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Where We Want To Live In 2006

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There are people in the world who, given the opportunity to live anywhere, would feel perfectly comfortable in small, modestly adorned and possibly even unattractive dwellings.

We are not those people.

With the start of a new year comes the opportunity to set new goals--or at the very least, conjure up new real estate fantasies. Often, we dream of living in mansions we've glimpsed through hedge gaps or in gorgeous settings we've visited for a long weekend. This year, Forbes.com has decided to take a slightly different approach and select ten places we'd like to occupy in 2006, but couldn't have lived in before. They simply didn't exist.

Long for [a sleek and luxurious new apartment overlooking New York City's Gramercy Park](#)? **Ian Schrager's** project should be finished in April, and a few \$10 million spreads still await owners. Like to live [year-round at a health and wellness spa in the Sonoran Desert](#)? Miraval's resort residences, backed by former **Time Warner** (nyse: [TWX](#) - news - people) Chairman **Steve Case**, will begin to be available this year. And those with the biggest bucks will be glad to know that **Donald Trump's** new mega-project, [a \\$125 million estate in Palm Beach](#), has only a few months of work left on it.

From [environmentally friendly condos](#) to a [family-friendly community surrounded by nature](#), we selected properties to suit a range of tastes and desires. What they have in common is luxurious amenities that go above and beyond your everyday high-end home--which in modern America is saying quite a lot.

"Even in an average home, design is moving up," says **Gopal Ahluwalia**, staff vice president for research at the National Association of Home Builders, a trade organization based in Washington, D.C. "Today the consumer wants everything to be comfortable and convenient--and to look good. Everybody wants a whirlpool tub, though hardly anybody uses it. Whether you have one or two or three cars, everybody wants a three-car garage."

All of which means that the luxury bar is being lifted even higher. Super-luxury residences are getting bigger and fancier and are being clad in rarer materials. But most of all, they come with more and better extras designed to lure wealthy and discerning buyers.

"I feel that this is going to be the dominant way of living going forward, not only in the super-luxury end but in the luxury end as well," says Schrager, whose Gramercy Park residences will offer fresh flower, housekeeping, repair and personal shopping services, among other goodies. "Especially in cities, with everybody being preoccupied with work, and things being so complex and intense, having a home that's a refuge makes living easier."

Several properties on our list have some sort of spa services attached, from Miraval to the new [Canyon Ranch condo project](#) being built in Miami Beach. That's not so surprising--according to the Coldwell Banker Luxury Index, a survey conducted for the **Cendant** (nyse: [CD](#) - news - people)-owned real estate firm, 60% of luxury-home owners said they had been to a high-end spa or resort in the preceding six months. Why wouldn't they want such experiences to be closer to home?

Milton Pedrazza, chief executive of the Luxury Institute, a research firm based in New York, sees the trend being driven by baby boomers who have become increasingly wealthy and are not opposed to indulging themselves. What's more, they expect to live a long time, he says, and realize they will require more maintenance to stay healthy.

"Whether it's the gourmet special diets, the massages or the personal trainer, they're gearing up for the long haul," he says. "If you're going to live longer, do you want to do all those little chores?"

As with all things, such pampering comes at a price. The homes on our list aren't exactly cheap. Though some ring in at under \$1 million, they range all the way up to Trump's \$125 million attempt to set a sales record. Fortunately, dreaming is free.



To Be A Sport

Greenbrier Summit Village

Location: White Sulphur Springs, W.V.

Price: starting at \$600,000

The newest community at Greenbrier Sporting Club sits at the top of 3,300-foot Greenbrier Mountain, with expansive views of the surrounding area (shown above), as well as the illustrious Greenbrier Resort. Owners at Summit Village will have their own members' lodge, including a 5,000-square-foot restaurant and bar. Plus, they will be part of the member-owned sporting club that provides 2,000 acres of land and plenty of activities on it. Ski, hike, bike, ride horses, shoot, play golf, tennis or squash--the club has instructors to show you the ropes or improve your game. And there's a spa for after-sport pampering.