

# PORTFOLIO

BRIGHTON & HOVE

April 2017

**Springtime in the City**

*Inside Jane Fonda's  
ocean home*

**WIN!** Tennis tickets

*Hot Spots*

Essential overseas buyers' guide

Flawless floors

Stylish solutions & exotic rugs

**KATE HUMBLE**  
*Interview*

**FREE**



**BERMUDA**

Caroline Bay Bermuda (Caroline Bay) is a 182-acre, ultra-luxury, master-planned, waterfront destination and community located in the serene west end of Bermuda in Southampton and Sandy Parishes. Formerly known as Morgan's Point, the site of a U.S. Navy annex

during World War II, Morgan's Point was left unutilised for over two decades until Bermudian developers Craig Christensen, Brian Duperreault and Nelson Hunt saw the potential of what the site could be. The development, one of the largest the island has seen in the past 40 years, recently launched sales for The Cove, a Ritz Carlton Reserve Residence. The

*"The development is one of the largest the island has seen in the past 40 years"*

first phase of the development will have 149 branded residences, with 35 to be completed by December 2017. The destination will also be home to a super-yacht marina, Caroline Bay Marina which will be completed in April 2017. In addition to the residences and marina, there will also be a Ritz-Carlton branded hotel (79 rooms) and three restaurants, amenities - including two pools- beaches with views galore, a world-class spa, a kids' club and water sports and activities. The Ritz-Carlton Reserve Residence and hotel is designed by SB Architects, and interiors by HBA.

For more information, visit [www.carolinebay.com](http://www.carolinebay.com)

**TOP TIPS WHEN BUYING ABROAD**



Overseas property and finance expert Simon Conn has 35 years in the business, and here are his top tips:

Ask questions about where a property has been built. For example, if it has been built on an area that should have been set aside for green belt or agricultural land, then the chances are there is a risk. Make sure you take advice from an independent, English-speaking lawyer - preferably not from the same area as the property.

In some cases there can be problems with properties that have been constructed with the wrong permits, granted as a result of corruption, or with no permits at all. An independent lawyer should be able to save you the heartache of seeing your newly purchased dream home demolished.

Consider planning permission and which licences the property needs. Not having the correct licences could have an impact on what utilities you can obtain.

Poor construction is a common problem. Always obtain an independent valuation, ideally from a professional surveyor expert in that country, even if it is a new property, as this will highlight any problems. New properties can sometimes be built in poor soil and with insufficient foundations, sub-standard building materials, or in dubious locations, such as flood plains.

One of the most important warnings when purchasing abroad is when it comes to contracts. It is common to only receive one contract in the local language, in which case you must get a professional translation completed. If you are given two copies of a contract which include the original and a supposed translation, get the translation checked by a professional.

If you are buying a property to rent out, consider the cost of maintaining the property. Decide if it is worth employing a managing agent to look after it for you, but do not forget to factor in their costs, as it will reduce your profit.

How often do you intend to visit the property yourself to ensure it's kept up-to-date? If it's a long-term let, think about the wear and tear on furniture and other fixed goods.

Distance away: If the property is a long way from your main home, you may need to get there to sort out any major problems.

Who is going to vet your tenants? If they

damage your property, you must have suitable cover and a deposit in place.

Make sure you check what licenses are needed in the area as you may not be allowed to rent out your property there.

Do not be put off buying overseas - it should be no different to buying at home. Just take the relevant precautions to ensure that you are minimising any risks and things should be fine.

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