



THE SUNDAY TIMES - MARCH 30, 2008

OVERSEAS PROPERTY 21

Cayman Islands from €1.7m

This beachfront villa in Banana Quay on Grand Cayman has five bedrooms and four bathrooms.

All bedrooms and living areas have water views, there are gardens and a private swimming pool. Banana Quay is located in one of the Cayman's many waterfront communities, next to Seven Mile Beach.

The reception room overlooks the private pool and patio, and the master suite has French windows opening onto the pool area.

A second wing has the second and third bedroom suites, with mini kitchens for guests.

The property comes with separate staff accommodation and a

detached studio and workshop with a double car-port.

An extensive veranda wraps around the pool area and the property also comes with a private dock with sheltered mooring for a sizeable boat.

Agent: www.myoverseasproperty.ie

They say: The Cayman Islands are the fifth-largest financial centre in the world and have the highest standard of living in the Caribbean.

We say: For the rich and retired only – being non-domiciled for tax purposes means staying out of Ireland for more than 183 days a year.

Location: 772km South of Miami



Wish you were here?



France from €108,500

Carré le Notre is French lease-back development in St Cyr l'Écote town centre, which is close to Versailles and only 30 minutes from Paris. The Saint-Quentin-en-Yvelines area is a "green city", with nearly 40% of its area being public parks, forests, ponds and brooks. This four-storey development includes fully furnished studios and one-bedroom apartments. The units range from €108,500 for studios and from €168,500 for one-bed.

Capital growth in the area exceeded 76%

over the last five years. There are two international airports nearby: Charles-de-Gaulle and Orly.

Agent: Oul Can Do, 01 211 0780

They say: This is an 11-year lease-back scheme due for completion in December 2009.

We say: Have your wallets at the ready. The first rental payments will be due under two months later, in February.

Location: 10km from Saint-Quentin-en-Yvelines station; 30km from Paris airports



Montenegro from €130,000

Acacia Hills is a scheme of four buildings with 36 one-, two- and three-bedroom apartments, in the fishing village of Djenovici on the Adriatic coast of Montenegro. All apartments have environmentally-friendly features, including recycling of rainwater and solar-powered lights. Recent price growth has been strong and prices are likely to more than double in the next two-four years. There is a rental yield of 7%, but Irish buyers do need a connecting flight through London.

Agent: Pluto Developments, 00 362 88 350 300, www.plutodevelopments.com

They say: Buying in Montenegro today is like buying in Spain or Tuscany 20 years ago, so it is a unique opportunity to buy there before prices rise to Croatian or even Spanish levels.

We say: The Montenegro government is taking steps to prevent Spanish-style over-development, so make sure properties are built legitimately.

Location: 30km from Dubrovnik Airport

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