

# CL

CELEBRATED LIVING

## Sheryl Crow ROCKS ON

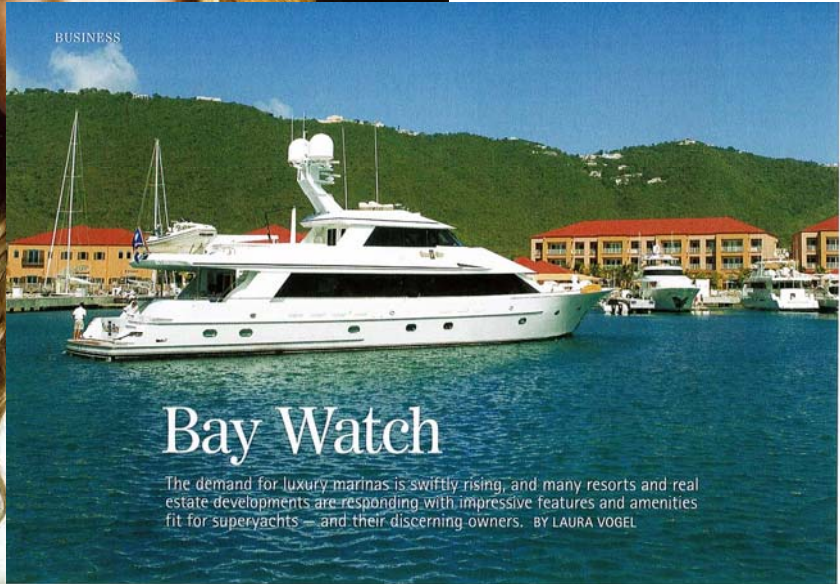
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BUSINESS

## Bay Watch

The demand for luxury marinas is swiftly rising, and many resorts and real estate developments are responding with impressive features and amenities fit for superyachts — and their discerning owners. BY LAURA VOGEL

Above: The Yacht Haven Grande marina welcomes megayachts.

Building a marina these days is like minting money," says Captain Steve Huggins, who adds that the luxury seafaring market, especially, is a growth business. Huggins has a lot of superyacht experience: He is currently the general manager of the idyllic Royal Plantation Island in the Bahamas, but for years Huggins was at the helm of *Lady Sandals*, the beloved 135-foot yacht that belonged to the island's owner, Sandals Resorts International Chairman Gordon "Butch" Stewart. "Throughout the world, there is no shortage of huge yachts, but there is competition about where to moor them. At St. Tropez, for example, there is always a waiting list of vessels — so you go ashore and hand the harbormaster \$5,000 and hope for the best."

Andy Wimsatt, chief development officer for Molasses Reef, a Ritz-Carlton Reserve opening later this year in the Turks and Caicos, concurs. "More 300-foot-plus boats are currently being built than are in the water today," says Wimsatt. Savvy businesspeople have picked

*Businessweek* magazine. For some owners, it is just a part-time diversion. For others, it's their primary home (and you'd have to check with your accountant, but apparently there can be huge tax benefits to being a member of the "floating public").

This rise in demand has triggered the development of new or renovated marinas to accommodate megayachts — many along with luxury real estate opportunities for the yacht owners. In the next couple of years there will be a lot of new, posh places throughout the Caribbean, Mexico, and spots in the U.S. like Northwest Florida and old-school Newport, Rhode Island, for the wealthy to park their biggest toys.

Even older resorts, like Hawks Cay in the Florida Keys, first built in 1958, are undergoing multimillion-dollar renovations to keep up with the tastes of today's boaters. According to Ron Smith, director of marina operations there, "People are looking for more, so we've been adding more — delivering room service, offering housekeeping — it was something people asked for."

Here, our list of a dynamic dozen renovated, new, or soon-to-open upscale marinas, the developments surrounding them, and why you'll probably be hearing a lot more about them.

### Forty 1° North Yacht Services, Newport, Rhode Island

This completely redesigned and refurbished marina offers dockage for yachts up to 250 feet, WiFi, concierge service, ship-side dining service, a bar and restaurant, and even one-bedroom suites for those ready for firmer ground. But the real draw here for hard-core yachters is to be in Newport — long the nirvana of American sailing and its attendant culture. During the clement months, the smallest state has some of the most highly regarded regattas and races, and it's the place to be if you are serious about the sport of sailing. (401) 846-8018, [www.41no.com](http://www.41no.com)

