

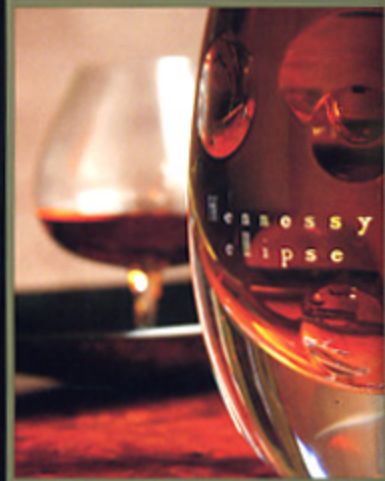
Our 2006 LUXURY PORTFOLIO



SPECIAL  
ISSUE

# Robb Report

FOR THE LUXURY LIFESTYLE™



**BEST  
OF THE  
BEST**



# Fractional-Ownership Programs



## THE RESIDENCES AT THE LITTLE NELL

*Fractional ownership reaches its peak at the foot of Aspen.*

The base of Ajax Mountain is Aspen's social hub, where you can catch the Silver Queen gondola to the slopes, share a plate of truffle fries at the Ajax Tavern, or vie for space at the Little Nell's bar. The only ski-in/ski-out resort in Aspen, the 92-room Little Nell is as luxurious as it is lively and convenient, and is deserving of its reputation for being the area's best place to stay. Now, since introducing its new fractional-ownership program in summer 2005, the Little Nell has become the best place to buy.

Currently under construction at the former site of the Tippler Hotel (a hot spot in its day), the Residences at

the Little Nell will be just a few ski-boot strides away from the resort. The development will consist of 26 furnished three- and four-bedroom units, averaging 2,800 and 3,800 square feet, respectively. They will be the largest fractional-ownership residences in town and, at \$1.425 million to \$2.25 million per share, the most expensive in the industry.

Each share at the Little Nell includes six weeks per year, plus additional time on a space-available basis for a fee. Owners who cannot use their allotted weeks can send family members or friends in their places or put their residences into the rental program and split the profits

with the hotel. Annual dues for the program begin at about \$18,000.

Fractional owners at the Little Nell will enjoy 24-hour concierge and room service, fitness and business centers, climate-controlled storage (including space for wine), and a rooftop outfitted with an infinity-edge pool and jetted spas. Designed by Wilson & Associates, the units' interiors promise to rival those of the finest Aspen homes, with stacked-stone fireplaces; furnishings covered with leather, tweed, velvet, and the occasional cashmere throw; and a mix of paintings and crafts by local artists. When the units are complete, owners will have the option of joining the regular



crowd at the resort's bar or other facilities, or they can head to the new restaurant, bar, and deck at the Residences, which is sure to become a scene of its own.

—KIM FREDERICKS

*The Residences at the Little Nell, 877.925.7272, 970.920.7272, www.rlnaspen.net*

## SHARES CROPPER

Not every 200-year-old estate in Tuscany comes with crumbling walls and spotty phone service. At **Castello di Casole**, a 5,500-acre domain that once served a noble family from nearby Siena, owners reside in one of 29 *casali* (farmhouses) equipped with nearly every modern amenity. A steady flow of Gabbro Cabernet, a wine produced at the estate's vineyard, adds local flavor to the experience, as do the units' stonewall construction, curved archways, and terra-cotta tile roofs.

*Casali* at Castello di Casole are available either as wholly owned or fractional units, with one-tenth shares in the fractional program beginning at \$550,000. Each farmhouse is distinct in decor, and units range in size from 4,000 to 7,000 square feet. A castle on the premises is being converted into a boutique hotel and spa, which is scheduled to open in 2008. —K.F.

*Castello di Casole, 866.963.5005, www.castellodicasole.com*

## MOUNTAIN PASS

The fractional program at the **Villas at Tristant**, a ski-in/ski-out development on the perimeter of Mountain Village near Telluride, Colo., offers more than just a few weeks' vacation per year. Ownership at this collection of 20 three- and four-bedroom villas incorporates a Telluride ski and golf membership, which includes two season ski



passes, preferred tee times, access to the Golden Door spa, and entry to two private on-mountain restaurants. The villas themselves provide plenty of entertainment options, with plasma TVs, DVD collections, outdoor hot tubs, and an on-call chef. A Range Rover HSE in the garage is yours for the duration of your stay, which can

span 10 weeks per year. Shares in the Villas at Tristant program begin at \$510,000. —K.F.

*Villas at Tristant, 866.374.0689, www.villasattristant.com*

## URBAN INFUSION

**Ritz-Carlton Club** owners can play golf in Jupiter, Fla., ski in Aspen and Bachelor Gulch, Colo., or lounge on the beach in St. Thomas. In the coming years, members in search of an American city experience will have an option on either coast. Ritz-Carlton is transforming a landmark building in San Francisco into a hotel, which, when it opens in November 2007, will include 49 fractional units (priced from \$200,000 for three weeks). In 2009, the historic Seville Hotel in Miami's South Beach will become part

of a development that will house 45 fractional residences. Both locations will offer 21-day deeded shares, and if owners grow tired of the cities, they can trade their time and retreat to the mountains or beach. —K.F. ☐

*Ritz-Carlton Club, 800.221.5780, www.ritzcarltonlife.com*

