**£400,000**

Apartments at Port Louis, Grenada, where 300 new homes, a dive centre and hotel are planned. Call Savills

CRYSTAL clear seas, lush rainforests, sophisticated five-star dining... or a rum shack on a white sand beach – the Caribbean offers lifestyles to suit every taste, property for every budget.

With 23 million visitors a year rental demand is strong, while a weakened US dollar and prices well reduced from their 2007 peak provide opportunities at all price points.

As the high season hits its stride, which of these islands – all with direct flights from London – would you choose?

GRENADA:**Best for yachting and opportunity**

The relaxed spice island of Grenada, home of F1 driver Lewis Hamilton, is a friendly, low-crime spot, though it did suffer a little local difficulty with a quickly resolved revolution in 1983 and Hurricane Ivan in 2004 – both of which delayed development.

Today Grenada is a stable democracy and part of the Commonwealth with a legal system based on English law. And Hurricane Ivan was unusual for this southerly island, considered by insurers to lie outside the main Caribbean hurricane belt. Many sailors choose to berth their boats here for winter. Beautiful Port Louis in the south-west oper-

Each Caribbean gem has its own sparkle

The sun's up but prices are down – your warm winter getaways start here, says **Cathy Hawker**



ated by Camper Nicholson is the largest of Grenada's four marinas, berthing super-yachts.

"Grenada is the gateway to the Grenadines with the best sailing in the Caribbean," says James Burdess of Savills. "It's more affordable and less crowded than Barbados, with more opportunity for uplift in prices."

£1.02 MILLION

A three-bedroom house (above) on beautiful Gibbs Beach, Barbados. Call Savills (020 7016 3740)

FROM £223,800

Apartments and townhouses at Nonsuch Bay Resort, Antigua (below). Visit nonsuchbayresort.com

Apartments and villas on Grenada start from £287,770 for a one-bedroom home at Prickly Bay Waterside through Savills. Port Louis apartments start from £400,000 with plans for 300 homes, a dive centre and five-star hotel.

La Luna is an award-winning 16-room hotel where owners Bernardo and Wendy Bertucci are completing seven open-plan five-bedroom villas on an elevated site with coastal views.

"These homes combine Italian style and Caribbean living," says Bernardo. "La Luna is secluded on two wonderful beaches yet 10 minutes from the airport and capital."

The villas will be completed this year and two are sold. Prices start from £1.69 million for 6,000 sq ft.

■ Savills (savills.com; 020 7016 3740)
■ La Luna (laluna.com)

BARBADOS**Best for lifestyle**

BARBADOS is the Caribbean's established property choice, the safe island that attracts most British tourists thanks to prime golf courses and a good infrastructure. Known as "Little England", part of its charm is its familiarity to British buyers, whether enjoying a casual Sunday brunch at The Fish Pot or rubbing shoulders with celebrities at The Cliff restaurant.

A three-bedroom semi-detached house in a cluster of six directly on beautiful Gibbs Beach is reduced from £1.34 million to £1.02 million and seems excellent value, when stand-alone houses on this west coast start at £3.19 million. Owners Elaine and Robert Bache, from Worcestershire, let it for five months of the year for up to £640 a night.

■ Savills (savills.com; 020 7016 3740)

ANTIGUA**Best for beaches**

WITH 365 beaches, celebrity homeowners including Eric Clapton and Giorgio Armani and two of the Caribbean's most stylish hotels (Carlisle Bay and Jumby Bay), plus its Annual Regatta, Antigua

£390,000

For pretty hotel villas (left) at Sugar Beach, St Lucia. Visit residencesugarbeach.com

is a favourite with sunlovers and sailors, with the yachties hanging out around Nelson's Dockyard. "The most popular property locations are English Harbour in the south, Jolly Harbour in the west and Hodges Bay in the north," says Nadia Malla of Luxury Locations. "All three provide easy access to shops and sports clubs."

Two-bedroom townhouses at Jolly Harbour, the east Caribbean's largest man-made marina, have come down from £255,800 in 2007 to £159,870 now. Developments that have survived the economic downturn include Nonsuch Bay, a sailing resort on the less-developed east coast where one- to three-bedroom apartments, townhouses and villa plots start from £223,800.

On one of the finest south-west beaches, the first of 62 planned apartments, townhouses and villas at Tamarind Hills are completed, priced from £367,700 for two bedrooms.

■ Tamarind Hills (tamarind-hills.com)
■ Luxury Locations (luxurylocations.com; 020 7016 3740)
■ Nonsuch Bay Resort (nonsuchbayresort.com)

ST LUCIA**Best for Natural Beauty**

WINDING roads and tortuous journeys are the price to pay for the mountainous raw beauty of St Lucia, where prices are 60 per cent of those in Barbados. Most second homes are around Rodney Bay in the north, a busy area of restaurants, clubs and now a casino.

The Landings apartments overlook a sweeping beach, from £326,100 with a beach club, spa and restaurants. In the quieter south-west, in the shadow of the towering Pitons, Sugar Beach is a 112-room, five-star hotel on 130 acres where pretty one- and two-bedroom villas cost from £390,000. Nearby Freedom Bay is a new five-star hotel where off-plan flats and villas on a 77-acre site start from £50,000 for an eighth share.

■ The Landings (thelandingsstlucia.com; 0845 217 7851)
■ Sugar Beach (residencesugarbeach.com; 0844 921 0126)
■ Freedom Bay (freedombaystlucia.com; 020 7718 5573)



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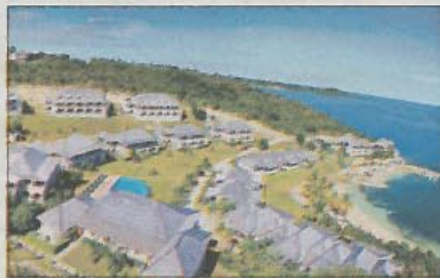
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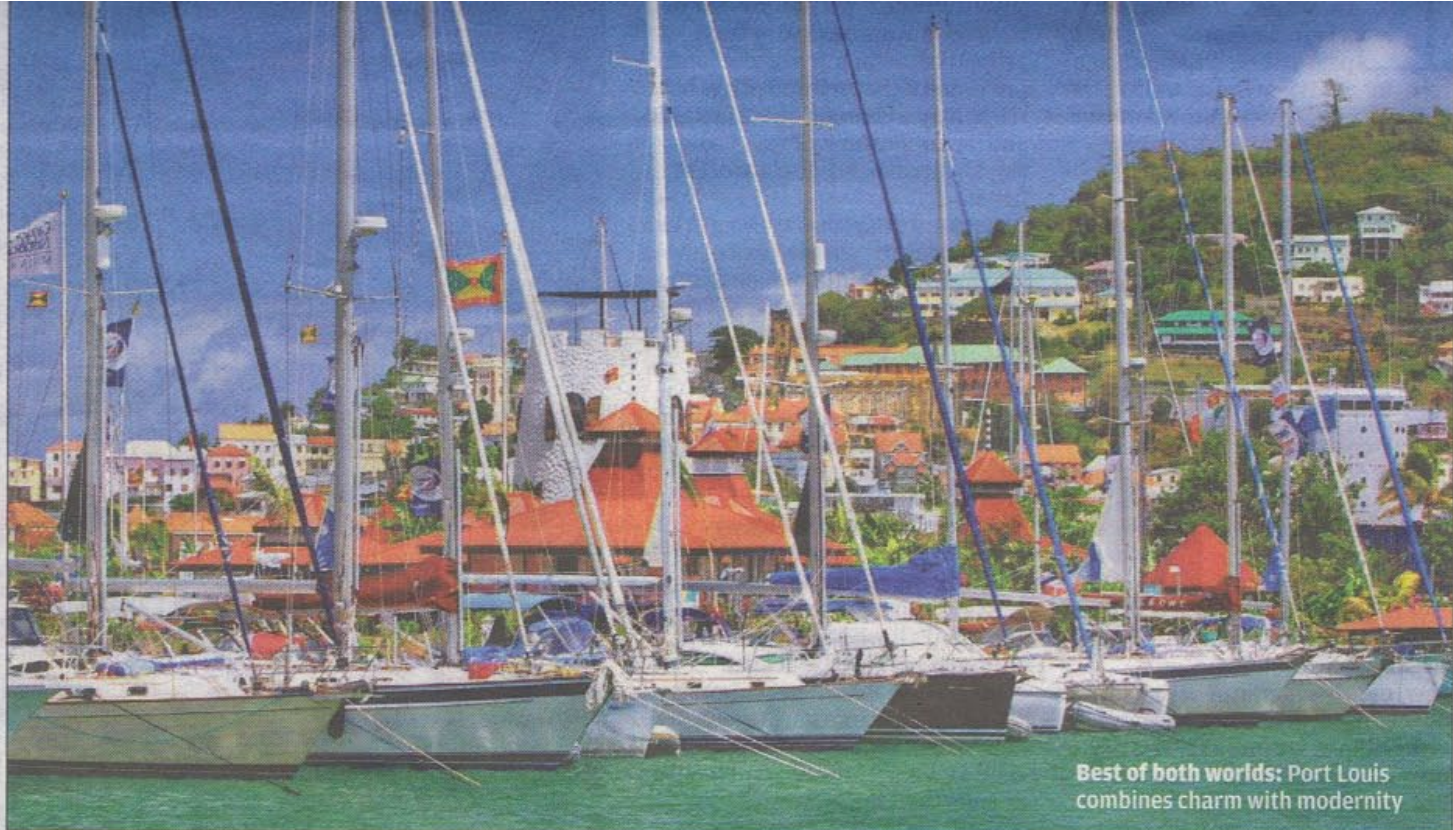
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Best of both worlds: Port Louis combines charm with modernity

Set sail for good-value Grenada

New homes and 45 sandy beaches await UK buyers, reports **Cathy Hawker**

ANYONE WHO loves sailing and likes the Caribbean will already know about Grenada. It may not be one of the region's big hitters in numbers of tourists, yet the facts are impressive: the 21-mile long island has 45 soft-sand beaches, gin-clear waters, impressive marinas stacked with sleek yachts and one of the Caribbean's friendliest, safest vibes.

Direct flights from London, Miami, New York and Toronto bring 120,000 visitors each year, many of them sailors coming to explore the southern Caribbean.

HIGH HOPES FOR ISLAND

New developments focused around the beautiful craggy south coast have prices of £256,000 for one-bedroom apartments, ranging up to several million for substantial villas. But as property markets across the Caribbean struggle and buyers tread carefully even in established favourite Barbados, why are hopes high for tiny Grenada?

"The island is undeveloped and quiet, yet with great potential," says James Burdess, of Savills. "One fifth of Grenada is a National Park with mountains, rainforests and waterfalls but the key point is it's the gateway to the Grenadines. Grenada is one of the easiest places in the Caribbean to keep a boat, big or small. There are four marinas including Port Louis operated by Camper Nicholson taking yachts up to 330 feet."

Hurricane Ivan struck Grenada in

Prices of prime waterfront homes are a third of those 140 miles away in Barbados

2004, causing severe damage, yet insurance companies consider the island to lie outside of the main hurricane belt and many sailors berth their boats there from July to September. Prices of prime waterfront homes are a third of those 140 miles away in Barbados, making Grenada's value as attractive as its raw natural beauty.

CLASSIC CHARM ON OFFER BY THE WATERFRONT

Prickly Bay Waterside is a collection of 78 apartments directly on the water in the south of Grenada some 10 minutes from the airport. The modern design has a nautical theme, with porthole windows and steel railings, and stands out against the more traditional Grenadian architecture.

Prices start from £288,000 for one- to three-bedroom apartments with a resale five-bedroom townhouse for £1.85 million.

Across the bay from the capital St George's at **Port Louis**, a marina combining Caribbean charm with excellent modern services, British developer **Peter de Savary** plans to create a throbbing commercial and holiday centre. Three hundred off-plan apartments start from £256,000 while up the steep slopes overlooking the sea, 30 plots start from £320,100 for 8,000sq ft.

A second De Savary property, **Mount Cinnamon** on two-mile Grand Anse beach, one of Grenada's best, is an established hotel with 22 one- to three-bedroom villas priced

from £480,100. Beside the beach, 11 villas at the **Grenada Beach Club** have been attracting interest: despite prices from £1.92 million, two sold this summer to British buyers.

LUXURY APARTMENTS GOING AT A PREMIUM

Large villas hugging the water attract hefty premiums throughout the Caribbean and the relative value in Grenada is enticing buyers to resorts like **La Luna**, says Burdess: "The combination of a private villa where you can get hotel services and potential rental returns is what more and more appeals to buyers."

La Luna is a romantic 16-room beachfront hotel and restaurant run by energetic Italian Bernardo Bertucci and his wife Wendy. Bernardo left New York and the fashion industry 11 years ago to become a hotelier and has created a laid-back style that comes garlanded with travel awards.

His latest project is building seven open-plan five-bedroom villas on an elevated site in the 25-acre hotel grounds. The views are some of the finest in the Caribbean and the finishes are what you would expect from an Italian designer. Villas start from £1.69 million for a generous 6,000 sq ft.

"When people come and see Grenada, they are swept away by the beauty," says Bernardo. "It is something different to Barbados and Antigua, somewhere where there is plenty to do but also where you can find total seclusion."

CONTACTS

- **De Savary Property:** through Savills (savills.co.uk/abroad; 020 7016 3740)
- **La Luna:** laluna.com