



SQUARE FEET

Fractional Ownership Heads to Europe



Palazzo Tornabuoni

Among the new fractional ownership properties popping up in Europe is the Palazzo Tornabuoni, a former Medici palace in Florence, Italy.

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A FEW years ago, Michael Farver decided that it was time to start thinking about making changes in his life. For one thing, he wanted to travel more with his wife, Susan, and their 4-year-old daughter, Natalie.

“If I could spend six months a year in [Italy](#), I would buy an old farmhouse and fix it up,” Mr. Farver said. “But that’s not going to happen.”



Mr. Farver, who lives in Plantation, Fla., still maintains a busy schedule running the nonprofit group End Childhood Hunger. But he found another way to fulfill his dream: he bought a share in Borgo di Vagli, a restored 14th-century hamlet in the Tuscan hillside.

“The thought of being able to own a piece of that struck a chord,” he said.



Borgo di Vagli

Borgo di Vagli, a restored 14th-century hamlet in the Tuscan hillside.

Long popular in the United States, fractional ownership — in which the costs of a vacation home or other asset are divided among a pool of members — is steadily making its way across the Atlantic. For prices starting at \$100,000, not including annual dues, buyers can own a piece of a coveted property in the Tuscan hills, in the heart of Florence or in other European locales.

The concept was introduced in the United States in the early 1990s as a more cost-effective alternative to buying and maintaining a high-end vacation home that might be used only a few weeks out of the year. Unlike two other cost-sharing models — timeshares and destination clubs — fractional ownership plans give members an equity stake in the property, which can be sold or transferred like wholly owned real estate. The members typically own the club and the real estate, while the developers make money from the initial sales.

Fractional properties can be found in popular vacation destinations like [Florida](#), [Colorado](#) and the [Caribbean](#), but they were virtually unknown in [Europe](#) until recently, as developers saw an opportunity to transform crumbling farmhouses and historic buildings.

The hottest segment of the market in Europe, as in the United States, is the so-called private residence club, a fancy term to designate high-end properties that come with luxury amenities and services. The clubs have limited membership and generous use policies, and because they are in premiere locations, they are often viewed as investments that can appreciate.

While the second-home market has dropped off, sales for private residence clubs grew by 12 percent in 2007, according to a study of the North American market released this year by Ragatz Associates, a consulting company in Eugene, Ore., that tracks the shared-ownership resort industry. “Developers in Europe can’t help but take notice,” said Peter F. Kempf, the chief executive in Europe for DCP International, a real estate consulting firm.



Nor can developers in the United States. Timbers Resorts, a developer based in Carbondale, Colo., has been hard at work at Castello di Casole in Tuscany, among the largest private land holdings in Italy. Thirty restored farmhouses scattered across 4,200 acres of quintessential Tuscan landscape, with vineyards and olive groves, will eventually be available for full or fractional ownership. (Nine of them are now available.) A one-twelfth interest in one of the houses, or “casali,” ranges from 290,000 to 590,000 euros, or \$436,000 to \$887,000. That guarantees three weeks a year, and unlimited time on a space-available basis.

Abercrombie & Kent, a luxury tour operator based in Oak Brook, Ill., plans to buy properties in Paris, Rome and other European cities as part of a residence club it is starting later this year.

The Hideaways Club, a residence club based in London that was created last year, plans to develop properties in several European areas, including southern [France](#), Italy and [Spain](#).

The bulk of the activity is now in Italy, a perennial favorite for American travelers. Palazzo Tornabuoni is an urban private residence club located in a former Medici palace, one of four such palaces in Florence and the only one in private hands. It is filled with original artwork and frescoes spanning five centuries, and it has a club room with 30-foot ceilings, a cigar room and a wine cellar.

When a \$150 million renovation is completed later this year, Palazzo Tornabuoni will feature 36 residences — from studios to three-bedrooms — that will be available exclusively to 288 members from 218,000 to 549,000 euros, or \$328,000 to \$825,000, for a one-eighth share. The Four Seasons will manage the property, and members may use the amenities of a nearby Four Seasons hotel set to open this fall.