LUXURY PORT/OLIO

INTERNATIONAL[®]





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WELCOME TO LUXURY PORTFOLIO INTERNATIONAL®

Luxury Portfolio International® is a unified collection of the world's most experienced, visible and highly-regarded experts in luxury real estate. As the premium division of Leading Real Estate Companies of the World,® this unique, exclusive program gives us a global platform to market our most important listings to a select group of affluent consumers, around the world. We are proud to have been selected for membership to Luxury Portfolio International.®

Today we are gifting you the latest copy of our edition of the Luxury Portfolio Magazine because we believe where you reside should reflect your passions in life. There are so many aspects that go into the creation of an inspiring home. We hope you will find the following pages of this magazine as inspiring as we do, and that they will help you as you realize your own personal vision of home.

In this issue, you will find the Luxury Portfolio Market Pulse which highlights "tech-cities" from around the world, three spaces ingeniously converted into luxury homes, the lowdown on where to eat at Rio 2016 in "Eat-inerary," and a tea-centric experience in Sri Lanka. And, if these excursions into the world of luxury pique your interest in the extraordinary homes that are currently available virtually anywhere in the world, visit the award-winning luxuryportfolio.com., where more than 35,000 of the world's most exceptional homes are presented annually.

We hope you enjoy this edition of the Luxury Portfolio magazine, and if we can help you meet your real estate objectives, please feel free to reach out to us. It would be our pleasure to work with you.

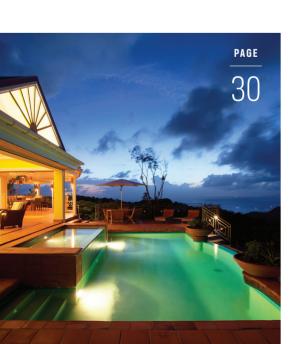


TEAM D'OLIMPIO + BYRNE Robert Paul Properties

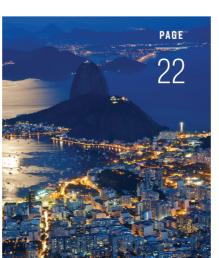




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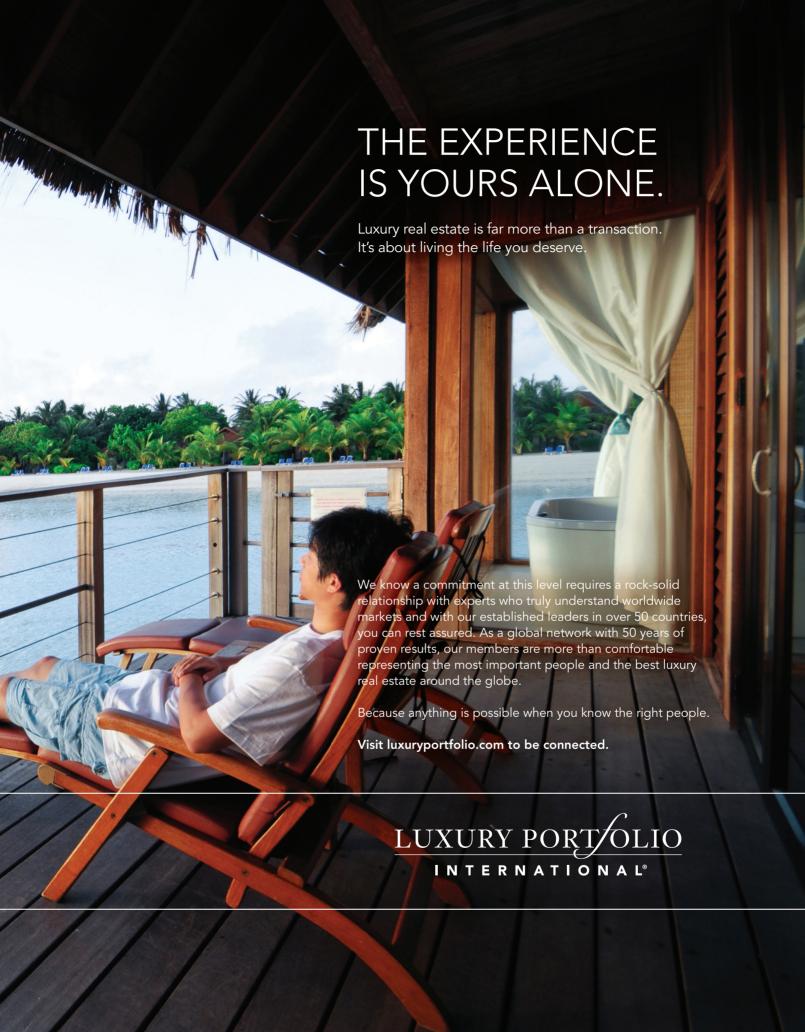
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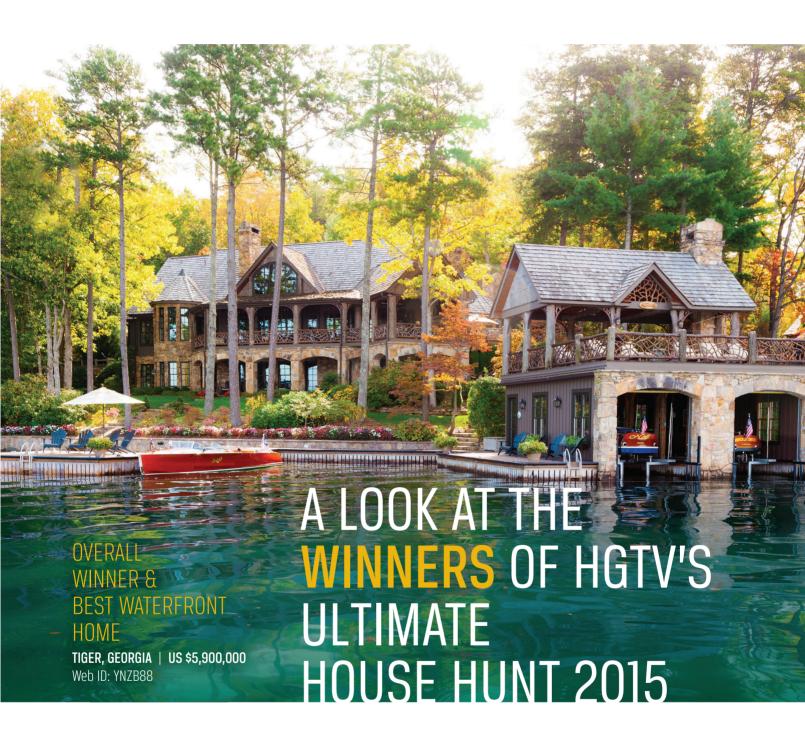
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THE RESULTS ARE IN: after a month-long contest on HGTV.com that garnered nearly 900,000 votes and over 82 million page views, the winners of the HGTV Ultimate House Hunt have been announced, and there's some serious eye candy for the luxury real estate enthusiast. From breathtaking waterfront homes to sophisticated urban abodes, Luxury Portfolio International® and Leading Real Estate Companies of the World® were the exclusive real estate partners to showcase the following winning properties with the iconic home and lifestyle brand. Check out all of the nominations at hgtv.com/ultimatehousehuntwinners!

"We are delighted to once again **partner with HGTV to showcase some of our members' most memorable homes** for sale," said Paul Boomsma, COO of Leading Real Estate Companies of the World® and president of Luxury Portfolio International®.

GLASS HOUSES ▼

HAENA, HAWAII | US \$5,875,000

Web ID: BPXC88

BEST INTERNATIONAL HOME ▼

BRITISH COLUMBIA, CANADA | C \$7,000,000 Web ID: SDP788



HOME WITH A HISTORY A

BELVEDERE, CALIFORNIA | US \$49,000,000

Web ID: TCFB88

CURB APPEAL A

CENTRAL POINT, OREGON | US \$2,750,000

Web ID: T0JV88

NEARLY 900,000 VOTES CAST AND OVER 82 MILLION PAGE VIEWS

ULTIMATE 2015

URBAN ABODES ▼

SEATTLE, WASHINGTON | US \$3,700,000

Web ID: JZWC88

BACKYARD RETREATS ▼

PRINCEVILLE, HAWAII | US \$8,900,000 Web ID: CGGV88



PRIVACY, PLEASE A

OMAO, HAWAII | US \$8,800,000

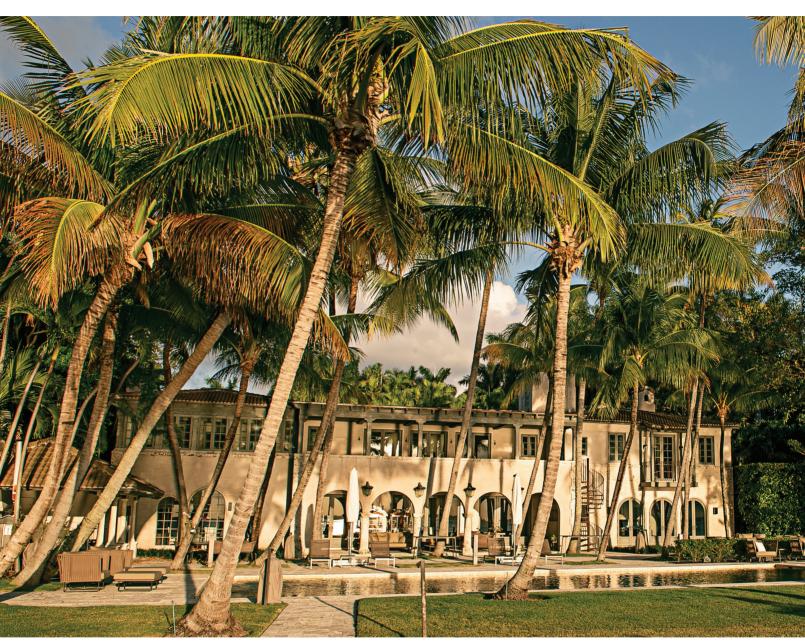
Web ID: YOXB88

AMAZING KITCHENS A

DANA POINT, CALIFORNIA | US \$11,500,000

Web ID: SFKC88

EXCEPTIONAL LUXURY PORTFOLIO SALES



MIAMI GLAM | MIAMI BEACH, FLORIDA SOLD FOR US \$33,000,000

The Miami Beach estate that once belonged to Jennifer Lopez is back in celebrity hands now that Phil Collins has decided it will make a pretty good place to call home. Entirely top of the line, the European contemporary residence has a staggering 200 feet of bay frontage with views of the Miami skyline and glorious sunsets. Delivering the ultimate South Florida lifestyle, exquisite gardens and swaying palm trees grace the grounds, along with a large pool and spa, dock with a lift, summer kitchen and courtyard with a koi pond. Stylish finishes and an open layout make this 12,153 square foot home the definitive Miami Beach retreat.

Photo credit: Juan Fernando Ayora

EXCEPTIONAL LUXURY PORTFOLIO SALES



CASTLE IN THE SAND SAINT BARTHÉLEMY

LAST LISTED AT €15.000,000

Mere steps away from the sparkling Caribbean Sea, this modern villa is the quintessential island refuge on exclusive Saint Barthélemy. With an expansive terrace to lounge about and bask in the sun, a reflection pool is nestled directly into the sandy shore, as is the shaded outdoor living area and Jacuzzi. From both the sun deck and the covered terrace, one enjoys an extraordinary view of the ocean and neighboring islands. The interior décor plays on hues of white, underscored by hints of black and metallic glints, with five en suite bedrooms for family and friends to pamper themselves to no end.



FRANK GEHRY'S TIN HOUSE MALIBU, CALIFORNIA

LAST LISTED AT US \$14,500,000

Master architect Frank Gehry's incredible "Tin House," originally designed for renowned artist Ron Davis, is one of Malibu's most significant architectural properties. Until recently, the home belonged to Grey's Anatomy star Patrick Dempsey and was featured on the cover of Architectural Digest. The two-story corrugated-metal masterpiece sits on over three acres with fountain courtyards, a resort-style wood deck with a pool, spa and outdoor shower and an alfresco kitchen with pizza oven. Outdoor enthusiasts will also appreciate the animal coop, vegetable planting beds, four-stall barn, olive and fruit trees and even a rock climbing wall.

EXCEPTIONAL LUXURY PORTFOLIO SALES

INSPIRED ARCHITECTURE | AUCKLAND, NEW ZEALAND PRICE AVAILABLE UPON REQUEST

Inspired by Frank Lloyd Wright, this visually striking Auckland residence is perfectly positioned to capture sweeping Inner Harbour and Harbour Bridge views. Fusing glass, wood and stone to brilliantly complement its dramatic surroundings, the home is a symphony of stylish design and natural wonder. Amidst its flawless form, relaxation and rejuvenation is provided by the indoor spa and sauna complex, a large outdoor swimming pool and various lounge spaces that artfully take advantage of Auckland's unsurpassed scenery.





MOUNTAIN VIEW PENTHOUSE | BOULDER, COLORADO LAST LISTED AT US \$4,050,000

Nestled in the foothills of the Rocky Mountains, incomparable views of Boulder's iconic Flatirons – a dramatic rock formation above the town – can be observed throughout this swanky penthouse. Lavish details include a remarkable back-lit stone bar, private elevator and a south-facing terrace with unobstructed vistas. With endless hiking and biking trails at your fingertips and the best shopping and dining of trendy Pearl Street just steps away, alpine living is elevated to new heights at this extraordinary home.

SWISS EXCLUSIVITY | ZUMIKON, SWITZERLAND

LAST LISTED AT CHF 6,900,000

Maintained to a first-class standard in Switzerland's affluent Zumikon community, just fifteen minutes from Zurich, unmatched elegance and privacy is afforded at this timeless abode. Built in 2009, the meticulous grounds hold a swimming pool and magnificent garden pavilion, and state-of-the-art amenities are evident the moment you cross the threshold, including a chef's kitchen, sumptuous master suite and an elevator connecting each floor. Prestigious schools, high-end shopping and public transportation are all a short walk away.

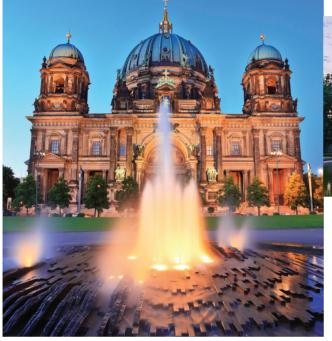




COASTAL CONTEMPORARY | KILLCARE, AUSTRALIA PRICE AVAILABLE UPON REQUEST

Combining modern luxury with the laidback, coastal lifestyle of Killcare, Australia, this cool contemporary home is a beach bum's paradise. After a day of surfing and fishing, you can sit by the pool and listen to the waves crash or cook your daily catch at the BBQ station. Each of the five bedrooms opens to a balcony with jaw-dropping views, while walls of glass provide the perfect backdrop from virtually every room in the home. Just an hour and fifteen minutes from Sydney's Central Business District, this five bedroom home is the ideal spot to kick back and enjoy a salty breeze.

WHAT WE LOVE ABOUT RHRLIN



BERLIN IS AN ENIGMATIC CITY, WEARING ITS

tumultuous past on its sleeve while ploughing full-speed ahead to a new chapter defined by creativity and cultural progression. The infectious vitality pervading its streets today has Berliners rightfully proud of their home once again and welcoming the rest of the world with open arms to celebrate the beauty of life in Germany's capital.



ART & MUSIC

From countless galleries to a vibrant street art scene, Berlin's artistic community is second to none. The worldfamous East Side Gallery (the longest remaining stretch of the Berlin Wall, now covered by artists) is a must-see. One will find a wide range of musical offerings, though electronic music in particular is what draws young partygoers from around the globe to dance until the sun comes up at such renowned clubs as Berghain.

THE SCENERY

With a mix of historic buildings scattered between modern works of such architects as Frank Gehry and David Chipperfield, the cityscape tells the story of a place that has rebuilt itself, both literally and metaphorically. Adding to its beauty are the many parks, lakes and canals that provide lush urban greenery. The Tiergarten in the center is by far the largest park, but take some time to get lost wandering and you'll come across myriad charming gardens.

FASHION & STYLE

Unquestionably hip, Berliners' unique sense of style has drawn fashion designers the world over looking to escape the mainstream. The avant garde fashion scene here has created a buzz among international trendsetters, and visitors will flock to the chic boutiques in Berlin Mitte (central Berlin).

INNOVATION



STAYING CURRENT WITH THE LATEST AND

greatest modernisms, experiencing destinations of distinction and knowing how to pamper yourself have long been major elements in defining your luxury lifestyle. The following collection of trends offers some of our favorites in the areas of Innovation, Exploration and Relaxation to add luxury to your life and inspire your own ideas.



FOOD PRINTER -

The ChefJet Pro from 3D Systems isn't exactly the kind of printer you'll find around the office. This modern marvel will print out a variety of tasty treats, such as sculptural, ornate cake and cupcake toppers, bespoke candies and mints, delicate latticework over which a cocktail is poured, and logo sugar cubes to sweeten coffee at a corporate event, just to name a few. You literally have your own personal dessert chef at the push of a button. **3DSystems.com**

COOLER SPEAKERS .

Kube is everything you need to bring a good time wherever you go. These high-quality Bluetooth speakers double as a cooler to hold your beverage of choice and pump out the jams on the beach, patio or any event, inside and out. Kube keeps it going after dark with back-lit controls and storage compartment illumination that slowly fades in as the lid rises. **KubeSound.com**

HEARABLE TECH -

At first glance, they may just look like a pair of Bluetooth earbud headphones, but this "hearable" technology is much, much more. In addition to cranking your favorite tunes on a self-contained media player with 4 GB of storage, the waterproof set will monitor your vitals, track your fitness regimen and even provide audio feedback, making it your new personal trainer. Oh, and they even have a microphone designed to pick up mechanical vibration from your voice and block out background noise. **Bragi.com**





PHUNKEE TRANSPORTATION -

It's the closest thing to a hoverboard we've seen since Back to the Future. The PhunkeeDuck is the next step in the evolution of transportation, promising to change the way you go through the world around you. Maxing out at 12 MPH (19 km/h), you can zip down the street to get from A to B, or simply cruise for the fun of it, getting over 10 miles (16 km) per charge. PhunkeeDuck.com

VIRTUAL REALITY GOGGLES —

Oculus Rift is the fully immersive virtual reality experience of the future. Pop these goggles on and jump to a destination on the other side of the world, step into your favorite video game or simply watch a movie and it will feel like you're right in the middle of all the action. The constellation tracking system allows you to look in any direction and the all-encompassing display will move with you to create a stunning out of body experience. Oculus.com





EXPLORATION

TREEHOUSE TENTS



Conceived as a treehouse that you can take anywhere, Tentsile Tree Tents provide unparalleled comfort and flexibility in the great outdoors. Unrestricted by ground conditions and with increased separation from wetness, bumpiness, bugs and other creepy crawlers, it's the perfect base for all your excursions. Simply suspend the tent between three trees, or other large objects, and you have a sheltered hammock with rip resistant insect mesh. Enjoy total privacy or open the removable flysheet for unbeatable views wherever you are. **Tentsile.com**

SCOOTER COUTURE -

Two of the most iconic Italian brands, Vespa and Emporio Armani, have teamed up to bring us a trendy mode of transport with clear-cut flair. Fashion meets function with the Vespa 946 EA, a name that alludes to the year – 1946 – that this enduring scooter was first made. This modern interpretation, however, introduces a new level of sophistication, with luxurious Armani leather finishes and a soon-to-be released clothing line to match. **946.Vespa.com**



SNOWBOARD METRICS -

The XON Snow-1 snowboard bindings and smartphone app from Japanese electronics brand Cerevo will take your riding to the next level. Four load sensors at the bottom of each foot provide real-time tips by measuring your center of gravity, load balance, board flex and acceleration. You can track each ride from the chair lift to guarantee you improve your skills with every run.

XON-stg.Cerevo.com









SMART TRUNK

It's about time we had smart luggage, and that's exactly what Trunkster is. Complete with a removable battery that can charge an iPhone eight times and an integrated scale that ensures you never exceed the weight limit, it's a must-have for any traveler. The sliding roll-top means it's zipper-free, specifically engineered to withstand the perils of baggage handling. Best of all, it has a GPS tracking device, so you'll never lose this indispensable travel companion.

Trunkster.com



AUTONOMOUS CAMERA .

The Lily Camera is a game-changer in the world of drones. The world's first throw-and-shoot camera, it utilizes a small GPS tracking device, allowing you to simply toss it in the air at the top of the mountain and Lily will follow you down the slopes capturing stunning HD video. Equipping you with the tools to easily shoot your own action footage from above, you can set it to follow, circle or hover in front of you, and a live-stream functionality will send footage straight to the companion app to help frame your shots. Lily.Camera





ATELIER TASTINGS

Walk in the footsteps of Dom Pierre Pérignon with the renowned champagne-maker's new tasting experience, Atelier Dom Pérignon. Held at the Abbey of Hautvillers in northeastern France, these unique sessions allow wine enthusiasts to enjoy rare vintages accompanied by Dom Pérignon experts in the heart of the champagne region. After the Atelier, guests are invited to join the exclusive Club Dom Pérignon. **DomPerignon.com**



COFFEE CONNECTION -

Waking up can be a struggle, but the Poppy Pour-Over makes it a whole lot better. A smart coffee machine that makes the perfect artisanal blend, you can adjust water temperature, grind size and brew time to control the hand-crafted, pour-over process from your smartphone. For those who don't like to think too much before their first cup, it will automatically order coffee beans, water filters and coffee filters from Amazon when the machine detects that you're running low. PoppyHome.com



RFI AXATION



WONDER DOWN UNDER —

Floating atop a secluded cliff on a rugged stretch of Australia's Kangaroo Island, the Southern Ocean Lodge is a sanctuary of twenty one luxe suites cantilevered over the ocean, creating a fusion between breathtaking wilderness and unbridled creature comforts. From farm-to-table culinary offerings to the highly oxygenized, crisp Antarctic air, it's the ultimate place to chill out, with a dramatic contemporary design of glass walls, indulgent spa and a laidback vibe that only Australia could offer. **SouthernOceanLodge.com.au**



OUTDOOR COMFORT -

The Tosca Daybed from family-run, Belgian design house Tribù is an effortless combination of cozy and chic. An ideal place to laze about poolside, the super soft outdoor furniture piece has a pleasant braided design with oversized cushions and plenty of room to share. Curl up with a good book and simply drift to sleep under the sun in this stylish daybed. **Tribu.com**

THYNC POSITIVE -

Whether you need to calm your nerves or a burst of energy to get through the day, Thync is an innovative neurosignaling technology that activates specific cranial and peripheral nerves to influence your mood. The wearable device is placed over the temple to instantly give the relaxing sensation of a massage or the invigoration of splashing cold water on your face. After just a few minutes, this mind-boggling wearable will have you feeling refreshed and ready to go. **Thync.com**





APPLE WATCH EDITION | APPLE



THE RECENT LAUNCH OF APPLE'S SMARTWATCH IS BEST

summed up as worlds colliding. We're not referring to the Apple Watch Sport (US \$399) or the Apple Watch (US \$499). We're talking about the one with an 18-karat gold case. The one that starts at US \$10,000. The one that puts high-end watchmakers directly in its crosshairs and promises to shakeup the watch industry for better or worse. The **Apple Watch Edition**.

Historically, luxury watches appeared to be one of the few markets impervious to the tech industry's disruptive innovation.

Handcrafted, bejeweled and enduring, a fine timepiece can be passed down for generations, whereas a tech accessory with a shelf life of a year or two simply cannot. But if there's one company that could change that, it's Apple.



The Apple Watch Edition is an impressive device, uniting craftsmanship and technology. Made from custom gold alloy and a sapphire crystal display, it's replete with all the apps, fitness tracking and communication possibilities that you will ever need. You can use it as a key for your car or hotel room, make payments via Apple Pay or even control your smart home from your wrist.

While initial earnings have been kept close to the vest, consumer response to the Apple Watch feels tepid compared to other recent Apple unveilings, especially when considering it's the first new product from the Silicon Valley giant since the passing of visionary founder Steve Jobs, and one can't help but wonder: did the Goliath of the tech industry step into an arena where it stacks up more like David? Not waiting until it's too late to find out, some of the watch world's biggest names are calling all hands on deck to develop a counter punch.

With Tag Heuer and Google announcing a strategic partnership at the 2015 Baselworld in Switzerland, the watch industry's premier event, comes a best of both worlds scenario, as two of the most established in their respective fields collaborate. It's fitting that Tag Heuer, the self-proclaimed Swiss Avant Garde watchmaker, is one of the early adopters of the smartwatch movement, and a key focus of their Carrera Wearable 01 is

that it will be the first Android Wear device with upgradeable technology. This means the watch itself will remain constant, unlike the Apple Watch, whose second generation is scheduled to be released before the end of 2015. At the moment, not much is known of the technology in the Carrera Wearable 01, though in a recent interview with tech-centric site Wareable.com, Tag Heuer CEO Jean-Claude Biver indicated it will closely resemble the Carrera Heuer 01 (pictured left). Current expectations have the watch being released before the end of the year, with a 40 hour battery life (more than double the Apple Watch's 18 hours) and priced around US \$1,400, considerably lower than the Edition.

Another Swiss watchmaker tossing its hat in the ring is Breitling, whose longstanding technical prowess and precision has led to an identity deeply rooted in aviation. Their first foray in the smartwatch field comes in the form of the B55 Connected, a timepiece that isn't going to be measuring your vitals or anything like that, but ultimately serves to improve upon the aviator-specific timekeeping functionalities of their watches by making it all available (and essentially more user-friendly) on a smartphone. Two LCD backlit screens provide an electronic tachometer that allows you to easily calculate the average speed needed to cover a fixed distance, a chrono-flight device records the take-off and landing times (which pilots must record) and the analog hands will automatically adjust to a new time zone, among many more aviator-oriented tools.

There are, of course, big-time brands, such as Rolex and Patek Philippe, who are standing their ground, with no immediate plans to jump in on the tech trend.

A fun hypothetical to consider though, is if the Tag Heuer-Google relationship proves a success, could it prompt Apple to seek a similar partnership? From this vantage point, the fact that Apple products do not historically appreciate in value combined with the absence of a watch brand name that boasts proven longevity (like Tag Heuer), puts them at a disadvantage. But, just imagine for a minute, the classic look of a Rolex Daytona merged with the Apple Watch interface. Now, that's something that could stack up to any competition and stand the test of time.









IF YOU'RE LOOKING TO GET OFF THE BEATEN PATH

on your next vacation, Sri Lanka just might be worth a closer look. An island nation of endless appeal located just off the Southeast coast of India, it's a destination that will charm you with its vibrant culture and jaw-dropping scenery.

The economy of Sri Lanka, formerly known as Ceylon (like the tea), is, no surprise, largely based around its longstanding relationship with the tea leaf, introduced by the British in 1824. Today, the nation is one of the world's leading producers of the ubiquitous beverage, and for travelers in search of an escape with a truly unique cultural experience, it's the Ceylon tea region that you must visit.

For all it has to offer, this enchanting land remains relatively untouched by the global tourism circuit, but perhaps most alluring is the coexistence of authenticity and simple luxury, an all too rare commodity. Amidst the rolling hillsides of this region, tea plantations are increasingly becoming intertwined with quaint boutique hotels, such as the amazing resort Ceylon Tea Trails, where the local way of life serves as the focal point.

"Tea Trails is in the heart of the magic world of Ceylon Tea, with its centuries old traditions," shares Malik J. Fernando, Managing Director of the resort, which feels more like a private estate than a hotel, with four charming Colonial era bungalows that were originally inhabited by tea pickers. A family-operated enterprise that began with a passion for Camellia Sinensis, the small plant that produces the leaves and buds used to make tea, Mr. Fernando's father, Merrill J. Fernando, founded Dilmah Tea in 1988, before they moved into the hospitality business. Today, Dilmah Tea is one of the largest global tea brands.

Bordering the UNESCO World Heritage Central Highlands, a day at Tea Trails starts with a butler serving you "Bed Tea" and drawing a bath, before a breakfast served overlooking the mesmerizing fields. From walking through a field of tea pickers to the artisanal conversion in the factory and, of course, a tasting, guests are offered a glimpse into the production of the aromatic plant. The fare, too, revolves around the local specialty, with entrees such as Moroccan mint tea crusted lamb rump steak and apple tart with Assam tea cream anglaise for dessert.

"With tea-infused cuisine, tea based spa treatments and trekking trails that traverse tea-blanketed hills, you can literally lose yourself in tea," adds Mr. Fernando. "Guests leave Tea Trails with a newly found appreciation of this wonder herb, Camellia Sinensis."

What's perhaps most special about Sri Lanka is that it represents a destination and a culture that is largely unknown to many, yet unwittingly plays a role in the lives of most. Tea, after all, is the most widely consumed beverage in the world, making it a global common denominator, and a visit to this timeless region provides an enlightening and inspiring perspective of interconnectivity.





ALL EYES WILL BE ON RIO DE JANEIRO NEXT AUGUST,

when the Olympic Games come to town and jetsetters from around the world descend upon the Marvelous City for a spectacle like no other. In between the glorious feats of athleticism and triumph, those in attendance will face a competition of their own – finding a place to indulge in the many flavors of this gastronomic gem. From the intoxicating aroma of espetinhos (Brazilian kebabs) in the streets to Franco-Brazilian haute cuisine, following is our "eat-inerary" for Rio 2016.



MEAT LOVERS' PARADISE

When in Rio, do as the Cariocas (Rio natives) do. In this city, it's all about the meats, and the many "churrascarias" are where you'll get your fix of succulent, Brazilian barbecue.

OUR PICK | Porcão Rios (porcao.com)

WHAT TO GET | You can try it all at this carnivorous, buffet-style feast, but we recommend the Picanha Tradicional – a Brazilian favorite, cut from the top sirloin and thinly sliced with just a touch of fat.

ATMOSPHERE | Sizzling slabs of meat are in constant motion, as well-dressed waiters are perpetually delivering the next course, and incredible views of Guanabara Bay serve as the backdrop.

STREET EATS

Follow your nose through the streets of Rio and you'll find a tantalizing snack available on virtually every corner. From late-night eats to beachside snacks, the street food here is widely regarded as some of the best in the world.

OUR FAVORITES The crepe-like tapiocas are a must-try for those with a sweet tooth, while a warm pão de queijo (cheesy pastry) is nothing short of a revelation.

WHERE | Post up on the gorgeous | panema Beach and let the vendors come to you or head to the Centro neighborhood for an overwhelming number of options.

THE GOURMET EXPERIENCE

The top end of the culinary culture here is second to none, and if you're looking for a fine dining experience, there's no shortage of exceptional options, from traditional to modern fusion.

OUR PICK | Téreze (santa-teresa-hotel.com)

WHAT TO GET | Chef Damien Montecer's menu is bursting with mouth-watering global influences, and the Tartare Petrussian is about as decadent as it gets – knife-cut buffalo tenderloin steak tartar with imperial Alverta caviar, cassava chips and poached quail egg.

ATMOSPHERE | Located at the hip Hotel Santa Teresa, Téreze has a relatively casual vibe (it's still Rio, after all) in an eco-chic setting of recycled wood furniture and massive windows overlooking Guanabara Bay.

A HANKERING FOR HEALTHY

Don't worry herbivores – there's plenty here for you, too. While it may not be as well known for its vegetarian food scene, you can grab some tasty greens to rejuvenate and detox after a long night on the town.

OUR PICK | Prana Vegetariano (pranavegetariano.com)

THE MENU | Food options change daily thanks to chef Marcos Freitas, though they're guaranteed to be packed with fresh veggies that are good and good for you. The juice bar is also an integral part, with a seemingly endless menu of juice and smoothies.

ATMOSPHERE This modern eatery is not all that big, but its reputation definitely is, so get there early if you want to beat the lunch crowd.



While we haven't even begun to scratch the surface of Rio de Janeiro's epicurean offerings, we hope this sampling helps to please your palate and keep your belly full at the 2016 Olympic Games!





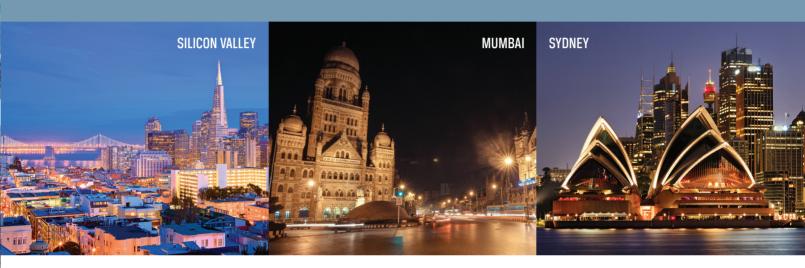
We annually market over 25,000 homes and are proud to present some of the world's most magnificent homes from our esteemed brokers. Each of our member firms are selected based on their strength, reputation and marketing savvy – it's a global world and we partner with firms that embrace a full understanding of international marketing. For complete information on each property, visit our award winning website luxuryportfolio.com and simply enter the Web ID.



LUXURY PORTFOLIO MARKET **PUISF**

TECH-CITY MARKETS

world that are presently being influenced by the residual wealth of the tech industry.



SILICON VALLEY, CALIFORNIA

HIGHEST RECORDED SALE IN LAST 12 MONTHS: US \$17,500,000

COMPARED TO LAST YEAR, PRICES ARE: Up

PRICE POINT FOR THE TOP 10% OF INVENTORY ACROSS THE MARKET IS:

US \$3,759,000 and above. Currently, there are 103 listings at this price point.

MOST INTERNATIONAL BUYERS ARE COMING FROM: China

TOP TECH-COMPANIES HEADOUARTERED HERE:

Apple, Google, Facebook, Cisco, Oracle, Adobe

HOW HAS THE TECH INDUSTRY IMPACTED YOUR LOCAL MARKET:

Young tech employees, whose stock options have matured, are purchasing \$2-3 million homes with all cash. There is a lot of money in Silicon Valley - 52 billionaires. When Uber and AirBnB go public this year, there will be more millionaires.

MUMBAI, INDIA

HIGHEST RECORDED SALE IN LAST 12 MONTHS: US \$3,000,000

COMPARED TO LAST YEAR, PRICES ARE:

About the same

PRICE POINT FOR THE TOP 10% OF INVENTORY ACROSS THE MARKET IS:

Typically, between US \$1-2 million.

MOST INTERNATIONAL BUYERS ARE COMING FROM:

India does not allow foreign nationals to own properties directly. Hence, the majority of the buyers are non-resident Indians (Indian citizens who have temporarily emigrated).

TOP TECH-COMPANIES HEADQUARTERED HERE: TCS, Infosys, Wipro, HCL Technologies

INCENTIVES FOR TECH COMPANIES:

Current tax breaks and certain startup incubators make it easier for startups to function

SYDNEY, AUSTRALIA

HIGHEST RECORDED SALE IN LAST 12 MONTHS:

AUD \$39,000,000

COMPARED TO LAST YEAR, PRICES ARE:

About the same

PRICE POINT FOR THE TOP 10% OF INVENTORY ACROSS THE MARKET IS:

There are 10-15 listings currently priced at AUD \$9,000,000 and above.

MOST INTERNATIONAL BUYERS ARE COMING FROM: China

TOP TECH-COMPANIES HEADOUARTERED HERE: Atlassian

HOW HAS THE TECH INDUSTRY IMPACTED YOUR LOCAL MARKET:

It's really just beginning to, and looks to have an exciting future ahead.



AUSTIN, TEXAS

COMPARED TO LAST YEAR, PRICES ARE:

Up

PRICE POINT FOR THE TOP 10%
OF INVENTORY ACROSS THE MARKET IS:
US \$2,500,000

MOST INTERNATIONAL BUYERS ARE COMING FROM:
Mexico

TOP TECH-COMPANIES HEADQUARTERED HERE:Dell, Bazzarvoice

INCENTIVES FOR TECH COMPANIES:

Startups thrive in this market, as it is so saturated by a tech-educated work force. Jobs abound and innovation is encouraged.

HOW HAS THE TECH INDUSTRY IMPACTED YOUR LOCAL MARKET:

Austin's high-tech industries continue to expand and the benefits are felt all over the city with job growth, new talent, and startup opportunities. Our local market has been steady and strong.

HONG KONG

HIGHEST RECORDED SALE IN LAST 12 MONTHS: US \$63,000,000

COMPARED TO LAST YEAR, PRICES ARE:

PRICE POINT FOR THE TOP 10% OF INVENTORY ACROSS THE MARKET IS:

There are 330 listings ranging from US \$7,000,000 to US \$200,000,000.

MOST INTERNATIONAL BUYERS ARE COMING FROM: China

TOP TECH-COMPANIES HEADOUARTERED HERE:

There are limited tech companies with global headquarters in Hong Kong, but almost all large global tech companies have a significant regional headquarters here.

INCENTIVES FOR TECH COMPANIES:

Government programs provide loans to startups. Hong Kong is a platform to launch into China.

SINGAPORE

COMPARED TO LAST YEAR, PRICES ARE:

Down

PRICE POINT FOR THE TOP 10%
OF INVENTORY ACROSS THE MARKET IS:
SGD \$7,000,000 and above.

MOST INTERNATIONAL BUYERS ARE COMING FROM:

Indonesia, China, Malaysia, Japan and England

TOP TECH-COMPANIES HEADQUARTERED HERE:

Zalora, Lazada, Reebonz and PropertyGuru. Facebook and Google also have regional headquarters here.

HOW HAS THE TECH INDUSTRY IMPACTED YOUR LOCAL MARKET:

The Singapore government will fund tech companies if they see innovative potential.

SEATTLE, WASHINGTON

HIGHEST RECORDED SALE IN LAST 12 MONTHS: US \$13,570,000

COMPARED TO LAST YEAR, PRICES ARE:

PRICE POINT FOR THE TOP 10%
OF INVENTORY ACROSS THE MARKET IS:

Of the 5,000 active listings in King County, 450 listings are priced above US \$1,500,000.

MOST INTERNATIONAL BUYERS ARE COMING FROM:

TOP TECH-COMPANIES HEADQUARTERED HERE: Amazon, Microsoft, Boeing

INCENTIVES FOR TECH COMPANIES:

There is definite growth in the market overall, and for Amazon employees, in particular, growth within the condo and downtown housing market.

UNLIKELY LUXURY:

CONVERTED SPACES

IT TAKES A BIT OF IMAGINATION TO LOOK AT an old workshop, a fire station or even a lookout tower and see your future home, but that's exactly what a few creative souls did. There's a lot of monotony in the world today, so when you see something that breaks the mold, it sticks with you. Maybe that's why we're so in love with converted spaces. Following are three brilliantly converted homes where you'll find luxury in the most unlikely of places.

▼ FIRE STATION PLYMOUTH, MASSACHUSETTS





In its first life, this three-bedroom home was a fire station dating back to the early 1900s, that is, until the current owner bought it at a town auction. While the original look has been retained on the outside (it even still has the granite signage) the inside was transformed in 2002 into a topnotch pad with soaring 22 foot ceilings, motorized skylights and extraordinary exposed suspension truss work just three blocks from the ocean in Plymouth, Massachusetts. An expansive five car garage is outfitted with reclaimed wood floors and oversized doors that can fit the largest of trucks, while a separate one bedroom apartment is the perfect place to host your guests. And since we know you're wondering: no, there aren't any fire poles to slide down.

FOR MORE INFORMATION, visit luxuryportfolio.com and search Web ID: OBCB88



WORKSHOP PARIS, FRANCE

"Bohemian luxury" is the term that comes to mind at this beautifully converted Parisian loft. At one time a woodworker's atelier, this three-bedroom abode is the kind of place that feeds your aspirations of dropping it all and moving to Paris to become an artist. Updated with the utmost respect to the original period details, dramatic flair comes in the form of exposed wood beam ceilings and vast skylights that flood the home with natural light. An added bonus is the spacious terrace where you can unwind and take in the City of Light in the heart of the 18th Arrondissement.

FOR MORE INFORMATION, visit luxuryportfolio.com and search Web ID: NSXW88



LOOKOUT TOWER DALKEY, IRELAND

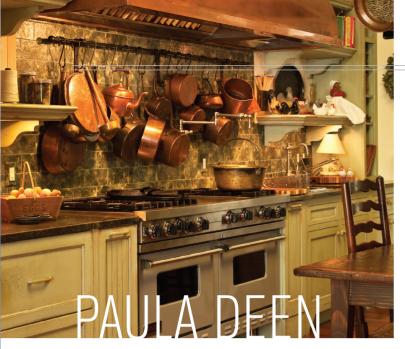
Bartra Tower was originally built as a lookout in 1804 during the threat of a Napoleonic invasion in Dalkey, Ireland (near Dublin). Today, you still have a prime vantage point to watch the ships roll in off the Irish Sea, but it's a bit more relaxing now that the barbeque has replaced the "shot furnace" (used for firing cannons) on the timber-decked roof garden. From atop there are stunning 360-degree views over Dublin Bay, Dublin city and the Dublin Mountains, while the first floor Garrison Room – previously the sleeping quarters of the 12 soldiers stationed here – has been transformed into a state-of-the-art suspended kitchen with granite walls and vaulted ceilings. The sumptuous master suite includes a study, dressing area and en suite bathroom with white Carrera marble, freestanding bathtub and heated floors.

FOR MORE INFORMATION, visit luxuryportfolio.com and search Web ID: ABT088



CELEBRITIES AND LUXURY REAL ESTATE HAVE LONG GONE HAND IN HAND.

With all the fame and fortune come glamorous estate properties around the world, from Beverly Hills to the south of France, and we simply can't get enough of them. But being in the public eye comes with a loss of privacy that makes it all the more important to have a home where you can kick back and escape the world. Following are three of our favorite celeb-worthy homes that provide an ultra-luxe lifestyle with the utmost privacy where you too have the opportunity to live the good life.





SAVANNAH, GEORGIA

Set along the Wilmington River, Paul Deen's aptly named "Riverbend" estate is a picture-perfect retreat in Savannah, Georgia. Essentially its own private resort set on five and a half acres, the French Caribbean style main house boasts 14,500 square feet with a stunning gourmet kitchen fit for any celebrity chef (whether you love butter or not), but it's the property's outdoor kitchen that really takes the prize. With three grills, four refrigerators and a smoker, it's a BBQ lover's paradise with endless potential. You'll also find a dazzling swimming pool, two guest cottages, 10,000 square foot barn with an eight car garage and three bedroom apartment, fully stocked pond, croquet course and a private dock with a charming dock house.

FOR MORE INFORMATION ON PAULA DEEN'S SAVANNAH ESTATE. visit luxuryportfolio.com and search Web ID: BSVC88





SAINT BARTHÉLEMY, A FRENCH WEST INDIES

When you're one of Hollywood's most enduring and charismatic stars, you need a Caribbean hideaway to get off the grid. For funnyman Steve Martin, that comes in the form of Villa Au Soleil, a stunning Saint Barthélemy property with a low key, island vibe evidenced in the brightly colored walls, beautiful stonework and mesmerizing views over Saint Jean Bay and the Caribbean Sea. On over half an acre, the famed comic's home enjoys considerable space and privacy, with a swimming pool, outdoor kitchen and a gazebo surrounded by a lily pond in the middle of a lush tropical garden.

FOR MORE INFORMATION ON STEVE MARTIN'S CARIBBEAN COMPOUND, visit luxuryportfolio.com and search Web ID: XPUV88



Fashion designer, actress and daughter of legendary singer Lionel Richie, Nicole Richie's gated compound in the Hollywood Hills is an architectural gem with all the fixings. The backyard sanctuary is the perfect place to escape, complete with a relaxing spa that waterfalls into the lagoonstyle pool with a beach entry. An upscale bohemian style is

style pool with a beach entry. An upscale bohemian style is present across 6,300 square feet of open living space, with soaring ceilings, exposed wood beams and an abundance of windows and skylights that flood the home with light. Whether you're an A-lister in need of a getaway or just looking for an accommodating family property, this SoCal compound fits the bill with five spacious bedrooms, a children's play area and a fully equipped BBQ station.

FOR MORE INFORMATION ON NICOLE RICHIE'S HOLLYWOOD HILLS HOME, visit luxuryportfolio.com and search Web ID: EHZC88



www.robertpaul.com



CENTERVILLE, CAPE COD, MASSACHUSETTS | \$4,675,000

This landmark waterfront estate located on desirable Long Beach enjoys breathtaking views of Nantucket Sound and a 100 foot+ private sandy beach. Built in 1930, the 13 rooms offer superb architectural appointments including detailed moldings, high ceilings, wainscoting and hand-carved woodworking.

Team D'Olimpio + Byrne — 781.589.7015

Web ID: FZAC



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