

THE PRIVATE JET LIFESTYLE MAGAZINE

ELITE

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TOP WORLDWIDE
RESIDENTIAL

REAL ESTATE

DEVELOPMENTS

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TOP WORLDWIDE RESIDENTIAL REAL ESTATE DEVELOPMENTS

GET IN ON THE BOTTOM (OR TOP) FLOOR OF THESE HOT PROPERTIES WITH THE HELP OF *ELITE TRAVELER'S* FIRST-EVER COMPREHENSIVE RESIDENTIAL REAL ESTATE GUIDE.

BY COLEMAN BENTLEY AND *ELITE TRAVELER* STAFF RESEARCH BY DON RAUF



As you navigate the world, you will find a growing number of elite travelers buying real estate far from their home bases, setting up new command centers for business and investments, as well as discovering pleasurable places to take a break and play. With this in mind, *Elite Traveler* saw this as an ideal opportunity to compile a list of the must-know-about real estate residential property developments.

Using data from WealthInsight and Knight Frank, we took into consideration 19 different attributes, which include current Ultra High Net Worth (UHNW) population; UHNW population projections for 2023; growth in UHNWs during the past decade; importance of the location currently; projected importance in 2023; economic activity of the location, quality of life, political influence, regional importance, price change of luxury real estate in the past year, and price per square foot. Location accounted for 45 percent of total score. The following section easily demonstrates the top properties and what they have to offer you.

Top Worldwide Residential Real Estate Developments



45

185

16



44

149



92



The top cities where we found qualifying properties was led by New York followed by London, Singapore, Hong Kong, Beijing, Shanghai, Geneva, Istanbul, Paris, Sydney, Tokyo, Dubai, Jakarta, Los Angeles, Moscow, Miami/Ft. Lauderdale, Frankfurt, Abu Dhabi, Bangkok, Tel Aviv, Toronto, Houston, Zurich, Washington DC, Buenos Aires, Dallas, San Francisco, Dublin, Kuala Lumpur, and Chicago.

We then combined this with our own independent research on amenities identifying more than 200 properties around the world that offer the services and facilities that play an important role to your lifestyle. While it was impossible to attain price-per-square-foot data to accurately compare each development, our 21-point checklist of amenities was designed to easily enable you to identify residences that best fit your needs.

The amenities we took into consideration include pool, secure parking, valet parking, 24-hour security, professional concierge, gym/health club, roof deck, helipad, cinema/media room, sauna/steam room, spa with treatment rooms, golf course access, ski-in ski-out location, kids club, wine cellar, business center, housekeeping service, on-site tennis, on-site restaurant, and marina/dockage. Amenities accounted for 55 percent of each development's score, with the remainder based on location.

The list encompasses projects from their announcement until all units have been delivered to owners. This proved a bit difficult, as projects sometimes have multiple phases, and "sold out" can mean that there are deposits for the portion of inventory

that have been released. In the case of some properties, when the recession hit, entire floors were kept off the market and only now that the economy is improving, some spaces are being offered for sale for the first time. In other words, the properties on this list have inventory that is on sale for the first time or have yet to be lived in. Perhaps there was a deposit, but the deal fell through, and you can now be the first occupant.

One thing that stood out in many high-end developments was their conjunction with well-known luxury hotel brands. In fact, 87 of the 249 projects on our list have a hotel group as part of their branding. Underscoring W's positioning as a luxury group, 14 properties fly the Starwood-owned flag, with Ritz-Carlton scoring nine properties. St. Regis, also a Starwood brand, has eight properties on our list, followed by Four Seasons with seven. Hilton Worldwide is represented by nine developments, six flying the Waldorf Astoria flag and three more under the Conrad banner. Rosewood's rapid expansion gives it six entries, followed by Banyan Tree with five. There is only one Donald Trump, and the developer-cum-luxury hotel operator shows his power with six entries.

In terms of where the properties are located, the United States accounts for more than half with 127, while Canada and China tie for second with 10 each. Switzerland is fourth with seven entries, followed by Thailand at fifth with six properties, while United Arab Emirates, Singapore, Mexico, England, and Australia find themselves in a five-way tie at sixth. Indonesia and Israel tied for 11th

Top Worldwide Residential Real Estate Developments



213



175



66



4



1



179



163

most properties with four each, followed by Antigua, The Bahamas, Barbados, and Panama, all tied for 13th, each represented by three projects.

In terms of cities, Miami/Ft. Lauderdale was dominant with 30 properties, followed by New York with 22, and Los Angeles with eight. Fourth on the list was Hong Kong with six properties while London, Chicago, Honolulu, Seattle, Singapore, Sydney, and Toronto were each equal with five properties in fifth place. Vancouver, Las Vegas, Dubai, and Boston each had four properties, while Atlanta, Bangkok, and Park City had three each.

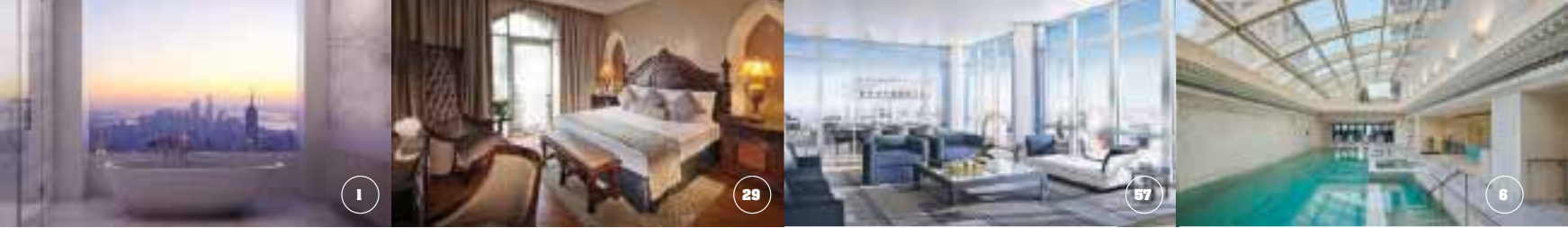
Needless to say, putting the list together was difficult. Various research shows UHNW families typically own between three and five residences, however, some are only meant for occasional use, some are for holidays, and others are meant to be principal addresses. Prices often range dramatically, depending on location and residence size, where buildings can have significant inventory under \$1 million in some cities, with penthouses costing significantly more. In global capitals, of course, when it comes to prices, the sky is the limit. Therefore, we focused on amenities over price. Our plan is to expand the list as we identify new developments in your favorite cities, as well as luxury residences in new places.

Ollie Williams, a spokesperson for Wealth Insight, summed it up nicely. "The emergence of UHNWs in new and developing economies, and the growth of the

UHNW in established economies, crossed with the growth in long-range private jets, has opened up numerous destinations for luxury real estate developments that a generation ago would not have been thinkable," said Williams. "Today's UHNW households live an intercontinental, global lifestyle. Traveling between continents is a normal occurrence and the result is there is a heightened interest in real estate ownership where it's not unusual for the wealth to maintain residences on two and even three continents."

Times are, indeed, quickly changing in the world of residential real estate. Ron Nelson, a partner in RODE Advertising, a New York based real estate marketing specialist, described it this way: "It used to be you advertised in New York, and [every transaction] was a move up. Real estate used to be a building block of wealth. Every few years, [local] people would flip it, move up, and put the money into something bigger. That doesn't happen much anymore. The overseas market coming into New York has completely changed it," Nelson said in a recent interview with *Elite Traveler*, adding, "I have a project in Princeton, New Jersey, that's priced well over \$1 million per unit. We are highly targeting China. Their kids may be going to Princeton, but there also are a number of top private schools, and they come in and want to buy real estate."

Beginning in October, you will be able to search properties by location and the amenities you want at Elitetraveler.com/realestate.



Top Worldwide Residential Real Estate Developments

Property	Score	City	Country	State	Region	
1	432 PARK AVENUE	94.70	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
2	THE ST. REGIS SINGAPORE	94.40	SINGAPORE	SINGAPORE	N/A	ASIA/PACIFIC
3	THIRTY PARK PLACE	94.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
4	TRUMP SOHO NEW YORK	94.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
5	FAIRMONT RESIDENCES QUASAR	94.10	ISTANBUL	TURKEY	N/A	EUROPE
6	THE PENINSULA SHANGHAI RESIDENCES	93.80	SHANGHAI	CHINA	N/A	ASIA/PACIFIC
7	BACCARAT HOTEL & RESIDENCES	93.70	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
8	THE RESIDENCES AT W SINGAPORE-SENTOSA COVE	93.40	SINGAPORE	SINGAPORE	N/A	ASIA/PACIFIC
9	THE RESIDENCES AT W LONDON-LEICESTER SQUARE	93.30	LONDON	ENGLAND	N/A	EUROPE
10	ONE HYDE PARK	92.80	LONDON	ENGLAND	N/A	EUROPE
11	THE RESIDENCES AT W NEW YORK-DOWNTOWN	92.70	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
12	EDEN RESIDENCES CAPITOL	92.40	SINGAPORE	SINGAPORE	N/A	ASIA/PACIFIC
13	ONE BLACKFRIARS	92.30	LONDON	ENGLAND	N/A	EUROPE
14	PRIVE AT ISLAND ESTATES	92.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
15	520 WEST 28TH STREET	92.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
16	ONE MADISON	92.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
17	FOUR SEASONS PRIVATE APARTMENTS BEIJING	92.00	BEIJING	CHINA	N/A	ASIA/PACIFIC
18	THE ST. REGIS BANGKOK	91.50	BANGKOK	THAILAND	N/A	ASIA/PACIFIC
19	THE RESIDENCES AT W TEL AVIV	91.50	TEL AVIV	ISRAEL	N/A	MIDDLE EAST/ AFRICA
20	DU PARC KEMPINSKI PRIVATE RESIDENCES	91.30	GENEVA	SWITZERLAND	N/A	EUROPE
21	THE RITZ-CARLTON RESIDENCES, MIAMI BEACH	91.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
22	THE RESIDENCES AT W FORT LAUDERDALE	91.30	FORT LAUDERDALE	UNITED STATES	FLORIDA	AMERICAS
23	1010 BRICKELL	91.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
24	250 WEST STREET	91.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
25	THE BEEKMAN	91.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
26	THE MARK HOTEL	91.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
27	ROSEWOOD ABU DHABI	91.10	ABU DHABI	UAE	N/A	MIDDLE EAST/AFRICA
28	THE ST. REGIS SAN FRANCISCO	91.10	SAN FRANCISCO	UNITED STATES	CALIFORNIA	AMERICAS
29	JUMEIRAH ZABEEL SARAY ROYAL RESIDENCES	91.00	DUBAI	UAE	N/A	MIDDLE EAST/AFRICA
30	THE RITZ-CARLTON RESIDENCES, SINGAPORE, CAIRNHILL	90.90	SINGAPORE	SINGAPORE	N/A	ASIA/PACIFIC
31	FENDI CHATEAU RESIDENCES	90.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
32	ISLAND GARDENS	90.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
33	OCEANA BAL HARBOUR	90.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
34	THE ST. REGIS BAL HARBOUR	90.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
35	LIVING 108	90.70	BERLIN	GERMANY	N/A	EUROPE
36	CONRAD ESPIRITO SANTO PLACE	90.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
37	ONE THOUSAND MUSEUM	90.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
38	PARK GROVE	90.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
39	WALDORF ASTORIA CHICAGO	90.30	CHICAGO	UNITED STATES	ILLINOIS	AMERICAS
40	BRICKELL FLATIRON	90.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
41	RESIDENCE 88	90.30	HONG KONG	CHINA	N/A	ASIA/PACIFIC
42	35XV	90.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
43	ONE57	90.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
44	SOORI HIGH LINE	90.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
45	PEARNS POINT	90.00	ST. MARY'S	ANTIGUA	N/A	AMERICAS
46	RESIDENCES AT MANDARIN ORIENTAL BODRUM	90.00	BODRUM	TURKEY	N/A	EUROPE
47	THE RITZ-CARLTON RESIDENCES, HERZLIYA	90.00	HERZLIYA	ISRAEL	N/A	MIDDLE EAST/AFRICA
48	THE RESIDENCES AT W HOLLYWOOD	89.90	LOS ANGELES	UNITED STATES	CALIFORNIA	AMERICAS
49	CASSIA VILLAS OCEAN REEF CLUB	89.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
50	FOUR SEASONS PRIVATE RESIDENCES MIAMI	89.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
51	JADE SIGNATURE	89.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
52	REGALIA SUNNY ISLES BEACH	89.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
53	RIVERWALK	89.80	LONDON	ENGLAND	N/A	EUROPE
54	PARAMOUNT RESIDENCES	89.80	FORT LAUDERDALE	UNITED STATES	FLORIDA	AMERICAS
55	THE RESIDENCES AT W SOUTH BEACH	89.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
56	THE MARQUAND	89.70	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
57	THE CHARLES	89.70	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
58	THE STERLING MASON	89.70	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
59	BANYAN TREE RESIDENCES BANGKOK	89.50	BANGKOK	THAILAND	N/A	ASIA/PACIFIC
60	LAS VERANDAS VILLAS	89.50	FRENCH HARBOR	HONDURAS	N/A	AMERICAS
61	TRUMP HOTEL WAIKIKI BEACH WALK	89.50	HONOLULU	UNITED STATES	HAWAII	AMERICAS
62	THE RESIDENCES AT W ATLANTA-DOWNTOWN	89.50	ATLANTA	UNITED STATES	GEORGIA	AMERICAS

SCORE METHODOLOGY: SCORES ARE DETERMINED BASED ON 19 FACTORS PERTAINING TO LOCATION, WHICH COMPRISE 45 PERCENT OF THE SCORE, AND 21 FACTORS PERTAINING TO AMENITIES, WHICH COMPRISE 55 PERCENT OF THE SCORE.



117



88



110



108

Top Worldwide Residential Real Estate Developments

property	score	city	country	state	region	
63	YELLOWSTONE CLUB	89.50	BIG SKY	UNITED STATES	MONTANA	AMERICAS
64	BAYSIDE AT WATERMAN'S	89.40	GALVESTON	UNITED STATES	TEXAS	AMERICAS
65	MERRION HOTEL	89.40	DUBLIN	IRELAND	N/A	EUROPE
66	RAFFLES RESIDENCES JAKARTA	89.40	JAKARTA	INDONESIA	N/A	ASIA/PACIFIC
67	THE CENTURY	89.40	LOS ANGELES	UNITED STATES	CALIFORNIA	AMERICAS
68	THE BATH CLUB ESTATES	89.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
69	DUNBAR PLACE	89.30	HONG KONG	CHINA	N/A	ASIA/PACIFIC
70	FAENA HOUSE	89.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
71	OPUS HONG KONG	89.30	HONG KONG	CHINA	N/A	ASIA/PACIFIC
72	RESIDENCES BY ARMANI/CASA	89.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
73	SHOUSON PEAK	89.30	HONG KONG	CHINA	N/A	ASIA/PACIFIC
74	THE ST. REGIS ASPEN	89.30	ASPEN	UNITED STATES	COLORADO	AMERICAS
75	THE GROVE AT GRAND BAY	89.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
76	HALCYON CONDOMINIUM	89.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
77	THE ALPINA GSTAAD	89.20	GSTAAD	SWITZERLAND	N/A	EUROPE
78	THE CARLTON HOUSE	89.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
79	BAHA MAR	89.10	NASSAU	BAHAMAS	N/A	AMERICAS
80	MAÇKA RESIDENCES ISTANBUL MANAGED BY KEMPINSKI, TURKEY	89.10	ISTANBUL	TURKEY	N/A	EUROPE
81	YORK & GEORGE	89.10	SYDNEY	AUSTRALIA	N/A	ASIA/PACIFIC
82	HAWAII TOWER	89.00	HONOLULU	UNITED STATES	HAWAII	AMERICAS
83	KEMPINSKI RESIDENCES-SKIPER VILLAS & APARTMENTS ISTRIA CROATIA	89.00	SAVUDRIJA	CROATIA	N/A	EUROPE
84	KOOLANI	89.00	HONOLULU	UNITED STATES	HAWAII	AMERICAS
85	KUKIO	89.00	KAILUA-KONA	UNITED STATES	HAWAII	AMERICAS
86	ONE ALA MOANA	89.00	HONOLULU	UNITED STATES	HAWAII	AMERICAS
87	ONE PACIFIC TOWER	89.00	SEATTLE	UNITED STATES	WASHINGTON	AMERICAS
88	REGENT PORTO MONTENEGRO HOTEL AND RESIDENCES	89.00	TIVAT	MONTENEGRO	N/A	EUROPE
89	DORADO BEACH, A RITZ-CARLTON RESERVE	89.00	DORADO	PUERTO RICO	N/A	AMERICAS
90	ROSEWOOD MAYAKOBA	89.00	PLAYA DEL CARMEN	MEXICO	N/A	AMERICAS
91	THE ST. REGIS DEER VALLEY	89.00	PARK CITY	UNITED STATES	UTAH	AMERICAS
92	TRUMP INTERNATIONAL HOTEL & TOWER VANCOUVER	89.00	VANCOUVER	CANADA	N/A	AMERICAS
93	PEARL ISLAND	89.00	ARCHIPELAGO DE LAS PERLAS	PANAMA	N/A	AMERICAS
94	BISHOPSGATE RESIDENCES	88.90	SINGAPORE	SINGAPORE	N/A	ASIA/PACIFIC
95	1 HOTEL & HOMES SOUTH BEACH	88.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
96	321 OCEAN	88.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
97	LONDON SQUARE PROPERTIES FULHAM	88.80	LONDON	ENGLAND	N/A	EUROPE
98	PORSCHE DESIGN TOWER	88.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
99	RESIDENCES AT THE MIAMI BEACH EDITION	88.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
100	10 SULLIVAN STREET	88.70	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
101	FAIRMONT CHENGDU RESIDENCES	88.70	CHENGDU	CHINA	N/A	ASIA/PACIFIC
102	ALBANY	88.60	NEW PROVIDENCE	BAHAMAS	N/A	AMERICAS
103	THE RESIDENCES AT W VERBIER	88.60	VERBIER	SWITZERLAND	N/A	EUROPE
104	MOSLER LOFTS	88.50	SEATTLE	UNITED STATES	WASHINGTON	AMERICAS
105	NAURU TOWER	88.50	HONOLULU	UNITED STATES	HAWAII	AMERICAS
106	AMAN VILLAS	88.50	PLAYA GRANDE	DOMINICAN REPUBLIC	N/A	AMERICAS
107	BANYAN TREE RESIDENCES MAYAKOBA	88.50	PLAYA DEL CARMEN	MEXICO	N/A	AMERICAS
108	DEL MAR LOS CABOS	88.50	SAN JOSE DEL CABO	MEXICO	N/A	AMERICAS
109	FOUR SEASONS PRIVATE RESIDENCES TORONTO	88.50	TORONTO	CANADA	N/A	AMERICAS
110	MONTAGE RESIDENCES DEER VALLEY	88.50	PARK CITY	UNITED STATES	UTAH	AMERICAS
111	ONE SANDY LANE	88.50	ST. JAMES	BARBADOS	N/A	AMERICAS
112	ROSEWOOD CRESCENT	88.50	DALLAS	UNITED STATES	TEXAS	AMERICAS
113	SIRENUSA	88.50	CRUZ BAY	US VIRGIN ISLANDS	N/A	AMERICAS
114	THE ST. REGIS ATLANTA	88.50	ATLANTA	UNITED STATES	GEORGIA	AMERICAS
115	SUGAR BEACH RESIDENCES	88.50	SOUFRIERE	SAINT LUCIA	N/A	AMERICAS
116	THE TOWER AT CARNEGIE ABBEY	88.50	PORTSMOUTH	UNITED STATES	RHODE ISLAND	AMERICAS
117	TRUMP INTERNATIONAL HOTEL & TOWER TORONTO	88.50	TORONTO	CANADA	N/A	AMERICAS
118	VICEROY ANGUILLA RESIDENCES	88.50	BARNES BAY	ANGUILLA	N/A	AMERICAS
119	THE RESIDENCES AT W AUSTIN	88.50	AUSTIN	UNITED STATES	TEXAS	AMERICAS
120	THE RESIDENCES AT W SCOTTSDALE	88.50	SCOTTSDALE	UNITED STATES	ARIZONA	AMERICAS
121	WALDORF ASTORIA JERUSALEM	88.50	JERUSALEM	ISRAEL	N/A	MIDDLE EAST/ AFRICA
122	AQUA	88.30	CHICAGO	UNITED STATES	ILLINOIS	AMERICAS
123	15 LEONARD	88.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
124	182 WEST 82ND STREET	88.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS

SCORE METHODOLOGY: SCORES ARE DETERMINED BASED ON 19 FACTORS PERTAINING TO LOCATION, WHICH COMPRISE 45 PERCENT OF THE SCORE, AND 21 FACTORS PERTAINING TO AMENITIES, WHICH COMPRISE 55 PERCENT OF THE SCORE.



182



177



132



143

Top Worldwide Residential Real Estate Developments

property	score	city	country	state	region
125	88.20	NEW YORK	UNITED STATES	NEW YORK	AMERICAS
126	88.10	SAN FRANCISCO	UNITED STATES	CALIFORNIA	AMERICAS
127	88.10	SYDNEY	AUSTRALIA	N/A	ASIA/PACIFIC
128	88.10	SANTIAGO	CHILE	N/A	AMERICAS
129	88.00	INDIANAPOLIS	UNITED STATES	INDIANA	AMERICAS
130	88.00	TRUCKEE	UNITED STATES	CALIFORNIA	AMERICAS
131	88.00	DUBAI	UAE	N/A	MIDDLE EAST/AFRICA
132	88.00	RANCHO SANTA FE	UNITED STATES	CALIFORNIA	AMERICAS
133	88.00	SAN MIGUEL	MEXICO	N/A	AMERICAS
134	88.00	COLOMBO	SRI LANKA	N/A	ASIA/PACIFIC
135	88.00	DALLAS	UNITED STATES	TEXAS	AMERICAS
136	88.00	KOH SAMUI	THAILAND	N/A	ASIA/PACIFIC
137	88.00	WAILEA	UNITED STATES	HAWAII	AMERICAS
138	88.00	LA QUINTA	UNITED STATES	CALIFORNIA	AMERICAS
139	88.00	PARK CITY	UNITED STATES	UTAH	AMERICAS
140	87.90	BOSTON	UNITED STATES	MASSACHUSETTS	AMERICAS
141	87.90	ZURICH	SWITZERLAND	N/A	EUROPE
142	87.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
143	87.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
144	87.80	HONG KONG	CHINA	N/A	ASIA/PACIFIC
145	87.60	ALGARVE	PORTUGAL	N/A	EUROPE
146	87.60	JUMBY BAY	ANTIGUA	N/A	AMERICAS
147	87.60	SYDNEY	AUSTRALIA	N/A	ASIA/PACIFIC
148	87.50	PROVIDENCIALES	TURKS AND CAICOS	N/A	AMERICAS
149	87.50	PHUKET	THAILAND	N/A	ASIA/PACIFIC
150	87.50	BAY HARBOR	UNITED STATES	MICHIGAN	AMERICAS
151	87.50	CAP ESTATE	SAINT LUCIA	N/A	AMERICAS
152	87.50	JACKSON HOLE	UNITED STATES	WYOMING	AMERICAS
153	87.50	ANDERMATT	SWITZERLAND	N/A	EUROPE
154	87.50	SEATTLE	UNITED STATES	WASHINGTON	AMERICAS
155	87.50	TEL AVIV	ISRAEL	N/A	MIDDLE EAST/AFRICA
156	87.50	HOBOKEN	UNITED STATES	NEW JERSEY	AMERICAS
157	87.50	WOLLERAU	SWITZERLAND	N/A	EUROPE
158	87.50	ST. MARY'S	ANTIGUA	N/A	AMERICAS
159	87.40	BOSTON	UNITED STATES	MASSACHUSETTS	AMERICAS
160	87.40	BOSTON	UNITED STATES	MASSACHUSETTS	AMERICAS
161	87.30	LOS ANGELES	UNITED STATES	CALIFORNIA	AMERICAS
162	87.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
163	87.30	CHICAGO	UNITED STATES	ILLINOIS	AMERICAS
164	87.30	CHICAGO	UNITED STATES	ILLINOIS	AMERICAS
165	87.00	BASSETERRE	SAINT KITTS	N/A	AMERICAS
166	87.00	GOLFITO	COSTA RICA	N/A	AMERICAS
167	87.00	ST. ANDREWS	SCOTLAND	N/A	EUROPE
168	87.00	GOZO	MALTA	N/A	EUROPE
169	87.00	ST. PAUL CAPISTERRE PARISH	SAINT KITTS	N/A	AMERICAS
170	87.00	WEST PALM BEACH	UNITED STATES	FLORIDA	AMERICAS
171	87.00	NORTH SOUND	BRITISH VIRGIN ISLANDS	N/A	AMERICAS
172	87.00	BLUFFTON	UNITED STATES	SOUTH CAROLINA	AMERICAS
173	87.00	ST. GEORGE'S	GRENADA	N/A	AMERICAS
174	87.00	DUBAI	UAE	N/A	MIDDLE EAST/AFRICA
175	87.00	ECHO BEACH	INDONESIA	N/A	ASIA/PACIFIC
176	87.00	PROVIDENCIALES	TURKS AND CAICOS	N/A	AMERICAS
177	87.00	MARANA	UNITED STATES	ARIZONA	AMERICAS
178	86.90	LOS ANGELES	UNITED STATES	CALIFORNIA	AMERICAS
179	86.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
180	86.50	DUBAI	UAE	N/A	MIDDLE EAST/AFRICA
181	86.50	SEATTLE	UNITED STATES	WASHINGTON	AMERICAS
182	86.50	JACKSON HOLE	UNITED STATES	WYOMING	AMERICAS
183	86.50	HALF MOON BAY	SAINT KITTS	N/A	AMERICAS
184	86.50	BATAM	INDONESIA	N/A	ASIA/PACIFIC
185	86.50	PORT FERDINAND	BARBADOS	N/A	AMERICAS
186	86.50	MAKATI	PHILLIPINES	N/A	ASIA/PACIFIC

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Top Worldwide Residential Real Estate Developments

property	score	city	country	state	region
187 THE RITZ-CARLTON RESIDENCES, VAIL	86.50	VAIL	UNITED STATES	COLORADO	AMERICAS
188 ROSEWOOD PRIVATE RESIDENCES AT HOTEL GEORGIA	86.50	VANCOUVER	CANADA	N/A	AMERICAS
189 SHORE CLUB ON LONG BAY BEACH	86.50	PROVIDENCIALES	TURKS AND CAICOS	N/A	AMERICAS
190 TETON MOUNTAIN LODGE	86.50	TETON VILLAGE	UNITED STATES	WYOMING	AMERICAS
191 THE AUSTONIAN	86.50	AUSTIN	UNITED STATES	TEXAS	AMERICAS
192 THE RITZ-CARLTON RESIDENCES, BANGKOK	86.50	BANGKOK	THAILAND	N/A	ASIA/PACIFIC
193 THE RITZ-CARLTON RESIDENCES, ALMATY	86.50	ALMATY	KAZHAKSTAN	N/A	MIDDLE EAST/AFRICA
194 VEER TOWERS	86.50	LAS VEGAS	UNITED STATES	NEVADA	AMERICAS
195 BEVERLY WEST	86.40	LOS ANGELES	UNITED STATES	CALIFORNIA	AMERICAS
196 ONE REGENT PLACE	86.30	HONG KONG	CHINA	N/A	ASIA/PACIFIC
197 ANTAL LEGACY VILLAS	86.00	GUACALITO DE LAS ISLAS	NICARAGUA	N/A	AMERICAS
198 AQUA BORACAY	86.00	MALAY	PHILLIPINES	N/A	ASIA/PACIFIC
199 CASA BONITA	86.00	PANAMA CITY	PANAMA	N/A	AMERICAS
200 HUNTSMAN SPRINGS	86.00	DRIGGS	UNITED STATES	IDAHO	AMERICAS
201 ONE QUEENSBRIDGE PLACE	86.00	LAS VEGAS	UNITED STATES	NEVADA	AMERICAS
202 RESIDENCES AT THE MANDARIN ORIENTAL ATLANTA	86.00	ATLANTA	UNITED STATES	GEORGIA	AMERICAS
203 THE ST. REGIS BAHIA BEACH RESORT	86.00	RIO GRANDE	PUERTO RICO	N/A	AMERICAS
204 SONEVA KIRI	86.00	TRAT	THAILAND	N/A	ASIA/PACIFIC
205 SONEVA FUSHI	86.00	KUNFUNADHOO ISLAND	MALDIVES	N/A	ASIA/PACIFIC
206 WILD ORCHID RESIDENCES	86.00	PLACENCIA	BELIZE	N/A	AMERICAS
207 BELFIORE	85.90	HOUSTON	UNITED STATES	TEXAS	AMERICAS
208 THE WAVERLY	85.90	LOS ANGELES	UNITED STATES	CALIFORNIA	AMERICAS
209 TOUR ODÉON	85.80	MONACO	MONACO	N/A	EUROPE
210 YOO	85.70	BERLIN	GERMANY	N/A	EUROPE
211 THE WESTMINSTER ROPPONGI	85.60	TOKYO	JAPAN	N/A	ASIA/PACIFIC
212 FOUR SEASONS PRIVATE VILLAS PUNTA MITA	85.50	PUNTA MITA	MEXICO	N/A	AMERICAS
213 RESIDENCES AT MANDARIN ORIENTAL LAS VEGAS	85.50	LAS VEGAS	UNITED STATES	NEVADA	AMERICAS
214 VANCOUVER HOUSE	85.50	VANCOUVER	CANADA	N/A	AMERICAS
215 WALDORF ASTORIA PANAMA	85.50	PANAMA CITY	PANAMA	N/A	AMERICAS
216 YC CONDOS	85.50	TORONTO	CANADA	N/A	AMERICAS
217 AURA AT COLLEGE PARK	85.50	TORONTO	CANADA	N/A	AMERICAS
218 432 OAKHURST	85.40	LOS ANGELES	UNITED STATES	CALIFORNIA	AMERICAS
219 ASTORIA	85.40	HOUSTON	UNITED STATES	TEXAS	AMERICAS
220 SEPIA AT INK BLOCK	85.40	BOSTON	UNITED STATES	MASSACHUSETTS	AMERICAS
221 THE LEGACY AT MILLENIUM PARK	85.30	CHICAGO	UNITED STATES	ILINOIS	AMERICAS
222 TURNBERRY OCEAN CLUB	85.30	MIAMI	UNITED STATES	FLORIDA	AMERICAS
223 APES HILL CLUB	85.00	ST. JAMES	BARBADOS	N/A	AMERICAS
224 BANYAN TREE RESIDENCES BINTAN	85.00	LAGOI	INDONESIA	N/A	ASIA/PACIFIC
225 SEVENTY SEVEN CHARLES WEST	85.00	TORONTO	CANADA	N/A	AMERICAS
226 TATE ON HOWE	85.00	VANCOUVER	CANADA	N/A	AMERICAS
227 1000 AVENUE AT PORT IMPERIAL	85.00	WEEHAWKEN	UNITED STATES	NEW JERSEY	AMERICAS
228 TRUMP INTERNATIONAL HOTEL LAS VEGAS	85.00	LAS VEGAS	UNITED STATES	NEVADA	AMERICAS
229 WATCHCASE	85.00	SAG HARBOR	UNITED STATES	NEW YORK	AMERICAS
230 TURE8	84.90	STOCKHOLM	SWEDEN	N/A	EUROPE
231 LE PETERSON	84.80	MONTREAL	CANADA	N/A	AMERICAS
232 HAROLD PARK	84.60	SYDNEY	AUSTRALIA	N/A	ASIA/PACIFIC
233 AKOYA BOCA WEST	84.50	BOCA RATON	UNITED STATES	FLORIDA	AMERICAS
234 HOTEL VOYSIN	84.10	PARIS	FRANCE	N/A	EUROPE
235 BANYAN TREE RESIDENCES LIJIANG	84.00	LIJIANG	CHINA	N/A	ASIA/PACIFIC
236 BLUE RESIDENCES	84.00	EAGLE BEACH	ARUBA	N/A	AMERICAS
237 GOLDEN OAK AT WALT DISNEY WORLD RESORT	84.00	ORLANDO	UNITED STATES	FLORIDA	AMERICAS
238 KUKUI'ULA	84.00	KAUAI	UNITED STATES	HAWAII	AMERICAS
239 ROCKWELL	83.90	LOS ANGELES	UNITED STATES	CALIFORNIA	AMERICAS
240 GASLIGHT SQUARE	83.80	WASHINGTON DC	UNITED STATES	WASHINGTON DC	AMERICAS
241 BRICKELL CITY CENTRE	83.80	MIAMI	UNITED STATES	FLORIDA	AMERICAS
242 BISHOPS POND SOUTHAMPTON VILLAGE	83.50	SOUTHAMPTON	UNITED STATES	NEW YORK	AMERICAS
243 SAGE BEACH	83.50	MIAMI	UNITED STATES	FLORIDA	AMERICAS
244 HARBOR'S EDGE	83.00	SOUTHAMPTON	UNITED STATES	NEW YORK	AMERICAS
245 THE RITZ-CARLTON RESERVE RESIDENCES, PEARL ISLAND	83.00	ARCHIPELAGO OF LAS PERLAS	PANAMA	N/A	AMERICAS
246 LOWENBRAU BLACK	82.90	ZURICH	SWITZERLAND	N/A	EUROPE
247 FRENCH LEAVE HARBOR VILLAGE	82.10	FRENCH LEAVE HARBOR	BAHAMAS	N/A	AMERICAS
248 WALTON LOFTS	81.50	SEATTLE	UNITED STATES	WASHINGTON	AMERICAS

SCORE METHODOLOGY: SCORES ARE DETERMINED BASED ON 19 FACTORS PERTAINING TO LOCATION, WHICH COMPRISE 45 PERCENT OF THE SCORE, AND 21 FACTORS PERTAINING TO AMENITIES, WHICH COMPRISE 55 PERCENT OF THE SCORE.

