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## OUTLOOK 2006

Will the High-End Hold Its Value?

JANUARY 2006

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SPOTLIGHTING PREMIER COMMUNITIES AND HIGH-RISE PROJECTS FROM AROUND THE WORLD

## COMMUNITY CLIPBOARD

### OPENINGS & ANNOUNCEMENTS...

**Castello di Casole**, a new resort and residence community on 6,000 acres in Tuscany, Italy, will offer a private resort featuring Casali villas, which are restored farmhouses. Located on 20 to 40 acres of land, each villa will range from 4,000 to 6,000 square feet. The villas can be purchased as a whole or in shares of 10, with prices ranging from \$5 million to \$6 million for whole ownership, while fractional ownership prices begin at \$600,000.

In addition to the Casali villas, the Castello (castle) is slated to open in less than two years as a luxury boutique inn with 30 to 40 suites featuring fine dining restaurants, cafes and pools. Call (970) 963-4626, or visit [www.castellodicasole.com](http://www.castellodicasole.com) for information.

Located a half mile from the ski slopes, **Tallus Private Residence Club**, the first and only gated community in Mammoth Lakes, Calif., will feature 19 luxury estates. Facing west on the 10th fairway of the Sierra Star Golf Club, each estate enjoys views of the ski slopes of Mammoth Mountain. With membership pricing starting at \$795,000, each member will own one-sixth interest of one of the homes, which includes six guaranteed weeks annually to vis-

it. Additional weeks can be reserved based on availability. Every 5,000-square-foot home features four to five en-suite bedrooms, a large great room with volume ceilings, stone walls, radiant heated wood and stone floors, a state-of-the-art screening room and more. For more information, call (866) 3-TALLUS or visit [www.Tallus.net](http://www.Tallus.net).

With completion slated for 2007, **Signature Place**, a 35-story residential tower, will be the tallest structure in St. Petersburg, Fla. Signature Place will offer retail, office space and approximately 220 residential units. All units will offer waterfront views. While most will average at about 1,400 square feet, the top four floors will offer penthouses ranging from 3,000 to 4,000 square feet. Amenities will include oversized terraces, stainless steel, top-of-the-line appliances, hardwood floors, a two-story fitness room and a 35,000-square-foot sky garden with a vanishing-edge pool, two spas and a party room that flows into the garden. Pricing starts at \$450,000 and goes to \$9 million. Call (727) 821-7300 or visit [www.SignatureStPete.com](http://www.SignatureStPete.com) for information.

—Shari Barbanel

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## PRICE POINTS

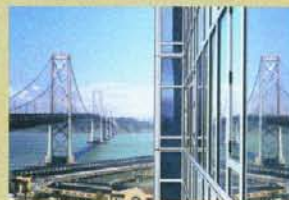
A look at how prices compare in various high-end communities. Below are homes within private club settings that offer golf courses.



Development: **Sutton 57**  
Location: **New York, N.Y.**

\$2,235,000 = Located in the heart of Midtown, this exquisite three-bedroom, three full- and one-half-bath condominium encompasses an entire floor, and offers both north and south city views with a private balcony and a floor-to-ceiling windowed living room. Rich accents include the five-piece master bath, showered with Calacutta gold-honed stone, and a state-of-the-art private elevator entry. Residents also will enjoy a 24-hour attended lobby, fitness center and Manhattan's first rooftop moon garden, filled with flowers that fully bloom and become most fragrant in the evening and into the night.

Sutton 57



South Shore Clubhouse

Development: **Watermark**  
Location: **San Francisco, Calif.**

\$1,400,000 = Perched high above the city, this 22nd-floor luxury penthouse offers two bedrooms, two baths and 1,019 square feet of space. Graced with spectacular views of the San Francisco Bay from both the balcony

and the floor-to-ceiling windows, it features premium fixtures from Cifal and Hansgrohe. Amenities include honed black granite kitchen countertops, Thermador appliances, hardwood floors and superb 10-foot ceilings. A myriad of building amenities include a state-of-the-art fitness center plus a lushly landscaped common deck with a gas grill and dramatic water and bridge views.

—Cherilyn Sajorda