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LEADING THE FIELD

THE JAY LYCURGO HYPE IS BUILDING

30-PAGE PROPERTY SPECIAL INSIDE

PLUS BEATA HEUMAN TALKS TASTE, MY MICRO-KITCHEN, HTSI IN HELSINKI, ALEXANDRA SHULMAN'S ODE TO THE FAMILY HOME

TORRE DE FORCE
Italy's flat-tax regime continues to prove a seductive magnet, swelling new arrivals to Milan in particular. The city's severe shortage of prime housing – exacerbated by longstanding building permit delays – makes this autumn's completion of the first of 72 residences at Torre Velasca especially noteworthy. The brutalist '50s skyscraper near the Duomo "is one of the most distinctive architectural landmarks of postwar Milan, and one of those buildings that reveals a different side of the city every time you experience it", says architect Matteo Thun, who has designed the new branded residences from hotel group Mett. On the upper eight floors, the homes are a mix of suites, apartments and duplex penthouses, available as short- or long-term serviced residences. Thun's interiors "blend Milanese elegance with an avant-garde spirit", he says. Plus: "The view is not simply spectacular, it gives you a sense of Milan's character, its history and its constant evolution. Architecture becomes a way of experiencing the city." *torrevelasca.it*



TORRE VELASCA, MILAN

PHOTOGRAPHS: COURTESY MATTEO THUN & PARTNERS/ ALBERTO STRADA. NICO WILLS/BLUE BOOK AGENCY



THE SPA AT SIX SENSES, COMPORTA

PROPERTY NEWS

HOUSING TARGETS

Cathy Hawker highlights the market movers and shakers

DOWNHILL, UPTURN
The white-knuckle ride of La Face is imprinted on the memory of any skier who chose it as their end-of-day run to the French resort of Val d'Isère; the legendary piste was created for the 1992 Winter Olympics, and will feature in the upcoming 2030 Games. But housing there comes at a premium. "Prices of the very best homes have increased every year for 40 years," says buying agent (and ski guide) Tessera Swallow, who sells on- and off-market property priced from €4mn to more than €20mn. New Yorkers "are coming in large numbers, and starting to buy", she says. "Well-chosen ski properties are a brilliant place to store wealth and hedge against inflation." *tesserarealestate.com*



CHALET CALISTOGA, VAL D'ISÈRE, AT SAVILLS.COM

GOOD SENSES
In Comporta, Portugal, health and wellbeing super-brand Six Senses has launched sales of its latest private residences. Alongside a 70-key hotel, 58 two- to five-bedroom homes designed by Michaelis Boyd Associates are due to open in 2028. Wellness services are woven into the laid-back luxe location above the dramatic dunes. Says João Cabaça, co-founder and CEO of developers VIC Properties: "Wellness, sustainability, community: it's the same language." From €3.16mn. *pinheirinhocomporta.com*



STANBRIDGE MILL FARM

OPEN CALL
"Historically, country houses and their gardens were viewed as private retreats, but increasingly we're seeing owners want to share what they've created, even if only for a handful of days each year," says Sebastian Hipwood of Blue Book Agency. He highlights the growing popularity of garden open days. The owners of Stanbridge Mill Farm, a Grade II-listed millhouse beside the River Allen in Dorset, currently for sale at £4.5mn, will certainly have grounds to show off. Created by landscape designer Arabella Lennox-Boyd and previously open to the public through the National Garden Scheme, they cover 52 acres of formal gardens, water meadows, woodland and parkland. *bluebookagency.com*

"WELLNESS, SUSTAINABILITY, COMMUNITY – IT'S THE SAME LANGUAGE"

HORSE POWER
When the gold-braided King's Troop rode its horses out of St John's Wood Barracks for the final time in 2012, it ended a near-200-year affiliation between the Royal Artillery Regiment and this London neighbourhood. Taking its place is St John's Wood Square, a super-prime London development including 120 newly built apartments and townhouses that will encircle the Grade II-listed former Riding School. The Riding Club has been transformed into a wellness and leisure facility with spa, gym and 20m swimming pool. Two-bedroom lateral apartments start from £5.25mn. *stjohnswoodsquare.com* ■HTSI



ST JOHN'S WOOD SQUARE, NW8