 200 pieces of bespoke furniture. At the heart of the 25,800-square-foot (2,400 sq m) sky mansion is an awe-inspiring triple-height great room. The gallery-like open-plan living and dining space is flooded with natural light thanks to floor-to-ceiling windows and apex roof lights, and a vast custom-made geometric rug sits beneath a sculptural, crescent-shaped ceiling. On the home's upper level, the lavish master bedroom suite has a spacious walk-in wardrobe as well as a white marble bath with handcrafted freestanding tub, set against a backdrop of ever-changing Sydney Harbour vistas. On the rooftop deck, an outdoor pool and cabanas beckon, ideal for soaking up those mesmerizing 360-degree panoramas.

Echoing the sleek, complex curves achieved by boat builders and guitar makers, this sinuous great room with a wall of windows provides a sensational setting for social gatherings. Indeed, the penthouse has hosted prestigious guests, from royalty to sports stars.



“Set in the heart of Sydney, this three-story penthouse is the jewel in the city’s crown.”

// THE LOCATION

The property occupies level 43 of ANZ’s landmark building at 161 Castlereagh Street and is part of the upscale Liberty Place development, just steps from some of Sydney’s finest restaurants and boutiques. Overlooking 40-acre (16 ha) Hyde Park, and only a short stroll from the Royal Botanic Garden and leafy Domain, the residence is also close to prime cultural attractions, including the Museum of Contemporary Art Australia and the Art Gallery of New South Wales. The golden Sydney Tower Eye spire can be admired from the penthouse, as can the Gothic Revival architecture of St Mary’s Cathedral. Nearby Circular Quay is the gateway to gorgeous beaches; creative neighborhoods Surry Hills, Darlinghurst, Chippendale, and Potts Point are within easy reach; and international and domestic airports are just a 20-minute drive away.



“This combination of features simply cannot be repeated. It’s extraordinary.”

//
EXPERT VIEW

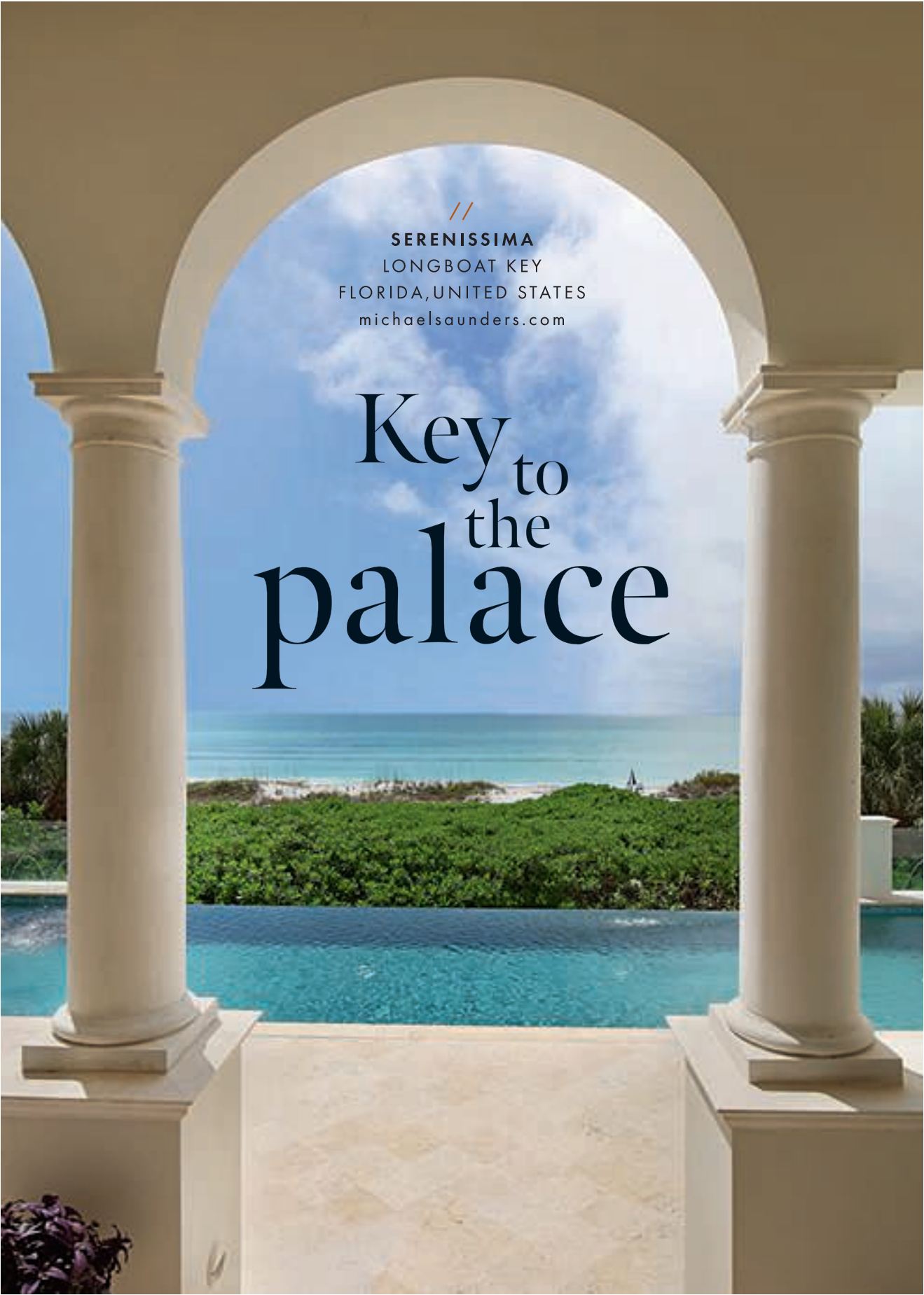
“It’s unique to have such a grand residence on top of an office skyscraper, which itself was shortlisted for a major design award in 2014. It presents a new benchmark in Sydney, and security and privacy are assured via a private garage and dedicated elevator access. This combination of features, enhanced by bespoke details and finishes, simply cannot be repeated. Whether it’s used as a city escape or an elegant home to entertain captains of industry, this extraordinary residence is unforgettable.”

Ken Jacobs



Built for property developer John Boyd, the penthouse at 161 Castlereagh Street was completed in 2015. Stylish interiors by Blainey North led to it winning the Residential £40 (US\$50) million-plus category of 2017’s International Design & Architecture Awards.





//
SERENISSIMA
LONGBOAT KEY
FLORIDA, UNITED STATES
michaelsaunders.com

Key to the palace

One of just eight properties in the exclusive enclave of Regent Court, this six-bedroom residence offers dazzling entertainment spaces and an infinity-edge pool with breathtaking views of the Gulf of Mexico.



//
Set in Longboat Key, one of the most sought-after beachfront locations on Florida's southwest coast, Serenissima—a Byzantine title meaning “most serene”—pays homage to the Italian Renaissance with palatial design that enhances its natural surroundings. Step out of the grand front door of this almost 20,000-square-foot (1,858 sq m) masterpiece to admire an award-winning Longboat Key Club golf course, and look over shimmering waters from the rear of the property, where white, powder-soft sand beckons.

Discover more about this very special property, including further photography, at christiesrealestate.com/c62

Words ANA CONNERY



The property's interior showcases incredible attention to detail, from hand-painted frescos, coffered ceilings, and towering colonnades, to the impressive three-story atrium adorned with a decorative marble and onyx floor and crowned by a domed skylight.



// THE LOCATION

Here, location is everything. Set within the exclusive Longboat Key Club, where amenities include 45 holes of award-winning golf, tennis courts, a spa, and full-service deep-water marina, the home is also within minutes of walking and bike trails. St. Armands Circle is just a short drive away, with its many boutiques and fine-dining restaurants, while Sarasota, also nearby, is home to the Marie Selby Botanical Gardens and the Van Wezel Performing Arts Hall. Sarasota-Bradenton International Airport is within a 15-minute drive, with regular flights to Chicago, New York, and Washington, DC.



“The architecture blends beautifully with the quintessential design elements of a Florida beach home.”



Serenissima’s Venetian-style interiors were inspired by Sarasota’s bayside Ca’ d’Zan mansion. Formerly home to American circus master and art collector John Ringling and his wife, Mable, the Venetian Gothic building is now part of The John & Mable Ringling Museum of Art.

// THE DESIGN

A strong sense of intimacy can be felt throughout the home, despite its majestic scale. While the grand salon can easily host 100 guests, its thoughtful design welcomes even the smallest of gatherings or informal get togethers. Climb the marble staircase or step into the gilded birdcage elevator and ascend to a 10-seat theater with stage and 100-foot (3 m) screen, perfect for families large or small.

And find a private oasis in the glorious sunroom overlooking the pool. Tucked away on the lower level, a wine cellar, gardener’s potting room, 10-car gallery, and crafting room ensure passions are provided for.



// EXPERT VIEW

“It took five years to create this home, working with renowned architect Clifford Scholz, builder Mike Collingwood, and Fabiola Softas of Anne Folsom Smith Interior Design. The Venetian-inspired architecture blends beautifully with the quintessential design elements of a Florida beach home, where large windows and skylights flood spaces with light, giving the home an air of laid-back luxury and views of the outdoors. Whether you live here year-round or you’re looking for a vacation home, Serenissima is a hidden gem. There are some magnificent homes in Sarasota, but there’s never been anything like this.”

*Michael Moulton
Michael Saunders & Company*



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Nestled in the heart of California's Napa Valley, deep in glorious Wine Country, Whitehall Estate embodies a new-world approach to architecture and winemaking. Occupying an ultra-secluded plot spanning 20 acres (8 ha), this elegant seven-bedroom estate, with interiors totaling 9,744 square feet (905 sq m), is a stunning example of contemporary design by Bay Area architect Lewis Butler. The four-bedroom, 6,700-square-foot (622 sq m) main residence opens with a statement that encapsulates the architect's vision of a "modern vineyard

masterpiece": a suspended wine cellar, encased in glass, that provides a view through to the estate's vines. Along with those 14 acres (5.6 ha) of vines, Whitehall offers a sun-drenched pavilion, terraces, an infinity-edge pool, and sprawling grounds in which to enjoy Napa's temperate climate, as well as vistas over the foothills of the Mayacamas Mountains.

Discover more about this very special property, including further photography, at christiesrealestate.com/c63

Words ANDREA HUNT

California dreaming

//

WHITEHALL ESTATE
ST. HELENA
NAPA VALLEY
CALIFORNIA
UNITED STATES
christiesrealestate.com

Sliding glass walls imbue living spaces with golden California sunshine, and open the door to seamless indoor-outdoor living. Interiors are open-plan, welcoming, and warm, with rich neutral tones reflecting the surroundings, while the pared-back stone façades are equally in tune with the local landscape.

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EXPERT VIEW

Built as a second home for its current owner, who relocated before its completion, Whitehall is essentially brand new—no one has ever lived here. Taking five years to build, the property stands out for its contemporary architecture and craftsmanship.

“This estate offers the contained, achievable lifestyle change that so many people seek when buying a property in Napa Valley. The residence itself is of a stunning contemporary style rarely found here, and Whitehall’s vineyards are both manageable and commercially viable. Although the winery has not been built, the most challenging aspect—getting it entitled in perpetuity—has been done, allowing the next owner to produce an estate bottle of wine should they so choose. As one would expect from a residence of this quality, Whitehall offers all the amenities that anyone could wish for, as well as the finest craftsmanship. It also benefits from a superb location, being convenient to reach from San Francisco and Silicon Valley. It’s an unparalleled proposition for any buyer seeking a high-quality foothold in Napa Valley.”

Zackary Wright, Christie’s International Real Estate



DANETASHIMA



“It offers the contained, achievable lifestyle change that so many people seek when buying a property in Napa Valley.”

“Whitehall Estate embodies a new-world approach to architecture and winemaking.”



Napa Valley offers a varied leisure scene that's unmatched by other wine-growing regions. Between wining and dining, work up an appetite and enjoy the scenery with activities such as biking, hiking, and golfing. Or head north to Calistoga, a spa-seeker's haven with mud baths and geothermal springs.

// THE LOCATION

For lovers of gourmet food and fine wine, the scenic 30-mile-long (48 km) Napa Valley is a mecca. With more than 400 wineries and six Michelin-starred restaurants—10 including neighboring Sonoma County—visitors are drawn to this fertile, cultured region for exquisite produce, a refined lifestyle, and picture-perfect vistas of endless vineyards framed against hills and mountains. Dubbed “Napa Valley’s Main Street,” characterful St. Helena, just four miles from Whitehall Estate, is the most desirable small town. With charming shops, galleries, cafes, and eateries, the area grants homeowners the ultimate Wine Country cachet. Notable wineries extend from great houses to highly respected boutique producers, and casually elegant dining is abundant, from farm-to-table favorite The Charter Oak, to Thomas Keller’s renowned restaurant The French Laundry in nearby Yountville. Connections to the region are excellent, with flights into San Francisco, Oakland, or Sacramento airports.



DANE TASHIMA

// THE VINEYARDS

Napa Valley’s sheltered location and diverse, fertile soil, create the ideal conditions for growing grapes. Whitehall Estate’s Cabernet Sauvignon vineyards lie within the Rutherford American Viticultural Area (AVA), specifically the highly prized *terroir* known as the Rutherford Bench—home to some of Napa Valley’s most venerable winemakers, from Opus One and Beaulieu to Inglenook. And with a proposed winery that can be operational within 24 months, plus a permit to produce up to 10,000 gallons (37,854 L) per year, there is scope for Whitehall to join them. In their fifth leaf, the vines are already producing top-quality grapes, and the results of the first harvest are extremely promising.





The elegant residence we see today was built around 1739, with the East and West wings added towards the end of the 18th century. The property dates back to Tudor times, however, with the Hippisley family living at Ston Easton Park from 1544 until 1956.

//
STON EASTON PARK
SOMERSET
UNITED KINGDOM
struttandparker.com

Lord of the manor

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Owned by just three families since the 18th century, Ston Easton Park is a magnificent Grade I listed Palladian manor house with excellent access to cities in the southwest of England and beyond. Currently a hotel, this 20-bedroom property with outbuildings could be bought as a business venture, or returned to a private residence. Glorious Grade II listed gardens by noted landscape architect Humphry Repton include woodland and a stretch of the pretty River Norr. Saved from demolition after the discovery in 1958 of a plunge pool in the East Wing—a rare Georgian architectural feature—this 36-acre (14.5 ha) estate has exquisite original interiors, and an intriguing history.

Discover more about this very special property, including further photography, at christiesrealestate.com/c64

Photography CHRISTINA BULL
Words EMILEE TOMBS



Set within idyllic countryside, Ston Easton Park boasts 36 acres (14.5 ha) of its own equally bucolic land, home to stone footbridges, cottages, and a kitchen garden. The only surviving Humphry Repton landscape in Somerset, the grounds were set out in the early 19th century, and designed to include woodland alongside the more traditional ornate gardens of the time.

//
THE LOCATION

Though there are many grand country homes in England, what Ston Easton Park has that others don't is unrivaled access, practically equidistant from the cities of Bath, Bristol, and Wells. Abundant cultural and entertainment offerings are close at hand, as are the well-regarded schools Millfield and Wells Cathedral—which have outstanding sports and music facilities, respectively—and excellent universities. Footpaths snake through the estate's private wood, and further afield there are bridle paths with far-reaching views across the Mendip Hills to the west. The property is two to three hours from London by rail and road, while the Hauser & Wirth gallery in the pretty village of Bruton is just a 40-minute drive away, and private members' club Babington House is also within easy reach.





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EXPERT VIEW

“The interiors here are really spectacular. From the front of the building you can see the original owners’ family crest, while inside there are incredible and unusual details throughout. The sitting room has very fine moldings, and an impressive atrium with a hand-carved wooden staircase that cleverly maintains the oval shape of the room. The rear of the property also benefits from an intriguing enfilade—a suite of rooms with doorways in line with each other—which creates fluidity and drama.”

Andrew Cronan, Strutt & Parker

Original features adorn the interiors of Ston Easton Park, from fine plaster moldings and grand fireplaces, to the mahogany bookcases in the library (top left). The rare Georgian plunge pool that saved the property from demolition also remains, hidden away in one of the ground-floor suites—this architectural gem can be viewed simply by lifting the protective flooring.



//

AN OPPORTUNITY

While the property could easily be converted back into a family residence, it has been run successfully as a hotel since 1982, and has a large kitchen and well-maintained kitchen garden, as well as outbuildings for guests and staff. In addition to the Gardener’s Cottage, currently arranged as bedroom suites for the hotel, the Lodge Cottage and the Grade II* listed Coach House—which has planning permission for conversion into a function room, ideal for hosting romantic country weddings—offer new owners the opportunity to rent part or all of the property out as a commercial venture.

//

HACIENDA
PUCHEGUIN
PATAGONIA
CHILE
byas.cl



Do you dream of truly getting back to nature? Of owning unspoiled land, where the air is clear and the nearest neighbors are many miles away? Hacienda Pucheguin offers all this and more.

//

A unique colonial homestead, Chile's Hacienda Pucheguin covers more than 348,000 acres (140,830 ha) of unparalleled natural beauty: forests, rivers, lakes, trees, and granite peaks that have remained undeveloped for thousands of years. It offers almost endless possibilities to conserve, enjoy, and develop a truly one-off piece of real estate, while being ideally located for tourist activities, from skiing, trekking, and rock climbing to fishing and horseback riding. With so much to enjoy on the hacienda's vast land all year round, it's little wonder the area has been christened the Yosemite of South America. This oxygen lung for the planet is one of the few places on earth where visitors can hike along hardwood-lined trails while sheep, cattle, and horses graze nearby.

Discover more about this special property, including video and more photos, at christiesrealestate.com/c65

Words STEVEN SHORT

Super natural



Fed by glacial melt water from the surrounding mountains, and the bright blue of the Reloncavi Estuary, the estate's waterways support an abundance of wildlife, fish, towering trees, and rare plant life.



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THE LOCATION

A land of captivating beauty, the estate is home to the Patagonian cypress, one of the longest living—and largest—tree species in South America. Hiking terrain carved out by rain and cattle trails over many years serves to remind you how close to nature you really are, and taking a journey deeper into the hacienda's dense woodlands reveals natural pools, waterfalls, and rivers flanked by towering peaks and imposing walls of bare granite. Situated 74 miles (119 km) from Bariloche and 621 miles (999 km) from Santiago, the property is a 10-hour flight from New York, and La Junta in nearby Cochamó Valley attracts multitudes of climbing enthusiasts, who come to test their skills on some of the best natural climbing walls in the world. With the recent construction of a new highway linking Chile and Argentina, more visitors are able to experience Hacienda Pucheguin for themselves and relish one of the world's last genuine examples of wilderness.



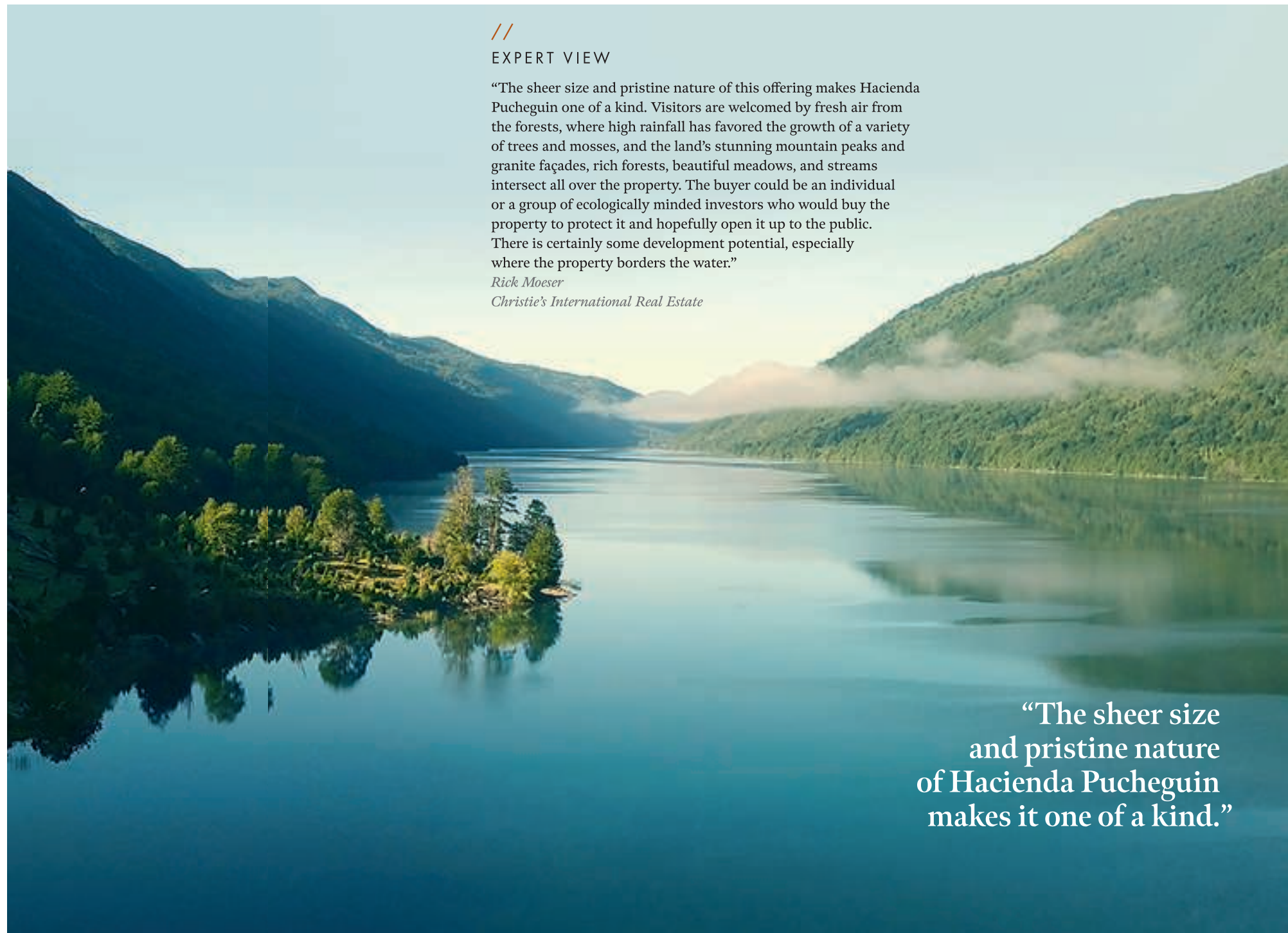
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EXPERT VIEW

“The sheer size and pristine nature of this offering makes Hacienda Pucheguin one of a kind. Visitors are welcomed by fresh air from the forests, where high rainfall has favored the growth of a variety of trees and mosses, and the land's stunning mountain peaks and granite façades, rich forests, beautiful meadows, and streams intersect all over the property. The buyer could be an individual or a group of ecologically minded investors who would buy the property to protect it and hopefully open it up to the public. There is certainly some development potential, especially where the property borders the water.”

Rick Moeser

Christie's International Real Estate



“The sheer size
and pristine nature
of Hacienda Pucheguin
makes it one of a kind.”



A prized location for activities including skiing, fishing, trekking, kayaking, horseback riding, and rock climbing, the estate offers the chance to develop on a grand scale.



//

HERITAGE

Discovered in 1558 by Don Alonso de Ercilla, author of the epic poem *La Araucana*, and the Governor of Chile García Hurtado de Mendoza, the estate's history is closely linked to the conquest of Chile by the Spanish. Coming across two indigenous tribes—the Poyas and the Huilliches—at the Reloncaví Estuary, the pair were dazzled by how unspoiled the area was and the abundance of natural resources to be found. A century later, missionaries and Chilean and Argentinian settlers began making homes here. But it wasn't until the early 20th century that commerce arrived and refrigeration and storage company Frigorífica y Ganadera established a base in Cochamó. Today a small community with a collection of restaurants and hotels catering mainly to travelers and hiking enthusiasts, this relative lack of development and trade have helped preserve the area's pristine condition.



“It is little wonder that the area has been christened the Yosemite of South America.”

Timeless grandeur

//
RIVER HOUSE DUPLEX
MANHATTAN
NEW YORK
UNITED STATES
christiesrealestate.com

//
One of New York City's largest and finest Art Deco apartments, the River House duplex is a rare offering. Its 17 rooms span approximately 7,000 square feet (650 sq m), while two south-facing terraces offer panoramic views of the East River and Midtown. The property is accessed via a gated driveway, where a cobblestone courtyard and landscaped gardens await. Beyond this, the lobby provides white-glove service and security at all times, and a private elevator travels directly to the apartment atop this storied building. Residents have the option of joining the exclusive River Club, for access to sports facilities and fine dining. Such is the comfort at River House, there is little inducement to leave.

Discover more about this very special property, including further photography, at christiesrealestate.com/c66

Words AILEEN SCOULAR



While an Art Deco aesthetic prevails in architect William Bottomley's River House design, he also introduced Georgian Revival, Baroque, and Regency detailing, much of which can still be appreciated in the duplex today.

“The apartment’s authentic Art Deco features and grand scale have been enhanced by sensitive interior renovations.”



From the great room, full-height double doors lead to a sumptuously decorated corner dining room that seats 16; on the south-facing façade, a sun room provides access to two large terraces; and a corner library is a regal hideaway, with a wood-burning fireplace, mahogany millwork, and sweeping riverfront views to the east and south.

// THE HISTORY

In New York City, 1931 was a notable year for Art Deco architecture. Not only was the Empire State Building completed, it was also the year River House welcomed its first distinguished residents to a peaceful enclave in Manhattan. The work of society architect William Bottomley, this Art Deco masterpiece remains one of the city’s most exclusive residential addresses: current and former residents include actors, diplomats, and financiers. Original arches and moldings, mahogany millwork, and vintage tiled and parquet floors have been enhanced by interior designer Michael S Smith, famous for his work with the Obamas at the White House. His time spent studying at London’s Victoria and Albert Museum undoubtedly had an influence here, too: Smith’s interpretation of an English country house employs genuine 18th-century wallpaper in the dining room, a striking double-height entrance foyer with a sweeping staircase, and a tranquil color palette.



Luxurious living at its finest, the second floor of this expansive duplex houses the residents' private living quarters. The six bedrooms, all with en suite baths, include a master wing on the southeast corner that encompasses a light-filled bedroom, bath, and sitting room, as well as two wood-burning fireplaces.



// EXPERT VIEW

“This elegantly proportioned duplex apartment retains architect William Bottomley’s original layout, allowing it to occupy two full floors and benefit from four exposures. Flowing beautifully from one room to another, the apartment is light and airy throughout, and its authentic Art Deco features and grand scale have been thoughtfully enhanced by Michael S Smith’s sensitive interior renovations. Today, the most successful new developments in New York City try to recreate the graciousness of the past, but many details of classical grandeur that were built into the design of River House—the terraces, the proportions, the beautiful plasterwork, and the practical staff accommodations—are hard to duplicate. The building’s heritage is also impossible to emulate: discreet, elegant, and very private, it has always been associated with the luxurious lifestyles of New York luminaries.”

*Erin Boisson Aries
Christie’s International Real Estate*



// THE LOCATION

Situated between 52nd and 53rd Streets, and overlooking the East River, River House has always offered an appealing sense of privacy, coupled with a remarkable location. The United Nations Plaza is within easy reach, and the shops and restaurants of Lexington and Park Avenue are just five blocks west. A short drive away, the East 34th Street Heliport operates a convenient 24-hour service, and the Financial District lies just four miles (6.5 km) to the south. Other notable city landmarks—Rockefeller Center, Central Park, and MoMA—are within striking distance, and the apartment’s panoramic views over the East River and Roosevelt Island, and into Midtown to the west, are breathtaking no matter the season.

Framed by nature

//
One of the most desirable properties in the whole of the Mediterranean, The Peninsula Estate sits on a private outcrop of land that curls 12 miles (19 km) around the northeast edge of Sardinia's dazzling Costa Smeralda. Revolutionary when it was built in the early 1970s, the estate's Mid-century Modern architecture subtly nods to the typical Sardinian vernacular: a clever use of local materials and landscaping that is utterly in tune with its surroundings. Blessed with natural beauty and completely obscured from neighboring roads and resorts, this private paradise is truly in a class of its own.

Discover more about this very special property, including further photography, at christiesrealestate.com/c67

Words STEPHANIE JONES

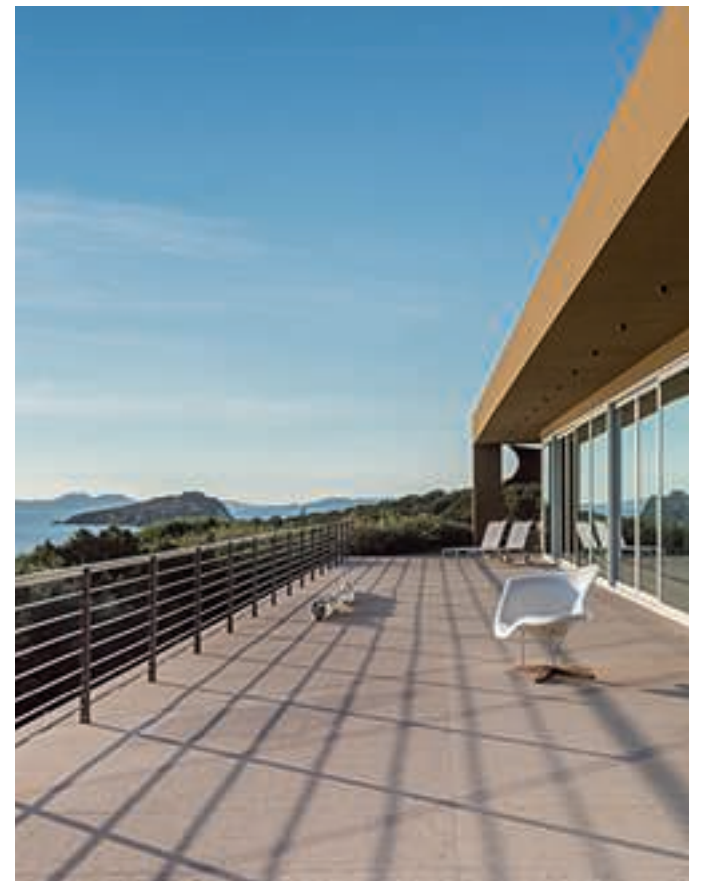
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THE PENINSULA ESTATE
COSTA SMERALDA
SARDINIA, ITALY
immobilsarda.com

This stunning property includes a nine-bedroom main residence and a separate three-bedroom guesthouse with staff quarters, which benefit from clean lines, flat roofs, and open-plan layouts—perfect for displaying art.





“The house blends seamlessly into its environment—with every surrounding juniper tree left undisturbed.”



A protected stretch of beach is accessible only from the estate, and a mile-long (1.6 km) pathway hugs the coastline, surrounded by vegetation and the undulating panorama.



// THE LOCATION

Established during the 1960s as a fashionable hotspot for the international jet set, today the Costa Smeralda (Emerald Coast), a 35-mile (56 km) stretch of ruggedly beautiful coastline in northeast Sardinia, offers some of the island’s most desirable destinations, all within a short drive from The Peninsula Estate. Porto Cervo, the enclave created by the Aga Khan, remains one of the island’s most glamorous resorts and is home to the Porto Cervo Wine & Food Festival. This annual celebration of local produce and wine is the ideal place to sample the excellent Vermentino di Gallura—a bright and refreshingly acidic white that holds the only DOCG accreditation in Sardinia—and Cannonau, a rich Grenache style famed for its antioxidant-rich compounds. Sailing enthusiasts will also find no better playground—the Loro Piana Superyacht Regatta takes place here each June, and there are yachts and marinas to admire at every turn. Reaching the estate quickly couldn’t be easier: Olbia Airport, with flights to the mainland and private-plane access, is just 30 minutes away, and the estate has its own safe-approach helipad on site.



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THE SETTING

What elevates this estate above other properties of similar proportions is the respect given to its natural environment. Rooms at the property are large and open, with dividers instead of doors, which offer flexibility. A wall of windows along one side of the main residence allows for undisturbed views of the sparkling Mediterranean Sea, and sliding doors lead to well-proportioned patios and portico terraces, enhancing boundary-free indoor-outdoor living. There are lawns, but there is also a sense of the wild about this estate.

Technologies added by the owners during a two-year renovation include automatic climate-control systems to make the most of the changing seasons, and wind-direction shields to protect the terraces skirting the perimeter of the main house; these have balanced light-and-sun exposure and offer the perfect vantage points for watching the sunrise and sunset. While there is much to see, explore, and delight in on this island—with its mild climate, pleasant spring and fall seasons, and eight months of sunshine—leaving the estate is the one activity that could prove difficult.



With its large sun deck offering easy access to the sea, and a number of private avenues leading to three beaches, a dock, and two moorings, the estate is a sanctuary for those who want to get away from it all, in a setting like no other.

//
EXPERT VIEW

“The owner, who designed and created this home, is a genius. He bought up all the surrounding land to own the peninsula, a total of four hectares [10 acres]. And every meter is private. The house blends seamlessly into its environment—with every surrounding juniper tree left undisturbed, their scent hanging in the air—and views of swaying branches from the bedrooms. I cannot envisage a better location for a home—the renowned Pevero Golf Club and Hotel Cala di Volpe, with its excellent bar and restaurant, are just a short drive away. It’s a truly extraordinary property.”

Julia Bracco, ImmobiliSarda Srl



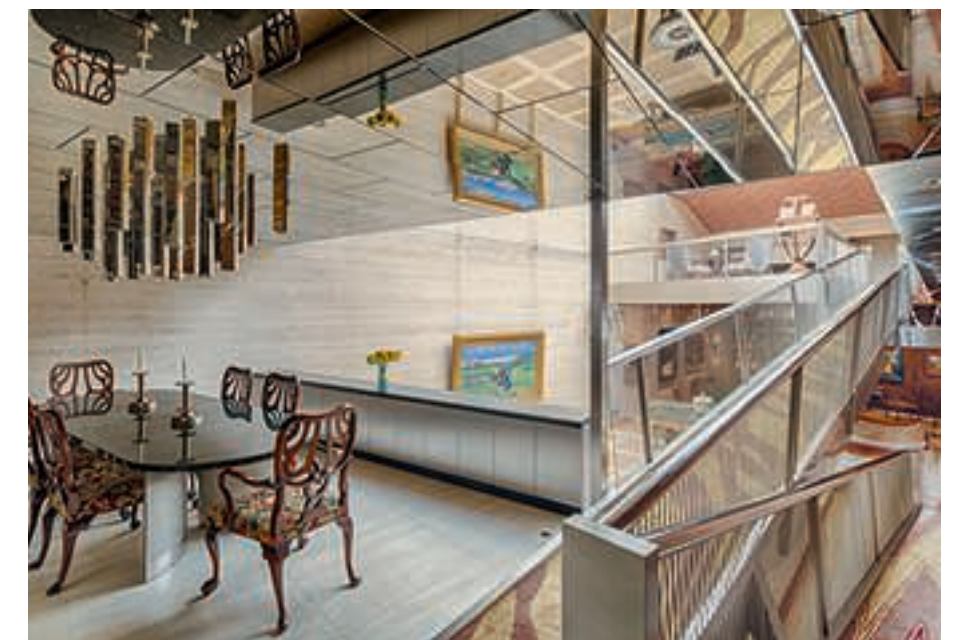
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SHERMAN FAIRCHILD MANSION
 NEW YORK CITY
 UNITED STATES
christiesrealestate.com

Manhattan visionary

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 Standing amid brownstones, apartment towers, and prewar buildings, the Sherman Fairchild Mansion is a one-of-a-kind Modernist townhouse. Just a block from Central Park, and exquisitely refurbished and decorated by the current owners, the 9,440-square-foot (877 sq m) home extends over six levels, including the basement. In addition to the five bedrooms and six full baths, there is a dining room, chef's kitchen, wine cellar, study, and library. The great room spans two stories, bathed in light from a glass-and-steel ceiling, and floating ramps criss-cross the home, flowing effortlessly from level to level.

Discover more about this very special property, including further photography, at christiesrealestate.com/c68

Words STEPHANIE JONES



Completed in 1941, the mansion's unconventional floor plan split the site into two halves to form a vast internal glassed courtyard—a remarkable architectural feat at the time. The private living quarters remain discretely located at one end.



Created by William Hamby and George Nelson, who opened their architectural practice in New York in 1936, the unique Upper East Side townhouse is 25 feet (7.6 m) wide by 100 feet (30 m) long. At its heart, a series of sculptural, floating ramps seamlessly connect the living areas.



“Exquisitely decorated, and just a block from Central Park, this is a one-of-a-kind Modernist townhouse.”

// THE LOCATION

The Upper East Side has long been one of New York City’s most desirable areas, boasting some of the most expensive zip codes in the United States. Settled by Europeans in the mid 19th century, today it is cosmopolitan, refined, and unhurried—lively, but away from the hustle and bustle. Stretching from the bottom of Central Park to 96th Street, and once home to Manhattan’s most fashionable families, it retains an air of rarified exclusivity. The mansions built by the Vanderbilts, Astors, and Rockefellers are now mostly gone, but some remain as cultural institutions and museums. Such an elite area deserves the best, and gets it. The Metropolitan Museum of Art, Guggenheim, Met Breuer, and Neue Galerie are among the most famous galleries and collections; designer flagships and haute couture line Madison Avenue; and fine-dining restaurants and brasseries make the neighborhood a go-to for gourmands. For alfresco exercise, or a breath of fresh air amid city life, Central Park is on the doorstep.





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THE HISTORY

At the behest of prolific inventor and aviation pioneer Sherman M Fairchild, the mansion at 17 East 65th Street was designed and built by architect William Hamby and industrial designer George Nelson—a founding father of American Modernism—between 1940 and 1941. One of Manhattan’s first townhouses, this architectural masterpiece was as forward-thinking and adventurous as Fairchild himself. In 1972, Martin and Renate Zimet bought the house and a decade later added a red-granite façade. Designed by eminent postmodern architect Milton Klein, the striking exterior can but hint at the opulence inside. The townhouse has welcomed many Hollywood greats in its time, such as actor Carrie Fisher and jazz composer Hoagy Carmichael.



//

EXPERT VIEW

“Conceived and constructed with a vision, the Sherman Fairchild home is as modern and relevant today as when it was built in 1941. The stunning great room bursts with light from its glass ceiling, while the mezzanine sitting room allows for a warm, cozy feel. Art dealer and owner Martin Zimet has added suspense and creativity here. The mind of an art collector does not stay static, and Zimet’s decoration and changes have made this a contemporary home brimming with creativity. What were once steel-covered ramps are now a wonderful floating staircase, zigzagging across the house so that wherever you are you can see art filling the space. Totally bespoke, this is a perfect home for a collector who respects modern design and loves art.”

Kathleen Coumou, Christie’s International Real Estate

Appealing to lovers of the finest art and design, the Sherman Fairchild Mansion is particularly suited to collectors, providing ample space in which to display treasured works to dramatic effect.



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HORSETHIEF BASIN RANCH
MONTANA, UNITED STATES
MORDŌ RANCH
ARIZONA, UNITED STATES
christiesrealestate.com



Best of the West

//
If a home on the range is your dream property, then dream big with a rare opportunity to own a slice of the Old and the New American West. Spend summers at Horsethief Basin Ranch, a handcrafted working cattle ranch in the mountain foothills of Montana. Then head south to the Arizona desert for winters at MorDō Ranch, a low-slung estancia with cool open-plan interiors and shaded courtyards, close to the modern metropolis of Scottsdale, Arizona. With only a two-and-a-half-hour flight between the two, it's possible to leave one at 3pm and be in time for cocktail hour at the other. The allure of big skies, endless open spaces, and a chance to truly connect with the land awaits.

Discover more about this very special property, including further photography, at christiesrealestate.com/c69

Words RACHEL LOOS



Offered together, but also available separately, between them these two ranch properties boast the best of the New and Old West, from equine pursuits to modern fine dining, in equally impressive settings.

//
LOCATION:
HORSETHIEF BASIN RANCH

Surrounded by wildflower meadows and forest, Horsethief Basin Ranch is nestled in a deep valley where there is space to breathe on a vast scale. Ringed by 23 miles (37 km) of fence, the ranch covers 7,000 contiguous acres (2,833 ha), comprising 6,300 fee simple and 700 leased. The land is one-third grassland, perfect for grazing, the rest rolling timberland. Wildlife is abundant, with elk, deer, and antelope running wild, along with flocks of wild turkey, while management allows for controlled hunting. Trout swim in the crystal-clear streams and world-class fly-fishing is just two miles away. The closest conurbation to Horsethief Basin Ranch is Lewistown, just a 20-minute drive away, while Montana's largest city, Billings, is only a two-hour drive, offering a sense of the state's history, with museums, galleries, and landmarks honoring legendary characters of the Old West.



A curving drive takes you deep into the seclusion that Horsethief Basin Ranch affords its residents, with green pastures and forested mountains of Douglas fir reaching for the sky in the distance.

“The allure of big skies, open spaces, and a chance to connect with the land...”



//
EXPERT VIEW

“Horsethief Basin Ranch in Montana is a vast working cattle ranch, and the quality of the land is absolutely pristine. The ranch has significant water, oil, and mineral rights that could be developed, and all the rights owned by the seller convey with the sale. Near the main house are two 1,500-square-foot (139 sq m) cabins. Both offer guest accommodation with two bedrooms, each with an en suite bath, a large living room, and full kitchen—perfect for entertaining.”

*Rick Moeser
Christie's International Real Estate*



// LOCATION: MORDŌ RANCH

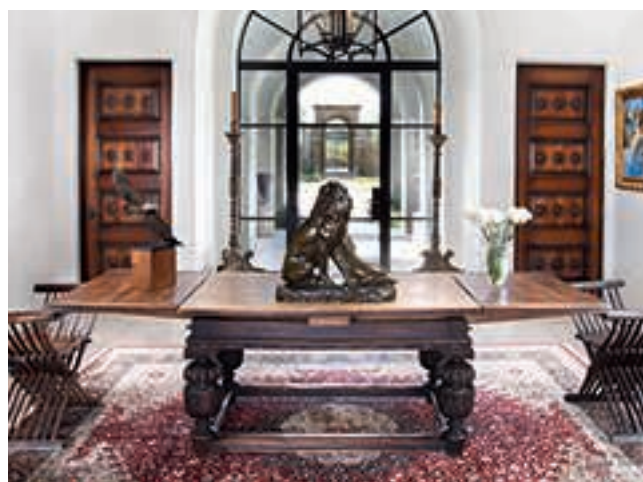
MorDō Ranch sits in a beautiful desert landscape of pale red sands, towering cacti, and the scent of wild sage, and yet it's on the edge of Scottsdale and less than an hour from the state capital of Phoenix, making it well placed for two of the West's most exciting cities. Known for its upscale dining as well as designer shopping and world-class golf, Scottsdale also has a thriving arts scene, with exceptional museums and galleries showcasing work by established and up-and-coming artists. The city's leisure facilities are outstanding and include TPC Scottsdale's Stadium golf course, created by Tom Weiskopf and Jay Morrish, where the juxtaposition of verdant fairways in a desert setting make for a unique experience.

// EXPERT VIEW

"MorDō Ranch is all about the love of the Western desert setting, from the landscaping to the style of architecture. Crucially, MorDō has a 100-year assured water supply, which provides enough water for 350 new homes over 100 years. This is ideal for future development."
Walt Danley, Walt Danley Realty



This page: A light and airy construction of steel, stone, and stucco, the house at MorDō Ranch is defined by a series of arches that lead through glass doors to a broad entrance hall, a great room with living area, a dining area, and a library. *Opposite:* Within the grounds are a pool, tennis court, and greenhouse, and beyond is a shooting range and exceptional equestrian facilities.



"Less than three hours from each other by private plane, it is possible to leave one at 3pm and be in time for cocktail hour at the other."





Completed in 2012, the stunning penthouse spans the sixth and newly created seventh floors of renowned mansion block Caroline House. Supremely private despite its central location, the property has all the amenities required for city life, including 24-hour porterage and a double garage.



A fine vantage

//

Discerning Londoners know that for majestic vistas of the capital, those found at the Royal Parks are hard to beat. Superbly situated to the north of Kensington Gardens, the penthouse at Caroline House has the privilege of an utterly exclusive panorama, taking in perhaps the city's most illustrious green space. Built to the finest standards atop a premier mansion block, this five-bedroom home comprises 5,626 square feet (522 sq m) of interior space—including a dual-aspect living area—and almost half of that again outside. Peerless lateral living, bespoke craftsmanship, and easy access to the best of the city define this rare-to-market property.

Discover more about this very special property, including further photography, at christiesrealestate.com/c70

Words ANDREA HUNT

//

CAROLINE HOUSE
LONDON, UNITED KINGDOM
struttandparker.com



Accessed via a private elevator, the penthouse has a generous floor plan that includes an expansive dual-aspect living and reception area, three en suite bedrooms, a spectacular master suite with sitting and dressing rooms, a large study (or fifth bedroom), a chic eat-in kitchen, and a utility room.



// EXPERT VIEW

"I've visited many prestigious new developments in London, and I've never come across a residential property that offers the unique combination found at the Caroline House penthouse.

"From the moment you step into the entrance hall you are met with an exceptional scene that stretches above the treeline, which, due to the topography of the landscape, you simply wouldn't find on the south side of Kensington Gardens or Hyde Park. The fact that the external walls are made almost entirely from glass also means that the whole property is bathed in light from sunrise to sunset, a rarity in London.

"Inside, the craftsmanship shows through in every detail, with book-matched marble, bespoke cabinetry and paneling, bronze inlay flooring, and state-of-the-art climate control, audio-visual, and lighting systems.

"Caroline House itself is also extremely private. You can drive in from the street, through the security barriers, and straight into the building. This distinctive residence presents an uncommon opportunity for an astute buyer who wants to make the most of what London has to offer."

James Forbes, Strutt & Parker



//
UNRIVALED OUTLOOK

At 2,686 square feet (249 sq m), the property's superb wraparound terrace—and the views it offers—is perhaps its most breathtaking feature, allowing for unparalleled entertaining or easy family living. Splendid vistas unfold in every direction. To the south, views of Kensington Gardens, Hyde Park, and even Crystal Palace 10 miles in the distance, are captivating. To the east, city landmarks stud the skyline in all their glory, from The Shard to The London Eye. And to the north and west, leafy residential streets and rooftops offer up an alternative, equally alluring view of life in the capital.



As befits a residence of this calibre, the transition between indoor and outdoor living areas is seamless, with interior and exterior floor levels perfectly matched, and access provided by floor-to-ceiling glass doors.

“The whole property is bathed in natural light, from sunrise to sunset, a rarity in London.”



//
THE LOCATION

Caroline House is set within London's Bayswater area, which benefits from excellent transport links, attractive Georgian squares, and a strong sense of community. Cultural options abound, with the Serpentine Galleries, Design Museum, and Victoria and Albert Museum all easily accessible. Looping around Hyde Park and its environs, the fashionable neighborhoods of Knightsbridge, Kensington, Notting Hill, and Mayfair provide some of the capital's finest dining and luxury shopping. With two Michelin stars apiece, Core by Clare Smyth and The Ledbury are a five-minute taxi ride from Caroline House, while three-starred Alain Ducasse at The Dorchester and The Araki are just across the park. For lovers of fine fashion and jewelry, the boutiques of Bond Street, Mount Street, and Sloane Street are famed for their exclusive retail experiences. Convenience is a further highlight, as the property offers an easy commute into the City and international connections via Heathrow Airport, around 40 minutes' drive away. Families with children also benefit from plentiful world-class education in London, and two schools of note—Latymer Upper School and Westminster School—are within a half an hour drive.



High point of view

//

HIGH POINT ESTATE

NEW JERSEY

UNITED STATES

glorianilson.com

//

Combining architecture by an American icon with classic European style, High Point Estate in Middletown, New Jersey, enjoys an idyllic setting just one hour from Manhattan. Created in 1999 by Robert AM Stern, the majestic 18,000-square-foot (1,672 sq m) main house, inspired by grand French châteaux, is designed with symmetrical proportions and peerless craftsmanship. This exquisite style extends to the manicured 15-acre (6 ha) grounds, originally laid by the landscape architecture firm Olmsted Brothers, which feature a private dock and 700 feet (213 m) of river frontage. The estate's proximity to Huber Woods Park and Navesink Country Club adds to the privileged outdoor lifestyle offered by this elegant residence, all in one of the East Coast's premier locations.

Discover more about this very special property, including further photography, at christiesrealestate.com/c71

Words CATHY HAWKER

Life at High Point Estate revolves around the Navesink River, an eight-mile (12 km) estuary that runs through Middletown, Red Bank, Fair Haven, and Rumson, and offers opportunities for fishing, sailing, kayaking, bird watching, and rowing.



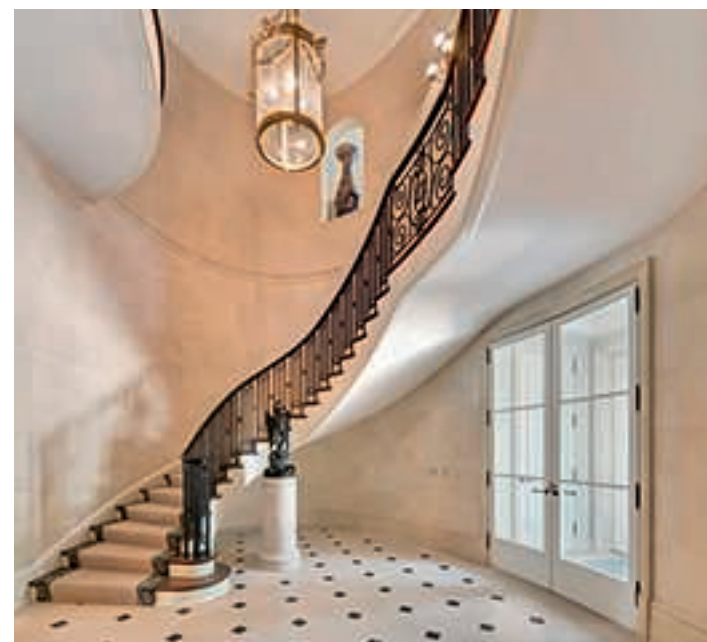
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ARCHITECTURE AND SPACE

Spaciousness combines with splendor here, and also with the trappings of modern life—the 50-foot (15 m) living room has a grand fireplace, parquet flooring, intricately painted woodwork, and a custom movie screen that rises up at the touch of a button. Exquisite detailing is everywhere: the kitchen with alabaster countertops, the light-filled dining room designed for a circular table seating 18, and the two-story foyer with bespoke staircase. Accommodation comprises six bedroom suites across two wings, while four outbuildings include a three-bedroom guesthouse, a recording studio, and the “Shoe Inn” pub, complete with a bar imported from France. A swimming pool and two cabanas, one with an indoor kitchen, are landscaped for total privacy.



The warm, inviting interiors are masterfully decorated, featuring parquet flooring, sumptuous gilding, handmade plaster finishes, custom-cut stenciling, and architectural *trompe l'oeil*.



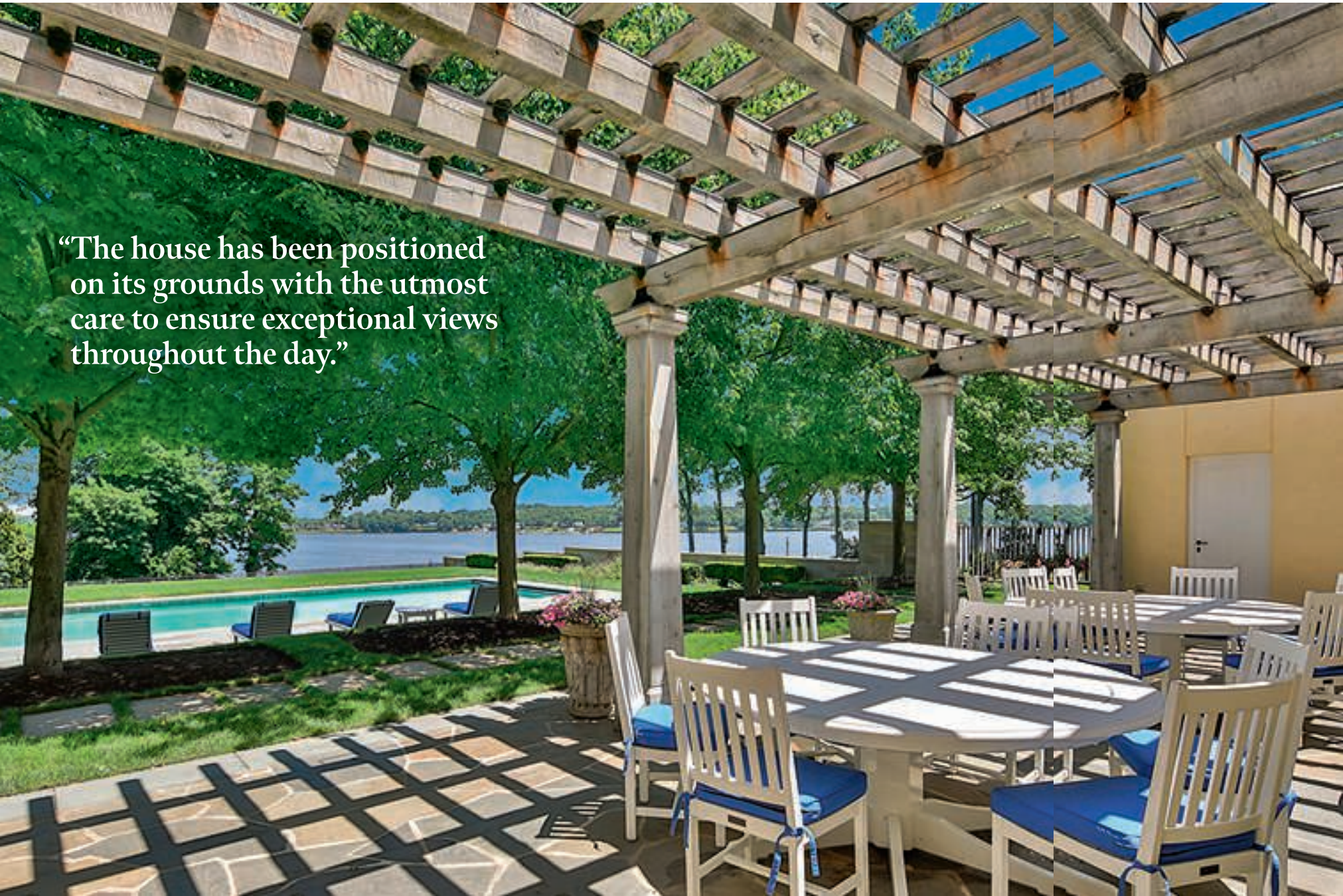
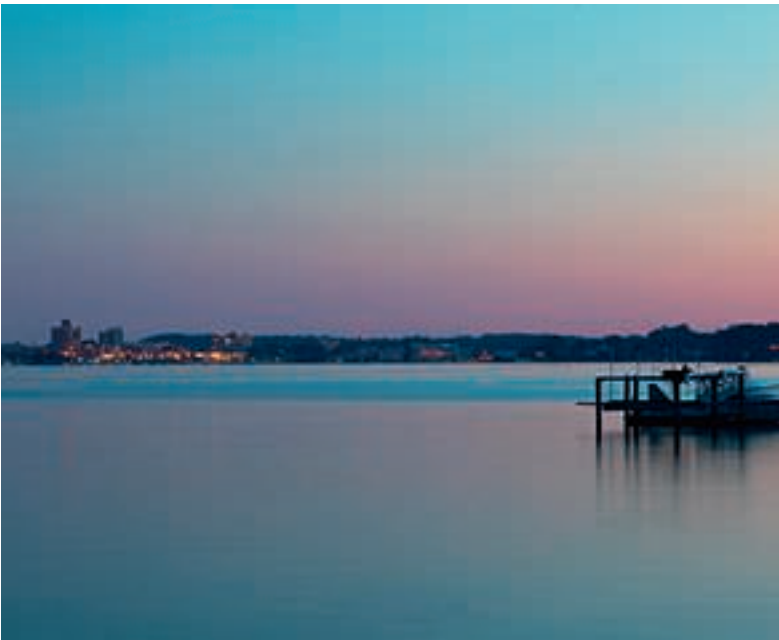
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EXPERT VIEW

“It is highly unusual for Robert AM Stern to design a single-family home and at High Point Estate he has created a rare and special property, comparable to owning an exquisite work of art. Outstanding architectural details include beautiful brick barrel ceilings, tall mullioned windows, and masterful decoration using Venetian plasterwork and *trompe l'oeils* by acclaimed French artist Pierre Finkelstein. The magnificent end result is only possible thanks to a dedicated homeowner with the vision to see this astounding project to completion. The house has been positioned on its grounds with the utmost care to ensure exceptional views throughout the day, from watching the sun rise over the Atlantic from the balcony and then, from the patio, seeing it set over the Navesink River. From all the principal rooms you can see the river and watch sailboats on the water.”
Gloria Nilson, Gloria Nilson & Co. Real Estate



Encompassing long, verdant stretches of lawn, a large slate patio, walkways, courtyards, and a pergola, the beautiful grounds evoke the spirit of a Renaissance garden. Originally landscaped by Olmsted Brothers, known for designing the grounds of some of the most prestigious universities and parks in the United States, the gardens offer tranquility, and astonishing river views.



“The house has been positioned on its grounds with the utmost care to ensure exceptional views throughout the day.”

// THE LOCATION

Middletown has a proud 350-year history—the first Europeans settled here in 1665. Today, with a population of some 67,000, it has excellent cultural and leisure options, yet remains compact enough to foster a strong sense of community and frequently appears in lists of the best places to live in the United States. With its extensive beaches, sports clubs, and more than 1,000 acres (405 ha) of parkland, its residents enjoy an active outdoor lifestyle. New York City is one hour away by train or car, while the Seastreak ferry takes just 45 minutes to travel from Atlantic Highlands to Wall Street. High Point Estate is in Middletown’s affluent Navesink neighborhood, set on what is considered one of the premier roads in the county, if not the state.



//

VILLA LA VAGNOLA
CETONA
TUSCANY, ITALY
romolini.com

Under the Tuscan sun

//

Gazing across the sun-washed town square of Cetona in central Italy, Villa La Vagnola appears to be the quintessential Tuscan manor house. Its charming green-shuttered windows and pastel-colored walls mirror the local architecture, but the understated exterior belies the splendor within. Built in the 18th century, the 15-bedroom villa was reimaged in the 1980s by the eminent Genoese interior designer, Renzo Mongiardino, and his enchanting arrangements remain intact. Mongiardino created a series of elaborately decorated rooms, with *trompe l'oeil* murals, marbled columns, hand-painted ceilings, and custom furnishings. Extending his skills to the villa's 27-acre (11 ha) grounds, he commissioned a glass-walled garden room and added lavish frescos to the 19th-century pool pavilion.

Discover more about this very special property, including further photography, at [christiesrealestate.com/c72](https://www.christiesrealestate.com/c72)

Words AILEEN SCOLAR



Today a gloriously imposing 15-bedroom, 12-bath Tuscan property, Villa La Vagnola was built in 1750 by Cetona-born nobleman Salustio Terrosi. It's likely the villa was named in honor of his wife, Maria Antonietta Vagnoli.



// EXPERT VIEW

“The most distinctive feature of Villa La Vagnola is surely its position: although it sits at the edge of a typically Tuscan town, the estate enjoys complete privacy. Its size—a generous 17,216 square feet (1,600 sq m)—is unusual for a country location and makes the villa feel more like a city palazzo. Inside, Mongiardino’s colorful designs remain in immaculate condition, so walking through the interiors feels magical. Intriguingly, when the property was built in 1750, the owner commissioned a labyrinth of tunnels below the villa. In the past, these were used to produce and store wine. Future residents could do the same; planting new vines and establishing a wine estate. The property has so many possibilities. It could easily become a family retreat or boutique hotel, and the extensive amount of land lends itself perfectly to an agricultural business—an *azienda agricola*—which, in Italy, has many tax benefits.”

Marta Brunellini Romolini
Agenzia Romolini Immobiliare Srl



Reveling in Tuscany’s enviable climate, the villa’s 27 acres (11 ha) of grounds encompass themed garden “rooms,” with decorative structures and greenery-cloaked buildings studding the site and adding to a sublime sense of serenity.

// THE GROUNDS AND GARDENS

Villa La Vagnola’s elegant Italianate gardens were remastered by leading landscape architect Paolo Pejrone who, like Mongiardino, served many illustrious clients: fashion designers and financiers, Middle Eastern royalty, and even Pope Benedict XVI. Despite having studied under English garden designer Russell Page and Brazilian maestro Roberto Burle Marx, Pejrone transformed the gardens here in a quintessentially Tuscan style. An expansive terrace now leads off the main living area, and layers of leafy green planting provide privacy and shade. The grounds are also home to several unexpected architectural delights. These include a 200-seat stone amphitheater, and a beautiful Etruscan tomb dating back to the 7th century BC, which was discovered nearby, dismantled, then reconstructed at Villa La Vagnola to preserve this amazing artifact. The picturesque winter garden is now swathed in creeper, and houses an orangery and a gym. But perhaps most intriguing of all is La Turkerie. Built in 1837 to celebrate a visiting Turkish pasha, this extravagantly painted conical building now serves as an exotic pool pavilion.



Genoese interior designer Renzo Mongiardino used his expertise in film and theater design to conjure up opulent rooms brimming with elaborate paintwork, sumptuous finishes, and intricate custom-made furnishings. The sky-blue walls of the villa's vestibule and the allegorical painted ceiling in the billiards room are typical of his Baroque-inspired style.



//
THE LOCATION

In Cetona, the pace of life remains comfortably slow, but the quality of living is high. Spiraling upwards, the simple buildings of this charming medieval town ultimately give way to a forest-bound fortress. The travertine-tiled Piazza Garibaldi, named in honor of the Italian patriot, is where seasonal celebrations take place, and the town boasts an excellent geographical location. The cultural centers of Tuscany and Umbria are less than two hours away, including the ancient Etruscan towns of Chiusi and Volterra; Siena, with its spectacular Piazza del Campo; the ever-fashionable Florence and Rome; and not forgetting the highly regarded wineries of Montepulciano and Montalcino. The mild climate of Cetona is also well suited to the cultivation of olive trees and vines, which has given visitors another reason to enjoy its attractions. For international travelers, Villa La Vagnola is most easily reached from the airports of Umbria (42 miles/68 km), Grosseto (71 miles/115 km), and Florence (91 miles/147 km).

“Mongiardino’s colorful designs remain in immaculate condition, so walking through the interiors feels magical.”

The luxury directory

GET IN TOUCH WITH THE EXCLUSIVE
AFFILIATES OF CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ston Easton Park in Somerset, England (see page 60) is set in bucolic grounds, designed in the early 19th century by Humphry Repton, one of Britain's best-loved landscape designers. Highlights include woodland, traditional ornate gardens, and stone footbridges over the river that flows through the valley.

CHRISTINA BULL

08



//

Green Gables – The Estate

Woodside, California, United States
Price upon request

Christie's International Real Estate
christiesrealestate.com
Zackary Wright
+1 310 385 2680
zwright@christies.com

16



//

The Penthouse at 41 Avenue Hoche

Faubourg-du-Roule,
8th ème arrondissement,
Paris, France
Price upon request

Daniel Féau Conseil Immobilier
danielfeau.com
Marie-Hélène Lundgreen
+33 660 341 462
mhl@bdfrance.fr

22



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Hackwood Park

Hampshire, England, United Kingdom
Price upon request

Christie's International Real Estate
christiesrealestate.com
Charlotte Delaney
+44 20 7389 2551
cdelaney@christies.com

28



//

Maui's Grand Oceanfront Estate

Lahaina, Maui County, Hawaii
\$16,500,000

Hawaii Life Real Estate Brokers
hawaiilife.com
Mary Anne Fitch
+1 808 250 1583
sold@maui.net

34



//

Red Gate Farm

Martha's Vineyard,
Massachusetts, United States
Price upon request

LandVest, Inc.
landvest.com
Gerret Conover
+1 508 627 3757
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42



//

The Boyd Residence

Sydney, New South Wales, Australia
A\$66,000,000

Ken Jacobs
Kenjacobs.com.au
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+61 407 190 152
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//
Serenissima
 Longboat Key, Florida, United States
 Price upon request

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 Michael Moulton
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 michaelmoulton@michaelsaunders.com



//
Whitehall Estate
 St. Helena, California, United States
 Price upon request

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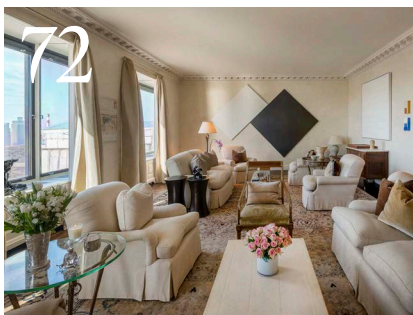
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Ston Easton Park
 Somerset, England, United Kingdom
 £9,500,000

Strutt & Parker
 struttandparker.com
 James Mackenzie
 +44 20 7318 5190
 james.mackenzie@struttandparker.com



//
Hacienda Pucheguin
 Patagonia, Chile
 Price upon request

Bórquez & Asociados Limitada
 byas.cl
 María Jose Bórquez
 +56 2 2953 6992
 mjborquez@byas.cl



//
River House
 Manhattan, New York, United States
 \$15,750,000

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//
The Peninsula Estate
 Porto Cervo, Costa Smeralda,
 Sardinia, Italy
 Price upon request

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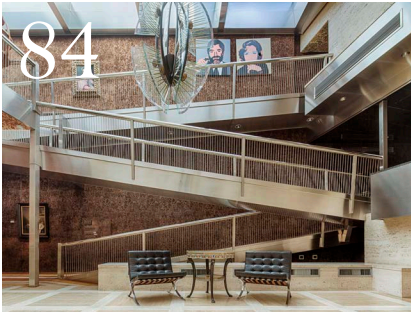


All the interiors at Green Gables in Woodside, Silicon Valley, California (see page 8) were originally designed by famed New York interior designer Elsie de Wolfe, whose clients included Amy Vanderbilt and the Duke and Duchess of Windsor. Three of the bedrooms retain her original vision.



Panoramic views of vines and the surrounding Napa Valley can be seen from almost every part of California's Whitehall Estate (see page 54). The private vineyard property, with stunning contemporary architecture and craftsmanship, has the ideal conditions for growing grapes and is conveniently located for both San Francisco and Silicon Valley.

DANE TASHIMA



//
**The Sherman
Fairchild Mansion**

Manhattan, New York, United States
\$35,000,000

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//
**Horsethief Basin and
MorDo Ranches**

Montana
\$22,500,000
Arizona
\$35,000,000
\$50,000,000 for both

Walt Danley Realty – Arizona
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PureWest Ranches – Montana
Jim Toth
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//
High Point

Middletown, New Jersey, United States
Price upon request

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//
Villa La Vagnola

Cetona, Italy
€12,000,000

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Caroline House

London, England, United Kingdom
£18,500,000

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The view to Squibnocket Pond from Red Gate Farm, the Martha’s Vineyard estate of Jacqueline Kennedy Onassis (see page 34). The property’s grounds, containing mature trees as well as grass and mosses, were designed by horticulturist Rachel “Bunny” Mellon, known for her rework of the Rose Garden at the White House.

LAURA MOSS. BACK PAGE: CHRISTINA BULL



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