

DREAM DESTINATIONS SHOWCASE



Luxury Places

Fine Homes of Switzerland

An International
Associate of





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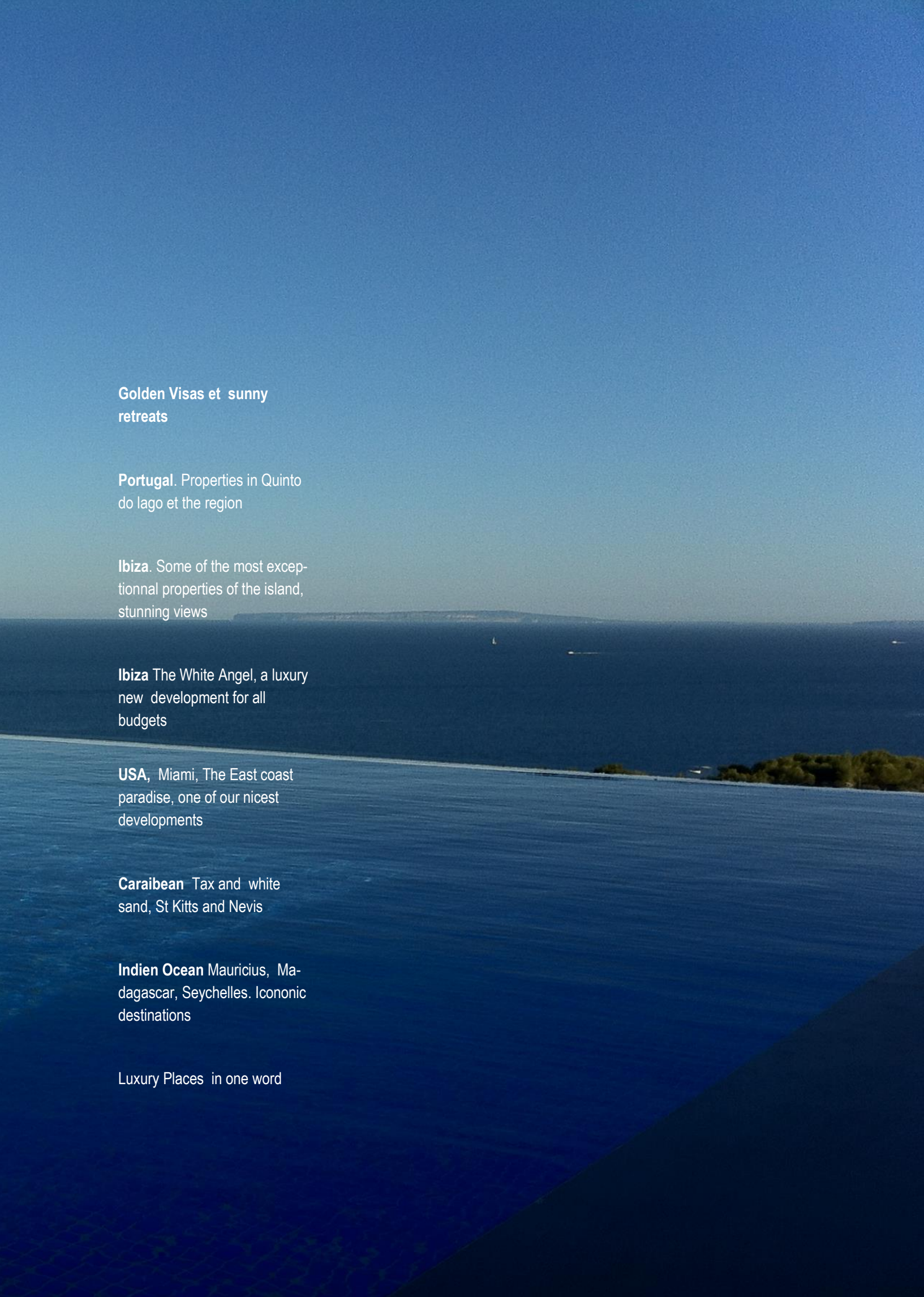
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Golden Visas et sunny retreats

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Ibiza. Some of the most exceptional properties of the island, stunning views

Ibiza The White Angel, a luxury new development for all budgets

USA, Miami, The East coast paradise, one of our nicest developments

Caraibbean Tax and white sand, St Kitts and Nevis

Indien Ocean Mauricius, Madagascar, Seychelles. Iconic destinations

Luxury Places in one word

SUNNY RETREATS & GOLDEN VISAS



Certains pays ont su, pour relancer un marché immobilier en berne, tirer profit de leur climat exceptionnel et de leur capacité à offrir un cadre de vie unique en proposant une formule d'obtention de visa, voire de citoyenneté,

moyennant un investissement minimum. Ce schéma, appelé Golden Visa - visas dorés- permet à tout investisseur étranger d'obtenir aisément les droits de résidence du pays, et donc un accès intéressant à l'espace Schengen. Le Portugal est sans doute l'un des premiers pays à avoir mis en place ce système et a offert en 2013 quelque 300 visas.

A l'instar de la Suisse ou de Monaco, nombre de ces pays offrent également des conditions fiscales avantageuses aux investisseurs étrangers, qui jouiront parfois d'une exemption d'impôt totale pendant une période plus ou moins longue.

Depuis bientôt 10 ans, Luxury Places a accompagné quelques centaines de clients étrangers dans leur installation en Suisse et continue son action en proposant à sa clientèle une offre d'environ 250 propriétés à la vente en Suisse. Depuis janvier 2014, Luxury Places est associée à Savills, une société anglaise, cotée à la bourse de Londres et forte d'un réseau de 25'000 collaborateurs répartis sur 500 agences et associés à travers le monde.

Nous sommes heureux de pouvoir désormais vous accompagner dans votre recherche de propriété sur la quasi-totalité de ces destinations de rêve, où se marient soleil et fiscalité : Espagne, Portugal, Grèce, Monaco, Caraïbes, Océan Indien.

Some countries have managed to revive their apathetic property market and taken advantage of their unique climate and ability to propose a unique living environment by offering a visa (or sometimes citizenship) with a minimum investment. This scheme called Golden Visa allows any foreign investor to easily obtain residency rights in the country and therefore an interesting access to the Schengen area. Portugal is without doubt one of the first countries to set up this system in 2013 and has already offered 300 visas.

Like Switzerland or Monaco, many of these countries also offer favorable tax treatment to foreign investors, who sometimes enjoy a total tax exemption for a short or long period.

For nearly 10 years, Luxury Places has accompanied hundreds of foreign clients settling in Switzerland and continues its activities by proposing our customers an offer of 250 properties for sale in Switzerland. Since January 2014, Luxury Places is associated with Savills, a UK company, listed on the London Stock Exchange, with a strong network of 25,000 employees across 500 offices and associates throughout the world.

We are pleased to be able to accompany you in your property search on all of these dream destinations, which blend together sun and Taxation: Spain, Portugal, Greece, Monaco, Caribbean, Indian Ocean and more.

David Colle
Managing Director

Golden Visas

Country	Type	Minimum Investment amount	Length of visa / Citizenship	Required time in country
Portugal	Visa	€ 500'000	One year, renewable	7 days in first year, 14 days in the following 2 years
Spain	Visa	€ 500'000	One year, renewable	7 days in first year, 14 days in the following 2 years
Greece	Visa	€ 250'000	Five years, renewable	Not stated
Cyprus	Visa/Citizenship	300000/€5m	Three years, citizenship	No visit required
Antigua and Barbuda	Citizenship	\$ 400'000	Citizenship	35 days in first 5 years
Bahamas	Citizenship	\$ 500'000	Citizenship	Not stated
Grenada	Citizenship	\$ 500'000	Citizenship	No visit required
St Kitts & Nevis	Citizenship	\$ 400'000	Citizenship	No visit required

QUINTA ZORO

- Portugal -



Superbe maison de 5 suites avec de très beaux espaces de réception, vaste cuisine traditionnelle, magnifique pièce familiale avec cheminée

Beau Jardin avec piscine

Prix sur demande

Superb 5-suite house with very nice formal reception rooms, a farmhouse style kitchen with dining area, a cosy family-room with fire place

Nice garden with swimming pool

Price on application

PINHEIROS ALTOS

- Portugal -





Magnifique propriété de 5 chambres avec salles de bains privées, dotée de larges espaces de vie, d'une impressionnante cuisine avec espace repas. La maison est équipée avec l'air conditionné, une cuisine d'été, une superbe piscine et une terrasse couverte. Elle dispose d'un titre d'accès au golf.

Prix demandé : £ 2'300'000

Beautiful 5bedroom property with en suite bathrooms, with large living areas, an impressive kitchen with dining area. The house is equipped with air conditioning, a summer kitchen, a beautiful swimming pool and a covered terrace. Sold with a golf title.

Asking price: £ 2'300'000

troiaresort

there's a unique and perfect
place, to live, feel
and breathe



TROIARESORT

- Portugal -

In Portugal, on the coast of the Alentejo region, less than an hour from Lisbon, there is a place that is beyond our imagination. Located between the Atlantic Ocean, Sado Estuary Nature Reserve and Arrábida National Park, we find the Peninsula of Tróia and troiaresort.

Imbued with a unique environment, embrace the surrounding nature and explore a variety of outdoor activities; embark on a boat ride, play golf on one of Europe's top courses, visit the largest fish-salting facility known from the Roman world or enjoy the sunset on a deserted beach.

But there is so much more at troiaresort: a marina with 184 berths, hotels, an Events Centre, an Entertainment Centre, restaurants and a Casino. The resort also includes touristic apartments, townhouses, villa plots or villas.

For full-time living, a family vacation, a weekend break or simply to visit, troiaresort is the perfect place, where comfort and quality are tied in with endless natural beauty.



Marina apartments



Beach villa

A LARGE RANGE OF POSSIBILITIES

- Beach Touristic Apartments
- Marina Touristic Apartments
- Ácala Touristic Apartments
- troiaresort village
- Plots for construction
- Villas

Beach Touristic Apartments

With a privilege sea view, these apartments are the perfect choice due to their unique location. Organised into three groups – Praia Atlântico, Praia Arrábida and Praia Sado - the Beach Touristic Apartments will treat you to magnificent Atlantic Ocean, Arrábida mountain and Sado Estuary views.

Marina Touristic Apartments

They are located on the maritime front of troiaresort central area. With direct access to the troiamarina, the Marina Touristic Apartments enjoy central location at a comfortable distance from all the resort has to offer.

Ácala Touristic Apartments

The Ácala Building is located in the heart of troiaresort, overlooking the urban park in the central area. Besides, you can enjoy access to the building's restricted areas - an indoor heated swimming-pool, sauna and steam bath.

All accommodations are fully furnished, equipped and ready to inhabit. Plus superb finishings and private parking.

Taking advantage of the unique landscapes of the Tróia Peninsula, several projects in diverse environments have been designed to fit perfectly into the landscape.

The 96 plots are scattered along the beach, the lake, the golf and the park. Ranging from 1,150 m² to 2,850 m² in area, the villa projects were designed by Architects João Paciência, J. J. Silva Garcia and Intergaup architect Office.

In an exclusive location, adjacent to the waterfront, surrounded by ample green spaces, you will find the Troiaresort village.

With 90 townhouses, the complex is an invitation to leisure and enjoyment with family and friends.



VISTA AZUL VILLA

- Ibiza -



Maison principale et sa *guest-house* sur une magnifique parcelle à l'abri des regards.

Vue mer imprenable, piscine, tennis.

Prix demandé: € 5'900'000.-

Main house and guest-house on a splendid landscape garden, fully protected from any glance

Sunning Seaview, tennis court, Swimming pool

Asking price: € 5'900'000.-





CASA PANORAMA

- Ibiza -

Vue splendide sur la mer pour cette maison en première ligne, très lumineuse grâce à ses grandes baies vitrées.

Very bright house, thanks to large baywindows, with a tremendous seaview.

Piscine et terrasse couverte

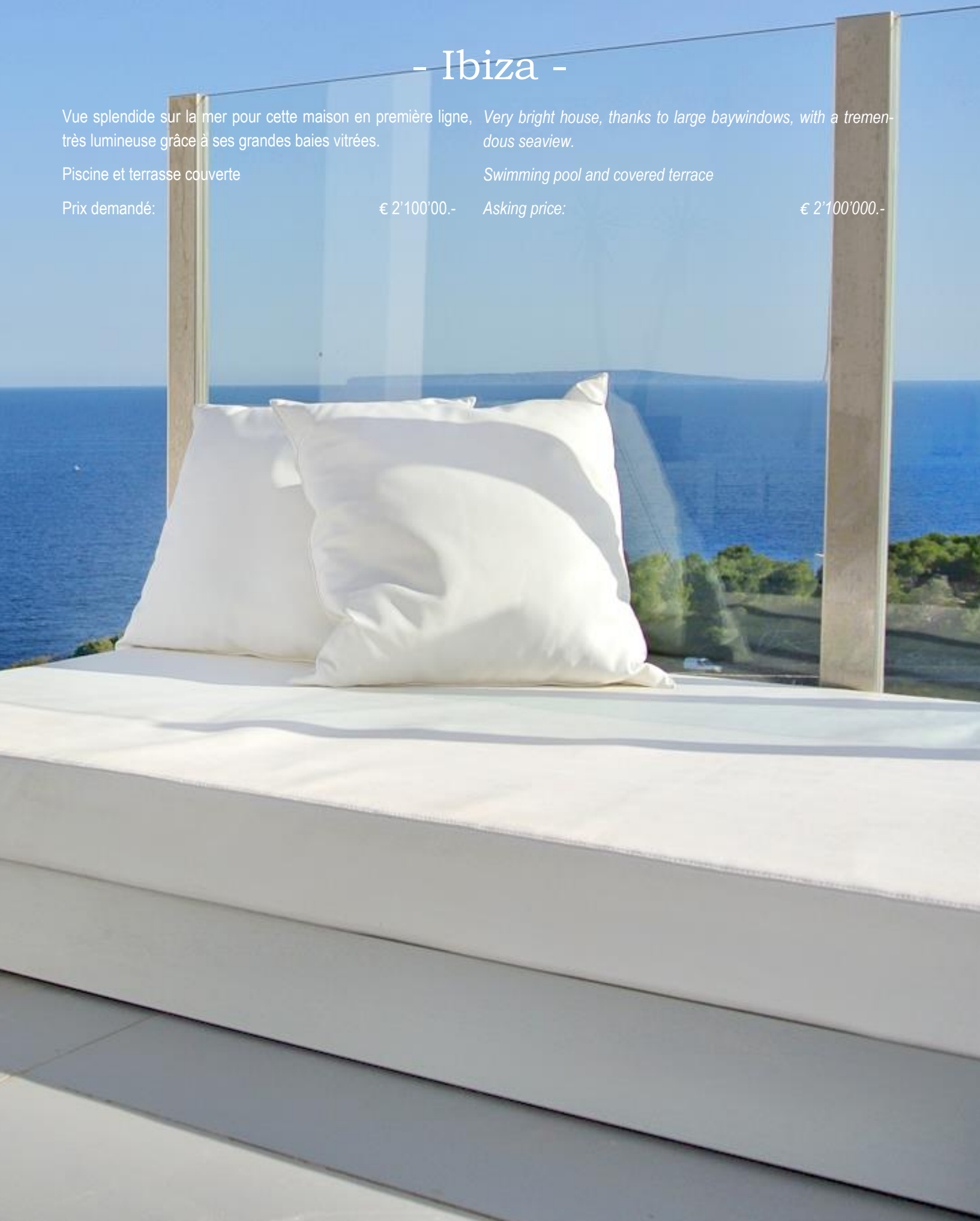
Swimming pool and covered terrace

Prix demandé:

€ 2'100'00.-

Asking price:

€ 2'100'000.-



THE WHITE ANGEL

- Ibiza -



W A

THE WHITE ANGEL STYLISH APARTMENTS • IBIZA

THE SPIRIT OF STYLE

The White Angel residential development in Ibiza, comprising 67 designer apartments with communal gardens and a pool, located just a short walk from the Marina and some of Ibiza's most famous nightspots, and offering luxury quality at prices unimaginable just a few years ago, illustrates how now is the best time in years to buy prime property in Ibiza, where the economy has been cushioned by record tourist numbers and the island's unique, global brand.

Carefully designed and specified, The White Angel points the way forward for upscale new developments on Ibiza, offering better quality at a lower cost than was typical of properties built in the recent past.

With a name inspired by the spirit of style and the purity of white (Ibiza is also known as La Isla Blanca, or White Island) The White Angel aims to offer what design-conscious people want, where they want it, at a price that makes sense, whilst allowing as much personalization as possible, in notable contrast to the way projects were built in the past.

At heart, The White Angel is a design-driven development that aims to appeal to house-hunters looking for style, loca-



tion, convenience, and value for money, and who are drawn to Ibiza by its unique mix of fun, glamour, celebrity stardust, and natural beauty. The apartments are fitted out with leading brands such as Miele appliances and Silestone worktops in the kitchens, Dornbracht taps and Noken sanitaryware in the bathrooms, Gira lighting and domotics, and Porcelanosa limestone flooring, and can be customized further to suit personal tastes (whilst under construction).

With discerning, affluent buyers in mind, The White Angel offers more than just stylish apartments with a top-range spec.

There will be communal gardens and a pool to enjoy during the day, and a chill-out lounge area where owners can relax and socialize with fellow residents and guests. Owners will enjoy a concierge service to help them look after their homes and get the most out of their holidays. For those looking for an easy-maintenance solution, The White Angel is the ideal lock-and-leave.

Situated in the Marina area of Ibiza's capital, The White Angel has one of the most convenient locations on the island: good access, close to many attractions, and walking distance to some of Ibiza's top night-spots. That means a great location for enjoying the high-season, but one that is also well suited to year-round use or renting-out, unlike beach locations that tend to shut down out of season.



Prices range from €387,000 for a 2-bedroom apartment to €695,000 for one of the 3-bedroom at the fifth floor.

In terms of its cost per square meter, The White Angel offers unbeatable value for money in a prime part of Ibiza.



THE RITZ-CARLTON RESIDENCES

- Miami -

Miami Beach is synonymous with late nights, fantastic food, and the stomping ground of the international jet set. Its ease of access and limitless energy has made it a desirable destination for a glamorous weekend getaway or a high-end shopping expedition. But for those who live in the city, there is also another side of this sexy urban destination. There are beaches and canals, vast green spaces and world-class cultural centers.

The art district is on the pilgrimage trail of curators from every country on the map. Tucked among all that excitement is Surprise Lake, set at the confluence of two canals.

Whether approached by water to its marina or by a quiet road, the lake and its surroundings provide a tranquil community that seem worlds apart from the fast pace of South Beach, the retail therapy happening at Bal Harbour, the Design District and Wynwood. Worlds apart, but minutes away.

In addition to top-tier schools and quick access to greater Miami, this private neighborhood offers the best of Miami Beach—the views, the water, the design, the attitude—with the quiet and comfort of a truly residential community.



The Ritz-Carlton has always been a name that is synonymous with distinction. It is a timeless tradition of excellence, one that continues to redefine luxury, with an incomparable commitment to the finest personal services and an unwavering devotion to the gold standards that have made The Ritz-Carlton the top luxury brand in the world. Residence owners enjoy the same legendary services as Ritz-Carlton hotel guests and the added value of a dedicated Residence staff and private, owners only amenities.

Always warm and inviting, The Residences offer a lifestyle of permanent elevation, with unparalleled service that is delivered with sincerity, integrity, confidentiality and respect.

Comprised of 111 condominium Residences and 15 private single-family villas, The Ritz-Carlton Residences, Miami Beach

will be one of only a few stand-alone Ritz-Carlton Residences in the world, bringing together exceptional amenities and services with modern architecture and design unmatched in South Florida. Set in a quiet corner of Miami Beach where lake, ocean and waterway meet, the Piero Lissoni-designed project will offer luxury waterfront living—seven acres of gardens, pools, entertainment spaces and a private marina. Expansive residences will redefine Miami Modern, incorporating natural materials and framed views with resort-style service and detailed Italian craftsmanship. Never before has a real estate project of this scale been designed for the way you live today.

CARIBBEAN

- St Kitts and Nevis -



-St Kitts-

An island of natural beauty

Rich in natural beauty with tropical forests, deserted beaches and a quarter of the land set aside as National Park, St. Kitts is an unspoiled gem among the islands of the West Indies. The tropical climate and cooling trade winds make it welcoming all year round. St. Kitts rich cultural heritage is very much alive and its engaging charm guarantees you a very warm welcome.

Sitting in the central Caribbean, mid-way between St. Barths and Antigua, St. Kitts is now emerging as an international luxury destination in its own right. With direct flights from London, New York, Miami and Atlanta, and connections to a host of other countries, it's a great place to kick back and relax.

A small and friendly island

St. Kitts is located in the central Caribbean at the northern end of the Leeward Islands. It is a relaxed and friendly island with a population of only around 35,000 people, most of whom live in or around the capital Basseterre. The island covers 168 sq km (65 sq mi) with a rugged green mountain range as its backbone that reaches a height of 1,210m (3,972ft) at its highest peak, Mount Liamuiga. It is home to a UN World Heritage Site – the Brimstone Hill Fortress. Tourism has replaced sugar cane as the cornerstone of the economy, and St. Kitts is acquiring a growing reputation as an exclusive travel destination.

A wonderful tropical climate

The combination of 12 hours of sunshine per day, low humidity and cooling trade winds make the climate on St. Kitts comfortable and enjoyable throughout the year. The temperature reaches between 25-33 °C, every day, with July and August being the warmest months and annual rainfall of 140 cm (55 in) keeps the vegetation lush and green.

A convenient location

St. Kitts is in the same time zone as New York and the rest of the Eastern seaboard of the

US over the summer. In winter, it is one hour ahead of New York, as there is no daylight saving time on St. Kitts. Everyone on the island speaks and understands English, which is the official language, and you will soon get used to hearing the distinct West Indian accent and dialect. St. Kitts is part of the North American telephone system, with an area code of +1 869.

Home to adventure by both land and sea

Enjoy hiking, horseback riding, diving, snorkeling, sailing and much more. If you like golf, you'll love the three championship golf courses on St. Kitts and Nevis. For those who just want to relax, there's no shortage of beach bars to dance the night away or a wide choice of both local and fine dining restaurants.



YAYA GROVES

- St. Kitt -



Yaya Groves is a magical place. As you stroll along the path through the lush organic fruit groves you'll come across different villas, hidden by an assortment of heritage fruit trees planted around them, which give each grove and villa its unique personality. Pass through your private kitchen garden and you'll catch a glimpse of the islands of St. Kittia, St. Martin and St. Barths beyond the fertile organic farmland spread out almost down to the sea.

The villas at Yaya Groves are a collection of three and four bedroom luxury private residences, each individually positioned on its own lot of between 0.5 and 1.2 acres (0.2 to 0.5 ha). The spacious detached villas, which range from 7,000 to 9,000 sq ft (650 to 850 sq m), are arranged over two floors, and come with high ceilings, luxury kitchen, oversized verandah and private pool. Each bedroom has its own ensuite bathroom and every villa incorporates a separate detached one-bedroom suite, offering additional privacy for visiting guests. The villas are available for whole and fractional purchase.

Bill Bensley has developed a range of designs and interiors for you to choose from,

which combine the architect's flair for luxury with traditional Caribbean features.

For those seeking the ultimate in individuality, under special circumstances, we can arrange for custom designs to be prepared for you or we can combine lots to offer even more space and seclusion. A number of the villas are located adjacent to and overlooking the fairways of the Irie Fields golf course, and so are of particular interest to golfers.

Yaya Groves is the perfect place to come together with family and friends to appreciate and share the best things in life, surrounded by nature. Hidden away amongst the trees you'll witness beautiful sunrises, awe-inspiring sunsets and enjoy sundrenched days with your feet up, a cold drink and a favourite book to hand.

First villas opening early 2014.

PALM GROVE VILLA

- St. Kitt -

De cette villa exotique et spacieuse, profitez de vues à couper le souffle sur Nevis Peak, perché sur le fairway 17 du « *Robert Trent Jones Golf Championship* ». Trois chambres à coucher et salles de bains sont disposées sur un seul niveau pour faciliter l'accès. La villa est entourée par de beaux jardins très privés, à quelques minutes de toutes les facilités de la station et de la plage.

From this exotic and spacious freestanding villa, enjoy beautiful views towards breathtaking Nevis Peak. Perched along the 17th fairway of the Robert Trent Jones Championship Golf Course, enjoy watching monkeys frolic on their morning routine of collecting fruit. Featuring three bedrooms and baths, they are arranged on one level for ease of access. The villa is surrounded by beautiful mature gardens for privacy, yet places you minutes from the full facilities of the resort and the beach.

Prix demandé:

USD 2'200'000

Asking price:

USD 2'200'000



EDEN ISLAND

- Seychelles -



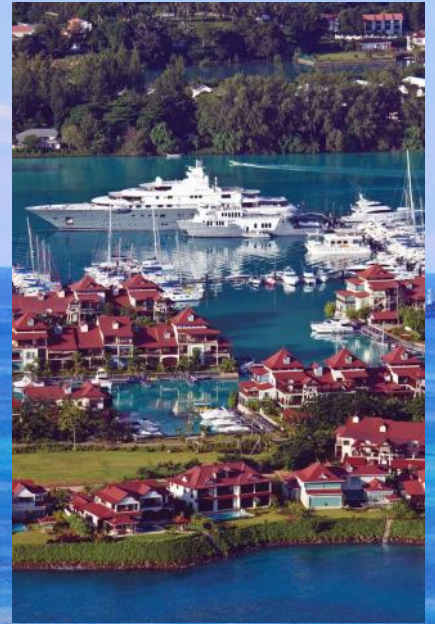
Live on an ideal climate where temperatures range between 24C and 31°C. Allow yourselves to be caressed by the Alizés – the trade winds – in a completely cyclone-free ocean. Dive into the turquoise water of the Indian Ocean or walk along the never-ending white sand beaches, lined with palms and grey boulders.

A few hundred meters from the capital island of Mahé, connected by a newly constructed bridge over the ocean, lies Eden Island, one of the most prestigious marinas in the world. Over 56 hectares, with more than 16 hectares of private waterways, Eden Island is a residential marina development that can now be your home.

Comprising a broad range of freehold titles homes, you have

the choice of owning either a private villa with a swimming pool, a spacious maison or a luxury apartment. Featuring stunning views over the ocean, forest, mountains and nearby islands such as Cerf and St. Anne, each home also boasts its own mooring, either in front of the home, nearby of in the Eden island marina which is handling super-yachts up to 100m in length.

Everything is Eden Island is organised around living spaces, moorings, open spaces, beaches, the commercial center and clubhouse with gym, swimming pool and tennis court.



Vivez avec un climat idéal où les températures varient entre 24C° et 31C°. Laissez-vous caresser par les Alizés sur un océan préservé de tout cyclone. Plongez dans les eaux turquoises de l'océan Indien ou marchez le long des interminables plages de sable blanc, bordées de palmiers et de rochers gris.

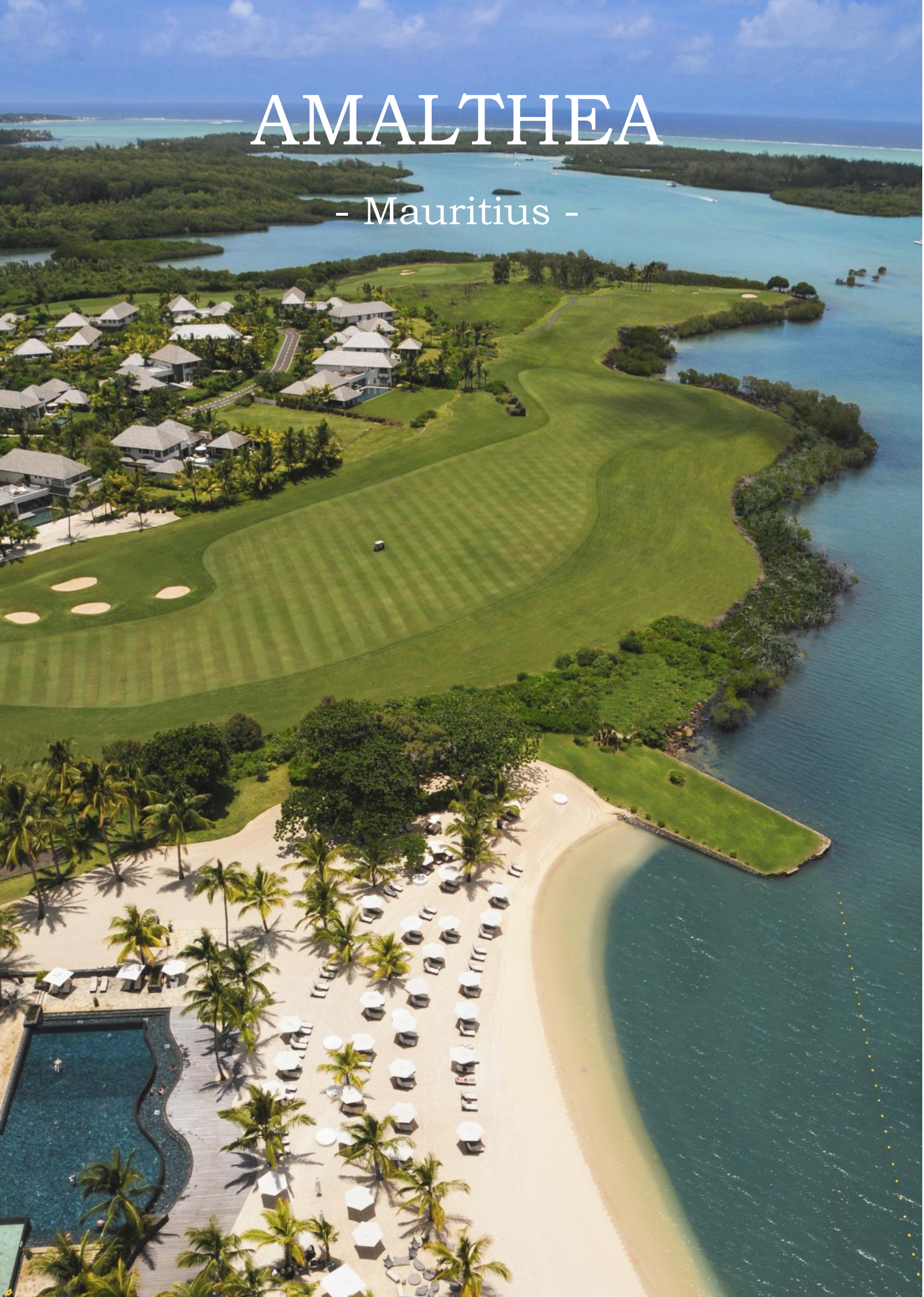
A quelques centaines de mètres de l'île de Mahé, reliée par un pont nouvellement construit au-dessus de l'océan, se trouve Eden Island, une des marinas les plus prestigieuses au monde. 56 hectares, avec plus de 16 hectares de canaux privés, Eden Island est un développement résidentiel qui peut maintenant être votre lieu de résidence.

Comprenant une large palette de résidences, vous avez le choix entre une villa privée avec piscine, une maison spacieuse ou un appartement de luxe. Offrant une vue imprenable sur l'océan, les forêts, les montagnes et les îles voisines telles que Cerf et Sainte-Anne, chaque maison dispose également de son propre mouillage, soit en face de la maison, à proximité de la marina d'Eden Island qui accueille des super-yachts jusqu'à 100m.

Tout à Eden Island est organisé autour des espaces de vie, les mouillages, des espaces ouverts, des plages, du centre commercial et club-house avec salle de gym, des piscines et courts de tennis.

AMALTHEA

- Mauritius -





UNE STATION BALNEAIRE DE PREMIERE CLASSE

Sur la côte Est de l'île paradisiaque de l'île Maurice, le long de six kilomètres de la mer turquoise, se trouve l'incomparable station résidentielle d'Anahita.

S'étendant sur 213 hectares, le domaine, désormais pleinement établi selon les normes internationales les plus élevées, possède une sélection de villas de luxe et de résidences qui se fondent parfaitement dans l'environnement florissant.

Anahita: la définition parfaite de la vie insulaire de luxe.

Amalthea est composé de 11 villas, chacune sur un terrain privé, 6 séries de duplex (un total de 12 maisons) chaque ensemble positionné sur une parcelle de terrain commun, et 40 lodges cloisonnés entre 10 blocs de 2 à 6 maisons chacun.

Toutes les unités sont situées dans un quartier piétonnier et paysager accessible par voiturette de golf seulement, et bordés par des trous 1, 8 et 9 du parcours.

Les villas, duplex et Lodges ont de larges ouvertures sublimes par une sélection de rideaux et stores et permettant une parfaite aération, dans un cadre typiquement mauricien.



A FIRST CLASS RESIDENTIAL RESORT

On the East Coast of the paradise island of Mauritius, along six kilometres of turquoise sea, lays the incomparable residential resort of Anahita Mauritius.

Stretching over 213 hectares, the estate, now fully established to the highest international standards, possesses a selection of luxury villas and residences that blend seamlessly into the flourishing environment.

Anahita: the perfect definition of island luxury living.

Amalthea is comprised of 11 Villas each on a private plot of land, 6 sets of Duplexes (totalling 12 houses) each set positioned on a shared parcel of land, and 40 Lodges partitioned among 10 blocks of 2 to 6 houses each.

All units are located within a pedestrianised and landscaped neighbourhood accessible by golf cart only, and bordered by holes 1, 8 and 9 of the golf course.

The Villas, Duplexes and Lodges have large high openings, allowing cross ventilation to create a breezy environment, complimented by a selection of muslin type fabrics which, when combined, create the cool nature of this Mauritian coastal.



LUXURY PLACES

- Fine Homes of Switzerland -

HISTORIQUE / HISTORY

- 2006 Création de Luxury Places SA, à Lausanne / *Creation of Luxury Places plc in Lausanne*
Société entièrement dédiée aux transactions immobilières de standing sur l'arc lémanique / *The company is fully focused on transactions of luxury real estate in Lake Geneva Region*
- 2008 Une équipe de 4 courtiers professionnels et régulièrement en formation / *A team of 4 professional brokers attending regular training*
La société devient membre du «who's who in Luxury Real Estate» / *Luxury Places joins the « who's who in real estate »*
- 2010 Ouverture de bureaux à Genève / *New offices in Geneva*
- 2012 Création de Cotélaç, propriétés de charme by Luxury Places / *Creation of Cotélaç, charming properties by Luxury Places*
- 2014 Luxury Places agit comme Associé International de Savills pour la Suisse romande / *Luxury Places is now acting as an International Associate of Savills*

QUELQUES CHIFFRES / A FEW FIGURES

8 courtiers répartis sur deux bureaux, répondant en Français, Anglais, Allemand, Espagnol, Italien, Suédois / *8 brokers in our two offices speaking French, English, German, Spanish, Italian and Swedish*

Transaction moyenne CHF 2'000'000.- pour les appartements and CHF 5'500'000.- pour les maisons* / *Average sale at CHF 2'000'000.- for flats and CHF 5'500'000.- for houses*

Volume annuel de transaction de l'ordre de CHF 100'000'000.-* / *Annual sale volume around CHF 100'000'000.-**

Un portefeuille de 250 propriétés en mandats directs sur l'arc lémanique et une offre de plusieurs milliers de biens immobiliers à travers le monde grâce à l'exceptionnel réseau de Savills / *A portfolio of 250 properties under direct mandate in the region of Lake Geneva and thousands of properties all around the world thru Savills network.*

« Chez Luxury Places, nous pensons que notre offre est la clé du succès. Nous avons vocation à conseiller et accompagner nos clients dans leur démarche en leur proposant autant d'opportunités que possible.

En travaillant avec nous, vous bénéficiez d'une vision globale du marché et vous êtes rapidement en position de prendre une décision confortable, en toute connaissance de cause.

Vous économisez un temps précieux en ayant un interlocuteur unique qui comprend rapidement vos attentes et impératifs. »

"At Luxury Places, we believe that our offer is a key to success. We aim to accompany and advise our clients by showing them as much as possible of the market.

By working with us, you will have a comprehensive vision of the market and you shall be in a position to comfortably make up your mind when buying. You are saving time by speaking with only one broker who will quickly know your priority."





Luxury Places

Fine Homes of Switzerland

An International
Associate of



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