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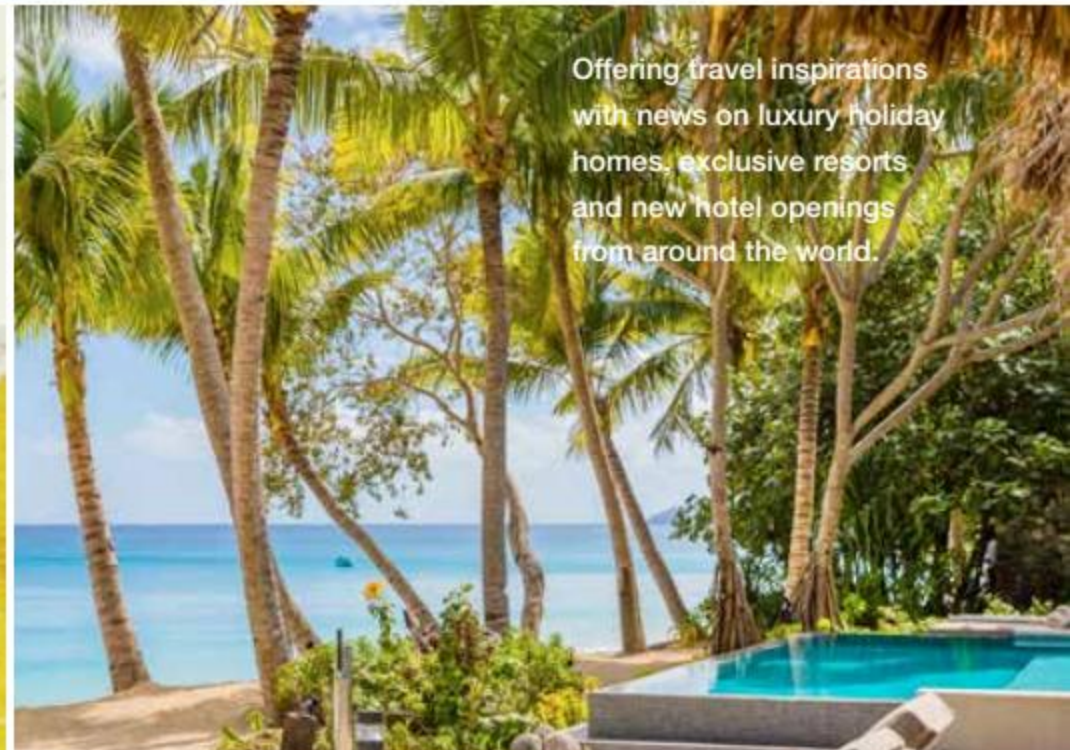


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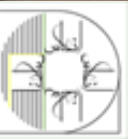


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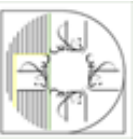
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# MID-CENTURY MODERN DESIGN WITH A CONTEMPORARY TWIST

 **ESSENTIAL HOME**  
MID-CENTURY FURNITURE

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# Minotti

LIFESCAPE

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# STYLE NEWS

As the world starts to ease out of lockdown brought on by the COVID 19 Pandemic, most of us have come to appreciate our homes having been copped up in them for several weeks.

Now as the lockdown eases it's time to take a fresh look at your interiors and spruce them up. Here we take a look at this season's newest interior design trends





## FLOOR TO CEILING WINDOWS

A nod to the ever growing trend of bringing the outside in, floor to ceiling windows not only increases the amount of natural light into your home but also provides a seamless connection with the outdoors even on those dark, grey days which helps promote wellness.





# EUROPEAN INSPIRED FURNITURE

Furniture with European-inspired detailing adds a touch of class to any home. Old world furniture designs with German, Tuscan or Italian influences can be effortlessly blended with modern furniture creating a sense of drama.

No longer considered trash with garish colours of purple or red and gold today's modern European inspired furniture has subtle tones taking cues with sloping arms of couches, knife-edge welts and metal legs.









# NAVAL THE NEW NEUTRAL



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We all know that white, grey, and beige fall into neutral territory. However the newest trend on the block is turning to the "dark side."

Blue tones have been a popular choice for some time but this deep, rich hue is both bold and calming; it's also striking, but in a way that isn't off-putting. With its resemblance to the night sky or the deep, calm ocean People will notice this paint colour on the walls when they enter a home, but even if blue isn't their favourite colour, you'll still be able to appreciate the soothing atmosphere Naval helps create.

Paired with mellow yellow or white this is a striking combination that can be used in any room in the home





# SUSTAINABLE MODERN FURNITURE



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Tom Dixon creates a new sustainable furniture collection using cork



We all know that being Eco-Friendly is a hot topic at the moment and something that we all need embrace for the future, with this in mind designers have unveiled a myriad of new innovative designs and materials that we can utilize within the home.

Cane and rattan have always been the hero fabrics for eco-warriors but banana fibres, bioplastics and reusable materials which all have a low impact on the environment are now this seasons buzz word in interiors.





# INTERGRATING A HOME WORKPLACE



Possibly the most relevant of interior design trends this season is creating a home office. During the international lockdown, nearly all of us would have experienced either working from home or home schooling, making many of us rethink our home office areas.

Sleek, clean, bright, minimalist and functional are the key words associated with home offices if your home does not have space for a separate office multi functionality of a guest room, bedroom area, landing or even closet can be used to create a small floating shelf, a mini secretary desk, or a smart space that help anchor a space for work.







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# KILLER CURVES

Counterbalancing clean lines and angular geometry curvy furniture embraces the design trends of the 60s and 70s.

Swapping out big, boxy sofas and chairs for curvy, C-shaped sectionals and circular club chairs will instantly give your space new energy. Curvy furniture design has a great balance of modern and feminine, which fits right in with other 2020 interior design trends. The good thing about curvy furniture is you can dip your toe by adding a geometric print or curvy light fitting or go full throttle by adding a statement curvy sofa and chair.







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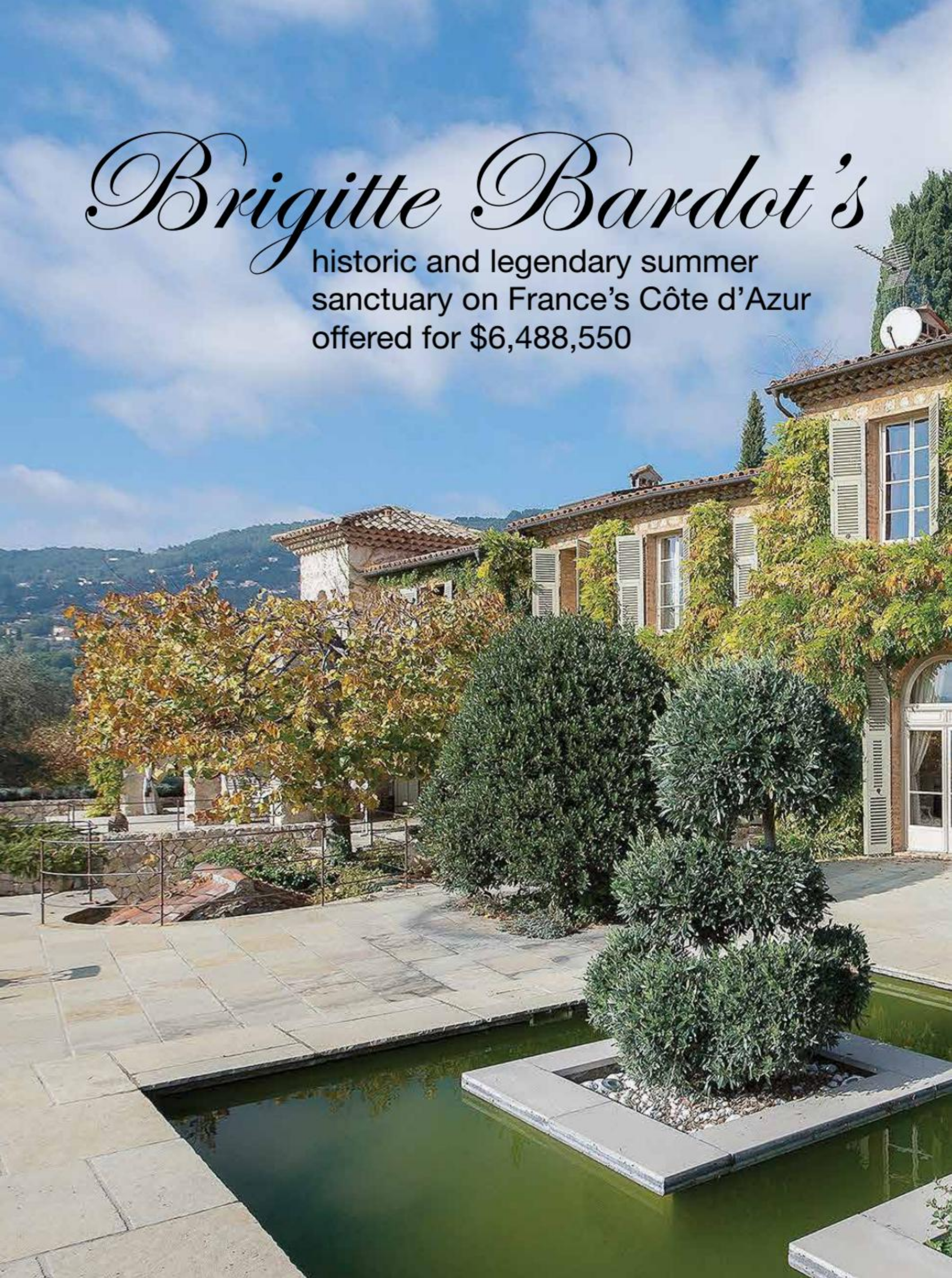
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# Brigitte Bardot's

historic and legendary summer  
sanctuary on France's Côte d'Azur  
offered for \$6,488,550







*The original 13th-century stone structure artistically restored to the highest levels of modern living while retaining its rarefied historic and cinematic provenance.*





Le Castelet is an estate embodying authentic medieval grandeur with airy seaside serenity, since modernized in an inviting French aesthetic and with 21st-century comforts. Famed as the summer getaway of global icon Brigitte Bardot after her divorce from film director Roger Vadim in 1957, the home served as her retreat from the glare of celebrity. Perched atop a 1.46-acre rise within walking distance to the quaint village of Peymeinade, the sweeping views of the Bay of Cannes with the Esterel Mountains beyond are breath-taking.

Le Castelet, currently used as a boutique hotel, includes a main residence of 6,458 square feet with eight en suite bedrooms and eight-and-one-half baths with an elevator serving all four floors. A separate five-bedroom guest house, a relaxing hammam with multiple pools, a wine grotto, pool house, vineyards and a garage are additional highlights. The estate is represented by Michaël Zingraf Real Estate, the exclusive Affiliate of Christie's International Real Estate.

Renowned for her natural beauty, Ms. Bardot was also admired as a powerful embodiment of female emancipation during the highly censored 1950s. This ultimately inspired Andy Warhol to paint her, feminist author Simone de Beauvoir to write about her ferocious independence and Winston Churchill to discuss his landscape paintings with her. As to the latter, the actress, notoriously unimpressed by her fame, replied to Mr. Churchill: "You know, my films are not nearly as good as your paintings. And I never won a war." After starring in more than 40 films, including the enduring classic "And God Created Woman," she retired from movies in 1973 to focus on her true passion - animal advocacy.

Le Castelet was completely renovated between 1998 and 2011 to include state-of-the-art appliances plus air conditioning, while still retaining its historic character. Interiors of the four-level main house are distinguished by a traditional round bastide tower added in the 1800s, rustic rough-hewn beams accenting the light plaster ceilings and walls, period hardwood and exposed stonework throughout. The main salon is anchored by an original Louis XIV fireplace and multiple French doors with lunettes above — flooding the room with natural light and showcasing the stunning Provencal views - then leading to a massive outdoor terrace.

A charming candle chandelier hangs above the informal dining area off the country kitchen, which has been reimagined to delight any chef. An additional highlight is the master suite with its library, fireplace and a sea-facing view entirely of glass with doors leading to a private terrace. A wine grotto, artist studio, caretaker quarters and storage rooms complete the main residence.

Says Helena de Forton of Christie's International Real Estate: "This property is the perfect fusion of architectural history and modern sensitivities. The amount of light in a centuries-old structure is a rarity. What is even more extraordinary are the outdoor spaces."







Two tiers of enormous stone decks, draped with foliage invites al fresco entertaining. The pool on the upper level where Ms. Bardot basked in the sun has been transformed into a serene Japanese water feature. Stone steps lead to recently-added and oversized infinity pool, equipped with underwater speakers and an attached spa that easily accommodates 16. The terrace above creates a loggia facing the pool with an outdoor kitchen with pizza oven, a five place, a large screen that retracts into the ceiling and a table-area large enough to seat 60 diners. There is also a boules court, a separate spa area that is covered and equipped with multiple tubs and a sound system, and large stands of cypresses to provide a security screen.

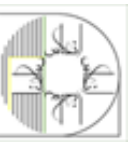
The five-bedroom guest house has its own infinity pool and outdoor kitchen with pizza oven. There is also a small garden cottage hidden among the vineyards.

The orchards, terraced with ancient rock walls, include an olive grove of almost 100 trees, three vineyards, citrus and fig trees plus a private well housed in its historic stone structure and providing pure mineral water. The entire property is fenced.

The small village of Peymeinade, though quaint and peaceful, offers top-tier dining and shopping. Nearby is the medieval village of Grasse, acclaimed "Perfume Capital of the World," given its optimal climate conditions, grows roses, jasmine, lavender and other flowers for Hermès, Dior and the iconic Chanel No. 5, to name a few. The town's perfume museum and summer festivals honoring flowers are not to be missed. Cannes - with its international airport, vibrant urban atmosphere and host to the globally renowned Cannes Film Festival - is only 35 minutes away.

For more information contact  
 Michael Zingraf 34 La Croisette - 06400 CANNES  
 +33 (0)4 93 39 77 77 cannes@michaelzingraf.com  
 www.michaelzingraf.com

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## Cadogan Square

Knightsbridge, SW1

This beautifully refurbished two bedroom apartment (1464 sq ft/136sqm) is located on the raised ground floor of a handsome red brick Victorian building on the eastern side of one of central London's most prestigious squares. Tastefully decorated throughout, the accommodation offers excellent entertaining space with wonderful proportions (12 ft/ 3.75m high ceilings), two double bedrooms, two bathrooms, a kitchen/breakfast room, separate study and an unusually large amount of storage (200sqft/10sqm) of accessible loft space.

GUIDE PRICE  
£3,950,000

EPC RATING  
D

CONTACT  
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+44 (0)20 7225 6509

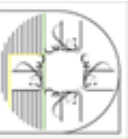
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## Hans Place

Knightsbridge, SW1

A rare opportunity to rent this exceptional five bedroom apartment positioned on the first and second floor. This property has been refurbished to an outstanding standard using the highest quality fixtures and fittings. The property finishes comprises Cheville's Parquet de Versailles hardwood flooring panels in antique grey oak throughout. The lateral reception room benefits from a beautiful traditional stone fireplace making it the perfect family room. The stunning dining area is perfect for entertaining. The bespoke joinery was made by an in-house design team making it like no other property on the market. The five double bedroom en-suites benefits from a media room which leads on to a pretty roof terrace. There is air conditioning throughout, underfloor heating, Lutron lighting, CCTV intruder alarm system and porter to ensure the highest safety for its residents.

**RENTAL PRICE**  
**£15,000.00 PER WEEK**  
**\*PLUS PROPERTY FEES**

**EPC RATING**  
**D**

**CONTACT**  
**Knightsbridge Lettings**  
**sarah.mcintyre@harrodsestates.com**  
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## Stratford Place

Marylebone, W1C

Located on a private and peaceful cul de sac in the very centre of London within easy reach of Bond Street is this unique period house. Renovated and interior designed by the current owners this opulent residence offers stunning and grand proportions throughout. Currently consisting of an impressive and substantial four bedroom suite residence, two large terraces, four receptions rooms, gym, and sauna, with office space and a gallery on the ground and lower ground floors via separate entrance. This would be ideal for a buyer looking for an outstanding residence and family office.

**GUIDE PRICE**  
**£27,000,000**

**EPC RATING**  
**C**

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## Cleveland Square

Bayswater, W2

A rare opportunity to rent this stucco-fronted, four bedroom apartment (3,898sq ft / 362sq m) on a beautiful garden square with its own private swimming pool. In brief this stunning apartment comprises its own private entrance through to a formal reception and dining room, separate kitchen, master bedroom suite with dressing room. Three further bedrooms suites, family/media room and swimming pool. Located in this wonderful residential area the property is moments away from an array of local amenities and Hyde Park. It also offers excellent transport links from Lancaster Gate and Paddington Station for The Underground, National Rail and Crossrail.

**RENTAL PRICE**  
**£3,460 PER WEEK**  
\*PLUS PROPERTY FEES

**EPC RATING**  
**D**

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# *Stunningly Re-imagined*

## FOR THE 21ST CENTURY

The breath taking Le Petit Trianon was originally built from 1902-1904 for one of the City's most prominent families of the era, and is inspired by the original world-renowned building at the Versailles Palace in France, which was constructed between 1763 and 1768 by King Louis XV



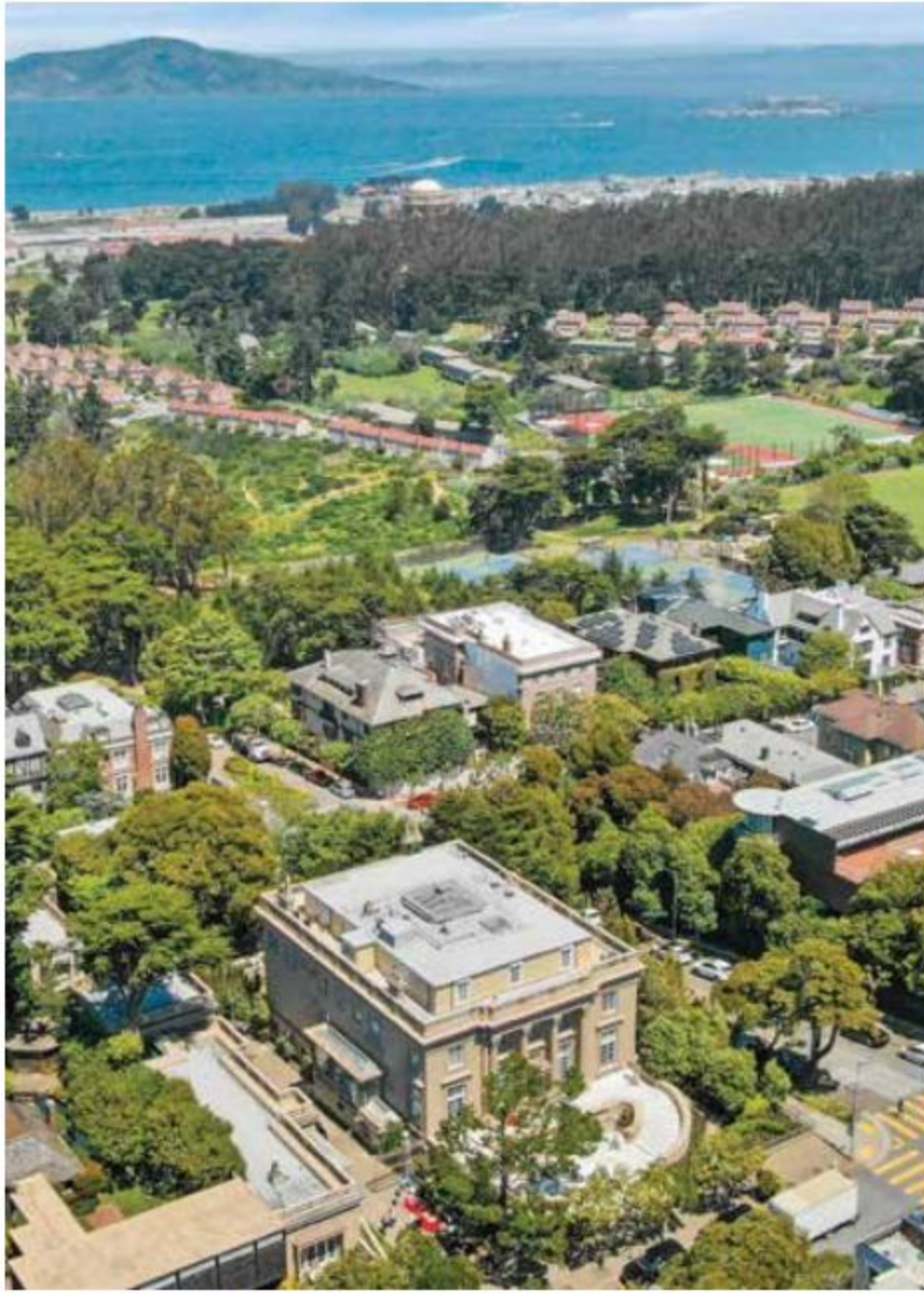


The iconic, historically irreplaceable facade of Le Petit Trianon is one of the world's most recognizable images. Designated as both a San Francisco as well as a National Historical Landmark, and considered one of the City's most exquisite architectural masterpieces, this extraordinary monument has been host to a glittering array of some of the most important social, cultural, artistic and philanthropic events in San Francisco history.

Designated as a historic landmark both for the city and the nation, Le Petit Trianon was built for Marcus and Corinne Koshland after they visited Versailles on their European grand tour in 1900. Marcus was heir to Koshland Brothers, a company in the import-export wool, hides and fur trade businesses. Corinne was a founder of the San Francisco Symphony Association and one of the first directors of the San Francisco Opera Company. She used the mansion's rotunda, with its perfect acoustics, to present concerts with a wide variety of music ranging from opera to violin and piano by guest musicians such as Igor Stravinsky, Jascha Heifitz, and Leonard Bernstein. Almost a hundred guests could be seated on the home's wide stairs and in its lobby.







Built on three levels with views of the city and San Francisco Bay, the 17,895-square-foot home has a total of 20 rooms including nine bedrooms and nine baths. There are two kitchens, two wet bars and a large butler's pantry. Nine fireplaces, each of different character, are found throughout adding to the romance of the home and other rooms including a ballroom-turned-elegant nightclub, media room, formal living and dining rooms, reception room, library, family room, two home offices, den, breakfast room and gardening room with delightful bug wallpaper guaranteed to bring a smile. All main rooms branch off from a grand central atrium spilling light through its stained glass ceiling. Outside there is a two-car garage and parking for six-to-eight cars in the cobblestone driveway. Beautifully landscaped, private French gardens are perfect for entertaining or al-fresco dining.

Presidio Heights is one of San Francisco's wealthiest neighborhoods, located away from the hustle and bustle of San Francisco's downtown and tourism areas. Mostly a residential area of impressive homes, it is just a few blocks to some of the city's best parks, luxury shopping and fine dining. The neighborhood attracts many Silicon Valley executives who seek the peace and quiet of an elegant, long established and more permanent living environment. Its most famous celebrity is Julia Roberts who bought a Victorian home there in 2020 for \$8.3 million.





Evocative of another era of 18th-Century grandeur, this timeless masterpiece has seen yet another dazzling re-incarnation in its legendary history by the 2019 San Francisco Decorator Showcase for a glamorous and contemporary lifestyle... truly one of the world's most extraordinary private historical residences.

Le Petit Trianon, chosen twice as the setting for the annual San Francisco Decorator Showcase, is priced at \$21.8 million and listed by Joel Goodrich, Coldwell Banker, San Francisco, California.







Photo credit: Coldwell Banker

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# MINOTTI 2020 COLLECTION INDOOR AND OUTDOOR



*The 2020 Collection reflects a contemporary, modernist style and reaffirms the identity of Minotti, connected to the same high-quality sartorial savoir-faire found in haute couture, used to craft a range of products that are increasingly exclusive.*

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The new upholstered seating systems, seats and furnishing pieces are characterised by the purity of their shapes and volumes, defined by rigorous geometries with an architectural appeal. These are combined with a sophisticated tailoring thanks to the exquisite materials and the exclusive textile collection.

A silent elegance, never shouted, with a strong international vocation in terms of style and design, though entirely Italian in its imprinting. This is the common thread in all the projects, designed by a strong team coordinated by Rodolfo Dordoni with the Minotti Studio. With Rodolfo Dordoni, Nendo, Marcio Kogan studio mk27, Christophe Delcourt and GamFratesi, the 2020 Collection looks West, to the sophisticated Mid-Century atmospheres of California;

East, to the formal minimalism of Japan; and North, to the striking rigour of Scandinavia, all filtered by Minotti's own well-defined sensitivity and personality.

The 2020 Collection develops a language that embraces the know-how of the tradition related to the world of upholstery, with a high level of sartorial craftsmanship. It features sculptural complements and seating elements with a strong personality that look back to the Fifties, Sixties and Seventies, reinterpreting their spirit.







The collection was created for use in interiors located at different latitudes, in Europe, the Americas and Asia. It was designed imagining those living in them, their gestures and daily routines, tactile sensations, exclusive materials, the effect of the light as it illuminates a wooden or marble surface, and the gleam of a metal detail. Sophisticated furnishings, like a tailored suit, made to fit the user's personality and taste, in line with Minotti's design tradition.

The different cultural backgrounds of the designers merge and contribute to give shape and voice to the "Minotti project", which gathers the creative stimuli of the designers and is an exceptional example of contemporary style.





The rising interest in open air living has increased the focus on collections designed for outdoor spaces, conceived as an extension of the indoor living room, where the borders separating indoors and outdoors cease to exist. Minotti has used this approach for some time now in its designs for furnishing open air spaces, such as private gardens and terraces, the outdoor areas of hospitality facilities, marinas or yachts. Spaces with an inviting, relaxing vibe, whether they are corners of urban nature, exteriors nestled in the lush green landscape or overlooking the water.

The 2020 Outdoor Collection develops these principles with targeted #design proposals, which originate from different #design cultures but are conceived to co-exist in a harmonious dialogue. The outdoor furniture pieces are based on the main geometric shapes - square, rectangle, circle -, one of the characterising features of the 2020 Indoor Collection.

To see the full collection visit: [www.minotti.com](http://www.minotti.com)







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## NEW ARCHITECTURE REINTERPRETS THE CLASSIC UPPER WEST SIDE RESIDENCE

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# A RURAL RENAISSANCE

## EVERYTHING SAXON FIELDS HAS TO OFFER

Homes with green space set to grow in popularity  
in a post COVID landscape

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Leading Kent housebuilder, Pentland Homes, has recorded a significant increase in enquiries for homes with good garden space or within close proximity to large green open spaces. One of its most popular developments with prospective purchasers looking for more outside space is Saxon Fields, a significant 111-acre scheme comprising 750 new homes.

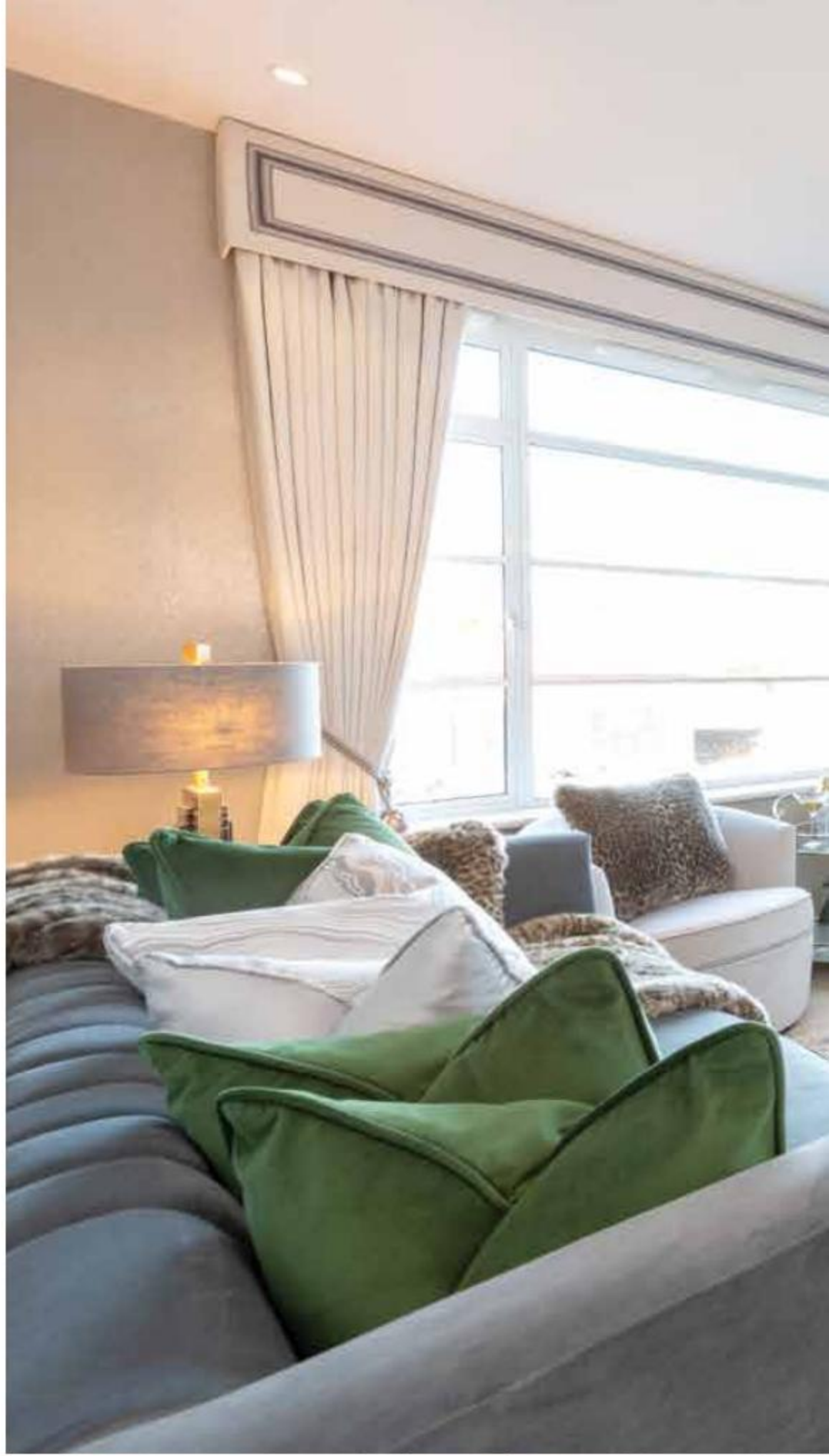
The Art-Deco inspired properties, each with gardens, range from two-bedroom homes for £347,000 to three-bedroom homes £435,000 and four-bedroom detached homes on the market for £600,000.

The distinct Art-Deco architecture at Saxon Fields provides a unique character for the development and the local area. Designs feature brick façades with clear geometric lines and contemporary accents. Purchasers can choose between two, and three-bedroom semi-detached homes and three and four bedroom detached homes, spanning 936 sq ft to 1,919 sq ft.

The interiors of the show home have been dressed by Phoenix Interior Design, with living spaces forming the heart of the ground floors. Dependent on the individual homes, some offer an open plan kitchen-living space, or a reception / study and separate kitchen-family room. The living space in the homes open out onto spacious gardens in all homes, perfect for a family BBQ in the sun.

Once complete, Saxon Fields will deliver a wide array of on-site facilities including a new primary school, shops, offices, cricket pitch, allotments, meadows and parkland, providing essential elements newly appreciated by the wider population.

Karrina Oki, Sales and Marketing Director at Pentland Homes, comments: "It is unsurprising that after nine weeks of being strictly housebound, that people are now questioning the spaces they live in. Saxon Fields is a great option for a range of different buyers looking for a change in life. The architectural style of homes at Saxon Fields and variety of typologies on offer means there is something for everyone, from first time buyers, professionals, growing families to downsizers.







All homes have spacious gardens and access to the beautiful surrounding rolling Kent countryside, as well as significant green space, parkland and sports facilities included at a later phase of the development. This makes Saxon Fields perfect for those wanting to get back in touch with nature, whilst also being well linked to good transport connections.

Saxon Fields is an excellent base for travelling into London and further afield. Nearby Canterbury has excellent transport links, including a highspeed railway link to Ashford International (16 minute journey), Stratford International (49 minute journey), Ebbsfleet International (37 minute journey) and London St Pancras International (56 minute journey).

In addition, Dover is only a 24 minute drive away and Gatwick Airport is only an hour and 16 minute drive away.

Bordered by rolling countryside, farmland, mature woodland and the occasional vineyard, Saxon Fields sits to the south of one of Kent's most historically significant cities, Canterbury.

For those looking for a move to the countryside, whilst also being a stone's throw away from some of the best schools in the Home Counties / the UK and a culture filled city, Saxon Fields is the place for them.







Canterbury, which has been occupied since Paleolithic times, was made famous by the ribald 14 th Century tales of Geoffrey Chaucer and is packed full of cultural wonders. As England's ecclesiastical capital, Canterbury is a city steeped in history and its world-famous cathedral, where Thomas Becket was martyred in 1170, has UNESCO World Heritage Site status.

The city is still partially enclosed by a Roman wall and the high street, named as one of the economically healthiest in the country, is lined with Grade II listed Medieval and Georgian architecture. Shops and restaurants range from decadent chocolate cafés, to health vegan brunch spots, wine bars, boutique clothing shops and high street staples. As well as shops, the city centre also offers bags of cultural experiences, with the modern Marlowe Theatre, Gulbenkian arts centre's theatre and cinema.

In addition to its humming high street, Canterbury is home to a number of excellent educational institutions. The city has three universities; the University of Kent, Canterbury Christ Church University and the University of the Creative Arts. As well as it's universities, Canterbury is also home to an excellent collection of both state, grammar and independent schools, that have either 'Outstanding' or 'Good' Ofsted ratings. It also claims have the oldest school in the world, King's School, with origins dating back to 597AD. This makes a move to Saxon Fields, a smart one for all the family.

Surrounding Canterbury, open space is plentiful. Blean Woods National Nature Reserve and Kent Downs are all on the doorstep of Saxon Fields. In addition, for those in the family who love the seaside, the oyster famous town of Whitstable is just a ten minute drive and the characterful seaside town of Herne Bay is just two miles to the east.

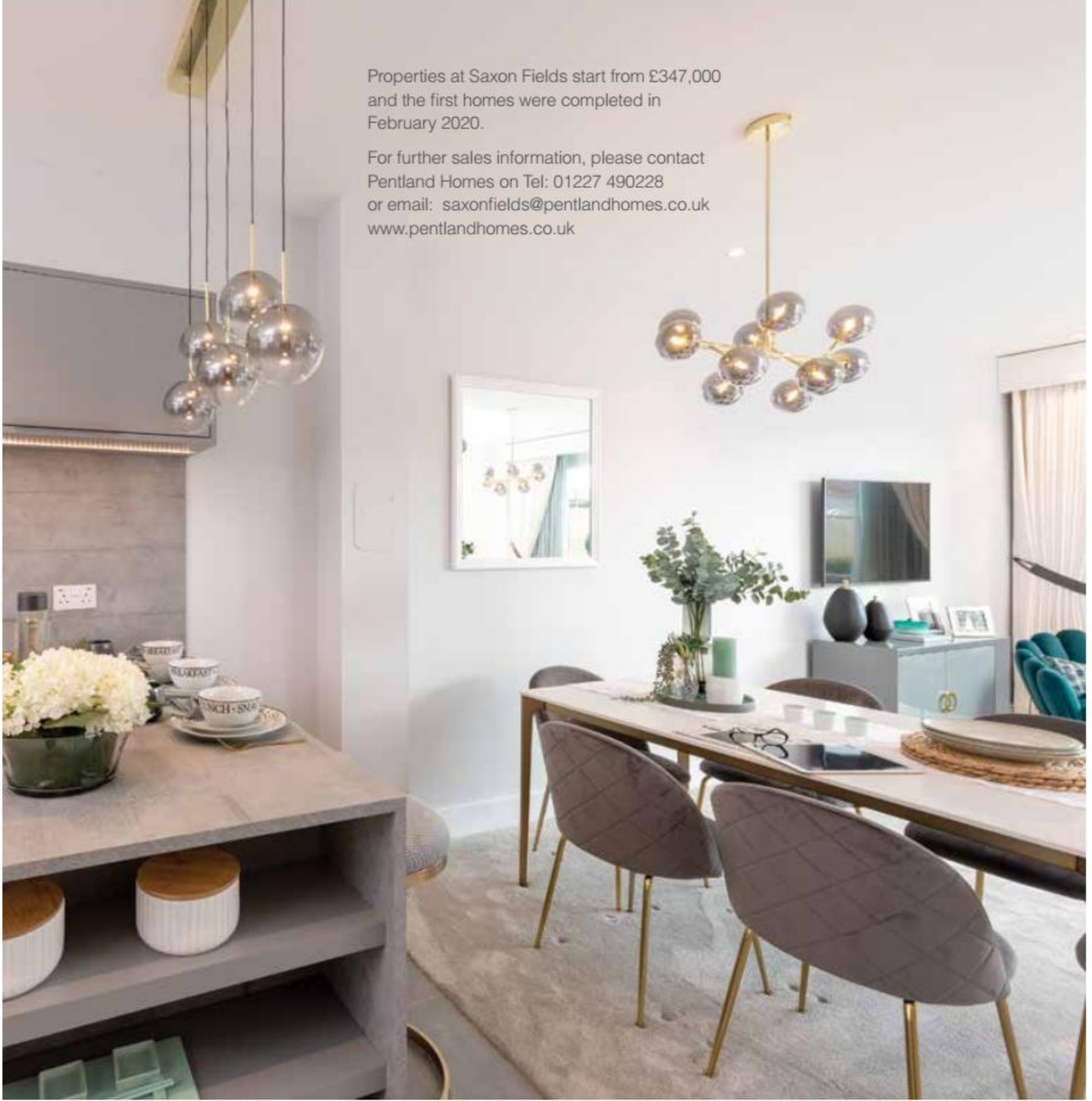
On the southern border of the city, Saxon Fields has an exceptional on-site community, including shops, offices, a new school, wildlife corridors and cricket pitch. Homeowners will get a real sense of space at Saxon Fields – something that lockdown has evidentially made buyers aware of – with plenty of open green areas, meadows and children's play parks.





Properties at Saxon Fields start from £347,000 and the first homes were completed in February 2020.

For further sales information, please contact Pentland Homes on Tel: 01227 490228 or email: [saxonfields@pentlandhomes.co.uk](mailto:saxonfields@pentlandhomes.co.uk) [www.pentlandhomes.co.uk](http://www.pentlandhomes.co.uk)





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# THE PROPERTY MARKET MUST GET **COMFORTABLE WITH THE UNCOMFORTABLE**

The past few months have presented some of the most unique challenges ever faced to the property market. Now as large swathes of the industry return to work we can look to regain the momentum of the Boris Bounce, aid the recovery of the property market and as an industry, shoulder the responsibility of safely kick starting the economy.



But although things slowed they did not stop, businesses such as ourselves and others found new ways to be productive, experimenting with different formats for how we would conduct business once the market fully reopened. Also, we remained vigilant for opportunities in the marketplace, despite the correction to the market caused by Covid-19.

As a property developer with over thirty years of experience I have seen the market rise and fall several times. I wanted to share my advice on how Property Experts are successfully navigating the current market during these challenging times and the future of the property market following the reopening of the industry.

This crisis has led to all of us taking on radically different roles over the past few months as we looked to navigate the crisis. As the virus was in many ways unlike anything any of us have ever lived through, we knew we would have to think outside the box and take on different roles. At Property Experts we all have ended up playing a number of new roles over the last few weeks, whether it was moving the lawn for unoccupied developments or making sure apartments were thoroughly sanitised. Thank to our team's work we have stayed match fit and as such are ready to meet the challenges of the next few months head on. Speaking to others in the industry it was reassuring to hear the traditional British spirit of innovation and resilience remained strong as companies look to navigate these unfamiliar waters.

Although the common misconception is that all viewings had been banned under government guidelines, viewings were able to take place if the property being purchased is unoccupied and the correct preventative measures are taken, including ensuring apartments are sanitised, people are wearing mask and gloves and having no contact.







Bruce Burkitt,  
Founder & Managing Director  
at Property Expert

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By following these precautions, we were able to conduct a limited number of viewings at our new unoccupied development in Kenley. We have now accepted offers on four of the eight apartments. All to date have Help to Buy scheme - three are first-time buyers, whilst the other is a divorcee. They were all local to the area so used their allocated hour of exercise to walk to view the property. Each conducted an isolated viewing, where the prospective buyers arrived at the new development, which was unlocked in advance and were able to look around on their own wearing the necessary protective gear.

Interestingly, when soft launching the development early in the year the majority of leads were from downsizers, however, much has changed due to the extended stricter lockdown so are unable to progress even if they wanted to. Many are also waiting to see what happens with the market in regards to selling their own home. However first-time buyers are typically younger and still keen to go ahead and the government should potentially look at extending the Help to Buy scheme further to aid market recovery.

Although COVID 19 has little in common with the factors that have impacted the UK economy over the past two decades, primarily the 2008 financial crash, Brexit and the 2014 introduction of the Stamp Duty rises, they all have had a shared effect, causing a market correction.

In this sense Covid 19 is at once familiar and unfamiliar. The UK property market has weathered several crises before and each time has adapted, with many successful businesses switching to a more agile approach. Again the whole industry will have to accept the "new" normal and those who innovate first and boldly will be rewarded by drawing customers who are looking for the safest and easiest place to buy, sell or let their home as the market is now returning to some form of normality.

The industry will have to become comfortable with the uncomfortable and draw on the experience of those who have navigated past crises successfully. Now is a time to reach out to your connections in the industry and learn from others and you should certainly not be afraid of seeking guidance.

This situation, although prolonged is now starting to turn a corner following the government's announcement to allow estate agents to reopen mirroring many countries who have made tremendous progress in combatting the virus. Agile businesses will be best positioned to ride the present wave of uncertainty in the market, those who have failed to adequately prepare and stopped working and planning will be in a difficult position and these businesses will find themselves fighting for survival over the coming months.

In contrast to some of these businesses we maintained maximum care at Property Experts to find the opportunities that were there, we completed several deals in a short space of time through adapting to the situation in front of us. I would advise others to not let any chances slip through your net upon full reopening as this could be costly for those who experienced little to no activity the past two months.







Several common themes have emerged over the past two months amongst those who have successfully adapted. The first consideration of many of these companies was that with footfall radically dropping to reinvest into their online presence, conduct virtual viewings and focus on reaching customers who are still in the market. For those who ceased activity completely it is difficult to see how they will be able to generate the cash flow movements most businesses will be implementing in the latter half of the year adapting to the ongoing situation.

With the country beginning to reopen we can look to accept the "new" normal as a permanent change for the property industry. We have important questions as an industry to address on issues from how new houses are built, how buyers purchase them and what will they be looking for in a home. The property market must follow the example of traditionally faster moving industries to learn how to navigate through these difficult times and draw strength from the positive conditions underlying the market following Brexit.

For further information on property investment, development and sourcing contact Property Experts on 020 8720 6901 or visit <http://propertyexperts.co.uk>

#### ABOUT PROPERTY EXPERTS

Property Experts specialise in sourcing and acquiring land, residential, commercial, investment and development properties for ourselves and on behalf of retained clients.

Founded in 2000 by Bruce Burkitt, our key team members have operated in the industry since the 1990's and boast an unrivalled wealth of knowledge and experience in all property related matters. Property Experts attribute their extraordinary success to longstanding relationships with leading industry professionals. This valuable network of contacts gives them the ability to source excellent investment and development opportunities that deliver high-yielding returns.







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# INTERIOR NEWS

TRUSSARDI  
CASA PRESENTS  
THE NEW 2020  
COLLECTION





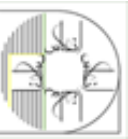


Aware, informed, dynamic and a leading player in the world's technological evolution, the Trussardi Casa customer has only one label: Their way of living.

A casual and spontaneous mood that inspires the entire 2020 collection, starting with the new Oval armchair presented in the Tru Damas fabric version. The inspiration comes from the classic damask fabrics, decorative designs made with the Jacquard technique, mixing different fibres. References of an informal and geometric style that connects the house to the world of Trussardi fashion more than ever.

The distinguishing marks of the Milanese brand inspire the furnishings designed by Carlo Colombo, bringing the leather goods traditions of the Greyhound into the Trussardi Casa craft laboratories. From the vertical quilting of the Lovy Bag, shown on the Deven line, to the use of the typical belt loop, customized with the Greyhound logo print, that marks the contact points between the metal parts in the Oval family.

Made in Italy remains in the background of the entire Trussardi Casa line, an intangible value that never been so concrete. The new refined dark matte bronze and bronze sandblasted smalto finishes, accentuate the discreet and contemporary luxury of the 2020 collection.





## 1. DEVEN CHEST OF DRAWERS AND BEDSIDE TABLE

Inspired by Trussardi's iconic Lovy Bag, the Deven line is enriched with a chest of drawers and night tables.

Carlo Colombo reinterprets the working technique applied to the bag in the vertical quilting in leather, playfully alternating between full and empty spaces, open compartments, drawers and doors with varying storage functions.

The frame is in Brazilian Rosewood, bronze colour sandblasted enamel finish. Co-ordinated interior and backrest. Wooden drawer with front covered in Nuvola leather, vertical quilting.



1



## 3. BAND LITE SOFA

A best seller of the Trussardi Casa collection since the beginning, the Band sofa is renewed in the Lite version, lighter and more contemporary.

A metal detail, which in the particular 45 ° cut rises from the foot and becomes the frame of the armrest, enhances the design of the sofa: a clear and defined sign that outlines the structure in an extremely original and recognizable way.

The feather seat cushions offer utmost comfort, thanks to the insertion of the new roller (optional).

Steel frame and details in the new matte dark bronze finishes, a matte galvanic finish with a slight translucent effect, and bronze coloured sandblasted enamel, finished with a hand brushing that accentuates the shine.



3

## 4. BAND COFFEE TABLE

The new coffee and side table Band presents a steel structure in gunmetal or brushed bronze finishes. The frame is covered in Vermont or TT printed leather, which reproduces the brand's "T" all over in the version with mirror top. The top is in white Carrara marble, Emperador dark or mirror, smoked grey for the version with gunmetal legs or bronze in the version with brushed bronze legs



4

For more information visit:  
[www.luxurylivinggroup.com/trussardi](http://www.luxurylivinggroup.com/trussardi)



2

## 2. OVAL ARMCHAIR

Designed by Carlo Colombo, the Oval family reflects the heart of the Trussardi Casa 2020 collection. The new Tru Damas fabric accentuates the iconicity of the armchair, emblem of informal, young and dynamic elegance inspired by Trussardi understatement.

The central element of the project is the metal oval, profile of the Trussardi logo: like an ancient medieval emblem, it recalls the iconic Italian spirit of the Milanese brand. Made of steel in the new dark matte bronze galvanic finish, it features dark chocolate Vermont leather details with Greyhound logo print.







BOCCADORO  
HOME COUTURE  
015





# VIBIA PRESENTS STICKS

RENOWNED DESIGNER ARIK LEVY CREATES AN INNOVATIVE COLLECTION CONNECTING LIGHT AND ARCHITECTURE



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Vibia has announced the launch of Sticks, an award-winning lighting system designed by Arik Levy in collaboration with Vibia. Fusing technology, space, and architecture, the cutting-edge collection offers a creative toolkit for integrating light elements in an interior.

The namesake sticks rotate on their own axis, offering unlimited freedom in directing a light source precisely where needed. The sticks can be connected from a wall to another wall, the floor to a wall, the wall to a ceiling, or suspended from the ceiling into space.

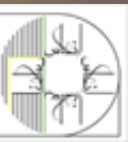
The toolkit features three sticks, minimalist aluminium rods measuring 1.5 meters, 2 meters, and 3 meters, which can be combined in custom arrangements for a maximum length of 6.5 meters. Exuding a daring, industrial sensibility, the glowing rods connect and disrupt planes in space through their unadorned physical form and the focused light they cast.

Sticks presents innovative ways to introduce light, brightening dead zones and transforming linear light into floating sculpture. Pure and graphic, it effortlessly enhances the ambiance of an interior while doubling as an abstract light installation.



*"The professionals see the space differently from others. Sticks become their Lighting Toolkit to create whatever they think is correct because they know the space they are working on."* - Arik Levy

For more information visit:  
[www.vibia.com](http://www.vibia.com)





# BENTLEY HOME PRESENTS THE NEW 2020 COLLECTION

AN EXTRAORDINARY JOURNEY THROUGH BENTLEY DESIGN CODES  
THAT STARTS IN CENTRAL PARK AND LEADS BACK HOME.



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The new Bentley Home collection takes shape in an elegant, exclusive and unique New York penthouse. A house where the luxury of an exclusive and inimitable lifestyle, allows for a moment of calm, becoming a counterpoint of the perpetual movement of New York skyline. A space where the beauty, quality and refined elegance of the Bentley Home pieces enhance the daily life of those who live there.

The Newent line reveals organic and soft shapes that enclose fine leathers, fabrics and curves emblematic of the Bentley world inside an elegant shell that has a iconic curved profile made possible by state of the art techniques. Elegance and comfort are also the main characteristics of the Swan line, inside a living room furnished with the new Eastwood bookcase: pure in its #design, perfectly expressing the style of the British brand.







## 1. NEWENT SOFA AND ARMCHAIR

Born from the excellence of Italian design, the Newent sofa joins the Bentley Home collection, a luxury brand of the highest craftsmanship and innovation.

The comfort and harmony of the shapes and the expressive design codes of the collection take centre stage in the Newent line as well. The external shell, available in the most prestigious and iconic version burr walnut, wraps the curved profile of the sofa revealing changes in angle that enhance its elegance and tapered shape.

The curve of the iconic Richmond collection has inspired the design and remain always in the background as inspiration. This new project once again elevates a simple concept, in the creation of an innovative design and by exploring the freedom of sinuous and soft shapes.

The Newent sofa and armchair are both available upholstered in your choice of leather or fabric and with a choice of two veneer options: burr walnut or smoked liquid amber.



## 2. NEWENT BED

Designed by Carlo Colombo, the Newent line stands out due to the curved profile in the lower part of the structure, with changes in angle that enhance its elegance and tapered shapes.



Comfort and harmony characterize the Newent bed, that presents a headboard inlaid by hand in the precious materials such as burr walnut or smoked liquid amber with brushed gloss finish, or smoked liquid amber with matte finish, or in the alternative version entirely covered in leather or fabric. The staves are in beech wood, the embroidery with logo on the headboard as well as the diamond quilting on the back / front of the headboard and the gun metal finish aluminium profile are optional.

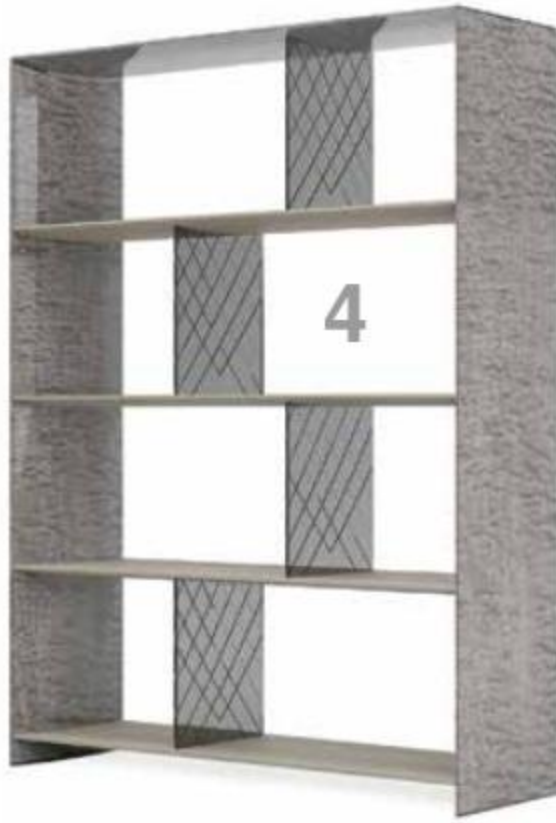


### 3. NEWENT CHAIR

The new Newent chair designed by Carlo Colombo offers a new perspective on the Bentley Home universe. The excellence of Italian craftsmanship translates silhouettes and codes of the British brand into home spaces: curves and precious materials outline an elegant, welcoming and inimitable seating project.

The structure is in curved wood, inlaid by hand with precious woods such as burr walnut or smoked liquid amber with a brushed glossy finish, or smoked liquid amber with a matt finish.

The seat is constructed with steel, padded and covered in fabric or leather.



### 4. EASTWOOD BOOKSHELVES

The spirit of the Bentley Home collection is expressed in each detail of the new Eastwood bookcase.

From the internal curved line of the vertical structure, to the rounded corners and the inlaid glass of the partitions, this bookcase evokes the Bentley codes of elegance and refinement. The structure is characterized by the large section of the wooden panels that outline its profile: curved on one side and flat on the other, refined beautifully in the corners.

The wood is covered in Vermont leather or in the precious burr walnut and chestnut briar essences, or in warm grey fiddle-back sycamore, toffee brown smoked larch, smoked liquid amber gloss finish or smoked liquid amber matt finish. The dividers in tempered smoked glass engraved with a unique Bentley diamond pattern are optional.

### 5. SWAN SOFA AND ARMCHAIR

The iconic curves of the best seller Butterfly have inspired the new Swan line of chairs, a contemporary and elegant reinterpretation designed by Carlo Colombo.

The charm of Bentley's expressive design codes, recalled in the tapered lines of the structure, is enhanced by craftsmanship tested by unprecedented challenges, such as the twisting of the wooden structure that gives life to the twist on the armrests.

Back and seat are in curved wood. Covered in leather or fabric. Optional embroidery with logo on the back cushion and square diamond quilting on the outside of the frame.



### 6. RIDLEY CHAIR

The new Ridley chair reveals all the elegant design codes of Bentley Home. The "S" shape of the main structure turns during its path, starting from the bottom as a base, which evolves into a seat and back, giving this product a great and unique design.

The lightness is emphasized by the bevelled cut of the frame, which evokes the thin and aerodynamic lines typical of Bentley.

In all Bentley Home products, design is reinforced by construction techniques. Especially for the wooden versions, where high craftsmanship techniques play an essential role. The frame of the Ridley chair can be covered in fabric or leather from the Bentley Home collection, or in the precious woods burr walnut and chestnut, or Sicilian essences in grey violin, smoked larch in caramel brown, liquid amber gloss smoked finish.

The logo inlaid on the back for the walnut briar version, and the logo embroidered on the front backrest are optional.



For more information visit: [www.luxurylivinggroup.com/bentley](http://www.luxurylivinggroup.com/bentley)





# GANDIABLASCO GARDENS

ODE TO LANDSCAPE AND ARCHITECTURE

*The spaces and products of Gandiablasco, signed to live outside regardless of the time of year, achieve immersive atmospheres on a human scale speaking a language of sobriety, harmony and proportion.*

## THE WARMTH OF INDOORS, ALSO OUTDOORS

Representing a fluid transition between interior and exterior without blocking views and thinking of architecture and space as a whole in harmony, is easy if we rely on concepts such as TIMELESS. The collection, a unique design by José A. Gandia-Blasco and Borja García, brings together sofas, tables, sun loungers, armchairs, chairs and stools in basic and discreet shapes which, in turn, forcefully delimit areas without walls. The textiles and cushions provide extra comfort while being personalised by combining them with the colours of the interior and the landscape or in contrast with the structure, which can be thermo-lacquered in such unconventional and intense hues as orange.

Balance and elegance define the lines of DNA and DNA TEAK, by José A. Gandia-Blasco Canales, which give rise to numerous presentations, always in harmony with the environment. The warmth and durability of teak wood, contrasting perhaps with dark structures in shades such as anthracite, are perfect for giving continuity to natural environments. The pattern of horizontal slats, either in wood or in aluminium profiles, evokes the lights and shadows of Mediterranean shutters and leaves the geometry with all the aesthetic load. Personalizing the collection is a real game as it combines different types of seating and the finishes from the extensive Gandiablasco colour range, forming gradients, contrasts or monochrome.







### CONVERSATION-FRIENDLY DESIGNS

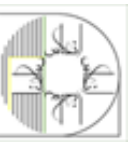
A good attitude, in addition to making intelligent use of space, creates intimacy and encourages conversation. Gandiablasco proposes pieces that work on their own or in pairs, but that also form more complex rest areas to adapt to small or large meetings both in private premises and in large contract installations.

The style of SOLANAS, with the work of Daniel Germani, is born of aesthetic sensitivity and the joy of sharing time and enjoyment in the open air. Mixing straight and rounded lines both in the aluminium structures and in the surfaces in Dekton® by Cosentino, SOLANAS gives its name to accessories, tables, round bed and different seat modules that make a deliberate use of high backs and textiles to convey ideas such as familiarity and protection from the elements. The splendid composition placed in one of the extensive terraces of Carla Ridge is a clear example of this concept. This exclusive home by Noah Walker (Walker Workshop) is one of GANDIABLASCO's latest residential projects. Located in Beverly Hills, it is an exceptional setting for SOLANAS outdoor furniture, here in a special edition in gold, a colour tone that changes depending on the angle of view.

The SALER and STACK collections, by José A. Gandía-Blasco Canales and Borja García respectively, were created to accompany life in the outdoors, the sea, the winter sun, a summer evening in the moonlight... While SALER reinterprets the concept of the indoor sofa to take it outdoors with contemporary and ultra-resistant materials, STACK is a line made up of stackable pieces inspired by the nautical world.

Both models bet on elementary constructions, without artifices, which fit perfectly both in contract installations and in small residential projects. Presented in natural shades such as sand and olive green, among other shades, they blend in with the surrounding landscape, providing functional and friendly solutions, not only with the space where they are located but also in relation to the people who inhabit it.

For more information visit: [www.gandiablasco.com](http://www.gandiablasco.com)





# TONINO LAMBORGHINI CASA

PRESENTS THE NEW ROADSTER LIVING

*Clean lines and dynamic forms for the new living ROADSTER by Tonino Lamborghini Casa, produced and distributed by Formitalia Luxury Group with worldwide exclusive rights.*



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Elegant pieces of furniture characterised by unique finishing and top quality, skilfully matched for a harmonious effect which emphasises a contemporary and gritty mood. Very valuable hides, sought-after materials and a master craftsmanship strictly made in Italy characterise, once again, the new pieces of furniture by Tonino Lamborghini which are able to interpret luxury with a refined personality, showing clearly that impactful design which has always characterised the brand of the Bull as well as luxury lifestyle of Lamborghini family.







### 1. ROADSTER SOFA

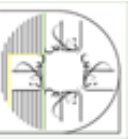
It is a three-seat sofa characterised by an important line, with solid dimensions and, at the same time, lean and light to the eye thanks to its unusual shape which emphasises a clean and highly refined design. It is fully covered with a precious buckskin and is proposed with tilted and sloping armrests which are enriched by metal inserts lacquered with glossy bronze. These inserts centrally outline horizontally the sides and the back as well, giving a sense of aerodynamics and softness.



### 2. TWIST ARMCHAIR

Elaborate, beautiful and extremely comfortable, the gorgeous armchair Twist results from a very top-level artisan engineering.

The structure is defined by the perfect combination between titanium lacquered metal and hand branded elements made of Brandy coloured eco-leather and which cross thus creating an elegant play of empty and full spaces. The seat and the back are made of very soft Lario velvet.







1



3

### 3. ROUND COFFEE TABLE

Basic, refined and definitely functional, the new small table Round with its top made of Calacatta Gold marble, by Tonino Lamborghini Casa, offers an interesting solution, a case which is hidden into the structure itself. The lacquered base with a bronze finishing, in fact, contains a drawer which, when it is closed, disappears completely to your eyes.



4

### 4. RUMMY END TABLE

Elegant and very impactful, the new small table Rummy completes the living area in a luminous and refined way. It consists of a glossy black lacquered base and is completed by a lacquered top with a metal finishing placed asymmetrically for a dynamic as well as futuristic effect.



5

### 5. NINFEA OCCASIONAL TABLES

Like a hymn to nature and to its beauty, the gorgeous small tables Ninfea propose a design which strongly refers to the flower world.

With a base and an undertop made of lacquered metal with champagne coloured satinized finish and a top with irregular edges available made of marble or of ceramic, the set of small tables is manufactured in four different shapes and heights which allow to create unique and customized compositions.

For more information visit: [www.lamborghini-casa.com/](http://www.lamborghini-casa.com/)

PERFECT HOMES INTERNATIONAL MAGAZINE 73





DEMAND FOR HOUSING IN  
ENGLAND JUMPS ABOVE

# PRE-LOCKDOWN LEVELS

As 60% of potential buyers say they  
will push ahead with their plans

Two weeks on from the UK Government reopening the property market, pent-up demand has exceeded levels recorded pre-lockdown at the start of March, according to the latest findings of the UK Cities House Price Index by Zoopla - the UK's leading property resource.



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### Majority of would-be movers plan to continue while 41% postpone plans

A consumer survey conducted by Zoopla has found that some 60% of buyers in the UK are planning to continue with their search for their next home. Of that cohort, 22% of buyers said that they have not been impacted by COVID-19 and expect to continue unaffected. Meanwhile, 37% said that while they had been impacted to some extent, they were looking to continue with their purchase as soon as possible. By contrast, 41% said they have put their plans on hold, citing market uncertainty, loss of income, and diminished confidence in future finances as deterrents.

### An unprecedented, but temporary, bounce back

The property sales market in England reopened to a surge of pent-up demand. In the week that followed 12th May, demand jumped by 88% and was 20% higher than at the start of March [Figure 2] - but with projections for a major decline in economic growth and rising unemployment, the rebound in demand is expected to be short-lived.

After the market was suspended for 15% of the year at one of the busiest times for market activity, a return of pent-up demand was to be expected, especially given the strong start to the year.

The scale of the bounce back in demand over the last week (to 17 May) varies across cities depending upon the country in which they are located. Despite a large rise in demand, London's recovery is lagging behind, alongside cities in countries where the housing market is yet to reopen. Scotland, Wales and Northern Ireland have not recorded any major rebound in demand like that seen across English cities. Demand for homes in London has been partly diluted as would-be buyers look to commuter towns outside the capital in response to COVID.

Zoopla's latest data shows that demand has rebounded faster in cities along the south coast and in northern England. Portsmouth and Southampton are registering demand some 40% higher than in February this year with strong growth also recorded in Newcastle and Leeds.

### Two factors will dictate how the market performs in 2020

Looking ahead to the remainder of the year, the latest report identifies two distinct aspects for consideration. First is how many of the 373,000 stalled sales make it to completion. Second is how much the demand for homes holds up and how much of this pent-up demand converts into new sales and pricing evidence. These new sales will give a clearer view on pricing trends over the rest of the year and into early 2021.

### Do fall through's pose a major threat to the 373,000 stalled sales?

By reopening the market, the Government has improved the chances of a higher proportion of stalled transactions completing than if the market had stayed closed for longer. That said, latest data suggests a small pick-up in the rate of fall through's since 12th May, but at levels well below the average for this time of year.

We currently expect a significant proportion of agreed sales to continue, but increased uncertainty over the economic outlook will see housing chains tested in the coming weeks.

### An otherwise subdued market

While demand for homes has grown, harder measures of market activity are increasing more slowly, reflected in the 40% of prospective buyers who have put their plans on hold. New sales agreed, sold subject to contract, were running at 10% of normal levels over the lockdown period and have now started to increase off a low base, based on viewings from before the lockdown. We expect sales volumes to increase further, but at a more moderate pace given the typical two month lag between new demand entering the market and sales being agreed. Moreover, if available supply does not increase, then not all demand will be satisfied.

Commenting on the findings of the latest UK Cities House Price Index, Richard Donnell, Director of Research & Insight, said: "The scale of the rebound in demand for housing is welcome news for estate agents and developers, but it is also surprising given projections for a sharp rise in unemployment and a major decline in economic growth".

\*\*\*Zoopla surveyed over 2,000 consumers who are engaged in the housing market, 45% of whom are planning a move in the short term. The questions assessed attitudes and intentions towards home moving in the wake of COVID-19.





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# VERTUS REOPENS VALUED AMENITY SPACE AND SHOW FLOOR AT 10 GEORGE STREET

*Following the COVID 19 Pandemic Vertus, Canary Wharf Group's residential leasing arm, is beginning to bring back some normality for its residents and new customers at 10 George Street.*

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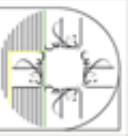


Prior to this, the Club Vertus amenity spaces had been temporarily closed and physical viewings put on hold. Vertus is now reopening these high-quality amenity spaces, that are so important to residents, by introducing stringent social distancing measures; much like measures that have been announced for the wider Canary Wharf state to ensure workers and visitors are safe.

Vertus is also reopening the show floor for physically distant viewings. Having introduced measures to allow viewings to take place, the Build-to-Rent (BtR) operator has already had an increase in the number of enquiries and scheduled appointments booked for socially distanced viewings.

Whilst the Club Vertus amenity spaces – furnished by interior design house Angel O'Donnell – were temporarily closed, Vertus took every consideration into account to help the community living at 10 George Street through the uncertain time. A key focus for the BtR operator was ensuring that residents had the ability to stay active, engaged and inspired during lockdown.

To maintain the community spirit, private residents' club, Club Vertus, built an online community that brought Canary Wharf's vibrant community into residents' apartments instead. Residents took part in a number of events online, including wine tasting hosted by Canary Wharf's Humble Grape, quiz nights and exercise and mediation classes.







Discussing the virtual community, new resident, Kevin Tang comments that him and his husband: *"absolutely loved the virtual events put on by the team. They have been great fun and given us something to look forward to, as well as the opportunity to talk to our neighbours."*

Alastair Mullens, Head of Vertus comments: *"It was really important for us at Vertus to adapt quickly to the new normal following the temporary closure of the Club Vertus amenity spaces. Life changed so quickly; we wanted our residents to feel as though the community they know and loved remained and is still there for them by providing online events and classes. The virtual community was a real success."*

*We know how important the Club Vertus amenity spaces are to residents and, we hope that they begin to feel more comfortable with this 'new normal' now that they've been reopened.*

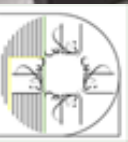
*To help residents feel more at home with these changes, furniture has been removed in the amenity spaces to naturally promote social distancing and they'll be able to book areas in Club Vertus online."*





In addition to moving furniture, Vertus has introduced measures such as a booking system for spaces in the lounge, private dining room and on the terrace. Residents will also be able to book out the gym online. Following each use, these spaces are cleaned by the on-site cleaning teams.

Commenting on the reopening of the amenity spaces, new resident Atul Chandra comments: *"The amenity spaces at 10 George Street are fantastic and the social distancing measures now in place make you feel very safe. I've been down to the lounge a few times to do some work and get a coffee, since being reopened. Cleaning teams are always there cleaning the spaces used by people once they've left and wearing masks. It really gives me piece of mind."*





Much like the measures introduced by the wider Canary Wharf Estate, the BtR operator has also introduced limited lift capacity, social distancing measures in the lobby area and set up hand sanitizers for residents, staff and people coming for viewings to use when they come in and out of 10 George Street.

Now that Vertus' show floor has reopened, people wishing to view apartments can expect open-plan formats, with floor to ceiling windows that accentuate natural light throughout and high-specification appliances. Apartments are fully furnished by Camerich and residents have autonomy over interior decorations, making the apartments feel like home.

10 George Street has been designed by GRID Architects, comprising 327 apartments and is part of Canary Wharf's exciting new district, Wood Wharf.

Prices for a studio apartment at Vertus' 10 George Street start from £2,002 per month and range to a three-bedroom apartment from £4,658 per month.

For more information, visit [thisisvertus.com](http://thisisvertus.com) or contact [leasing@thisisvertus.com](mailto:leasing@thisisvertus.com)

Website: [www.thisisvertus.com](http://www.thisisvertus.com)

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# RIVERSIDE RELIEF

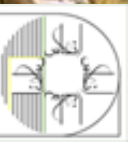
WONDERFUL FAMILY HOME WITH TWO  
COURTYARD GARDENS COMES TO THE  
RENTAL MARKET IN HAMMERSMITH

Standing just moments away from designer,  
William Morris', former home and renowned  
Hammersmith Bridge is a gem of a property.

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Newly launched to the rental market, the four bedroom contemporary family home on Upper Mall, with views of Hammersmith Bridge, is edged by the Thames. The wonderful home also benefits

from a master suite with mezzanine study, two courtyard gardens and plenty of expansive living spaces for all the family. The home is on the market with Finlay Brewer for £6,500 pcm.

The fabulous home is entered via a gate through the first of two private courtyard gardens, which is a perfect suntrap for pots full of beautiful summer plants. The smart London brick courtyard is an excellent introduction to the home, which is also a brilliant space for hosting summer BBQs.

As you enter the home, you are met by a beautiful set of stairs and large long hallway with high ceilings, which is home to a useful cupboard and downstairs toilet.

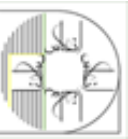
The hallway then leads into an impressive formal reception room and contemporary kitchen / dining room. The bright and airy reception room has two large windows that look out onto the front courtyard which let in an abundance of light. A beautiful feature fireplace pillared by two sets of spacious bookshelves, makes this room a tranquil space to unwind.



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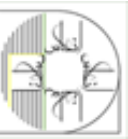
From the formal reception room, the contemporary kitchen / dining room, which has high spec appliances and an island, can be reached. Two double French doors lead out from the kitchen / dining room into the second rear courtyard garden, which is just as sizeable as the front courtyard garden.

The lower ground floor, which can be accessed using stairs in both the ground floor hallway and at the rear courtyard, comprises of a large family sitting room with copious amounts of storage and shower room. The first floor is home to two good sized bedrooms, contemporary family bathroom and an additional large double bedroom with en suite.

The second floor is devoted to the enormous master suite, with a feature fireplace, bags of storage and large contemporary bathroom with both a bath and shower. The master suite also has a walk-in wardrobe and an extra special mezzanine level with views out over towards Hammersmith Bridge, that is a perfect study space now working from home has become the norm.











Jonathan Bird, Head of Lettings at Finlay Brewer comments: "This is an exceptional opportunity to rent this very special property. Homes of this quality and location are rarely available on the rental market and it is unlikely that this home will be around for long."

For those who have a renewed appreciation for outside space, this property is perfect. With not only one, but two courtyard gardens and the adjacent Furnivall Gardens, tenants are spoiled for choice as to where they'll spend their summer afternoons in the sun.

This riverside home is a brilliant choice for all the family, with copious amounts of living space to hunker down in for movie nights or to escape to from home-schooling, everyone is bound to be happy."

Upper Mall is just an eight minute walk from Ravenscourt Park tube station (Circle and District line) and a 14 minute walk from Hammersmith tube station (Circle, District, Piccadilly and Hammersmith and City line). Furnivall Gardens and the film famous, Blue Anchor pub are also situation close to the property. Latymer Prep School, rated as Outstanding by Ofsted, is a two minute walk from the home and world renowned St Paul's School is just a short trip across Hammersmith Bridge.



Viewings are strictly by appointment only, for more information on Upper Mall, contact Finlay Brewer on 020 8749 7719 or visit [www.finlaybrewer.co.uk](http://www.finlaybrewer.co.uk)







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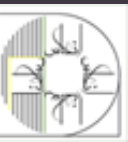
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## BROADOAKS PARK

WEST BYFLEET

Designed and built by premier luxury housebuilder Octagon, Broadoaks Park is soon to launch its magnificent mix of family homes set in approximately 25 acres of green space.

Connecting city and country lifestyles, this unique and exclusive development will offer a range of beautiful homes, from stylish 2 bedroom apartments to spacious detached family houses. Centred around a Grade II Listed mansion alongside original lodges, a coach house and ornamental gardens, Broadoaks Park offers a blend of heritage and modernity to create a one-of-a-kind community.

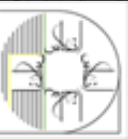
Guide Prices from phase one for apartments and houses range from £625,000 - £1,850,000.

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# Manhattan One57 Apartment

Jasmine Lam's new project, Manhattan One57, provides panoramic views of Central Park and New York City's skyline.

Architect and interior designer Jasmine Lam has recently finished work on this luxury space. The Manhattan apartment was purchased by a Hong Kong family to serve as a luxurious pied a terre. They have always been in love with Central Park and wanted us to design a home that embodies a contemporary, elegant, and calm experience that allows them to enjoy the panoramic views of the park and beyond. This 4500 SF home consists of 3 bedrooms & 4-1/2 bathrooms in the world-renowned building called "One57" at Central Park South.

We inserted 12' high floating ceilings with cove lighting throughout the entire apartment. Large black-stained raked oak portals frame each section of the home, defining each area as its own distinctive function. His and Hers Dressing Rooms, and an enormous library wall were built out of cerused walnut and embedded LED lighting.

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At the Entry Foyer, we selected a handmade Japanese washi wallcovering and custom designed hand-forged decorative metal screens to add texture and a play on light and shadows. The cream and black color palette was selected in order to highlight these architectural features.

When the 15' wide pocket doors are pulled open at the Entry Foyer onto the Great Room, the soft earthy tones of grey, creamy beige, gold and pale green create a wonderful lounging space that feels connected to Central Park. This Great Room is truly great in size as this Living Room and Dining Room area is one large space that is 56 feet x 24 feet. We added pendant lighting at each area while being mindful of clear sight lines out to the view.

This special project allowed us to source furniture, decorative lighting, art and accessories from all over the world which included artisans from the US, France, Belgium, Italy, Brazil, the UK, and China.





## About Jasmine Lam

Jasmine Lam Design Studio is an award-winning interior design and architecture studio based in New York and Miami which focuses on achieving seamless design. The studio's signature style is clean and eclectic, offering cultured interiors.





The design studio offers a 360 service, from complete gut renovations to honing the design in existing spaces. With a particular focus on private residences, they have completed projects across the globe. Additionally, they produce concept design for residential developers and hospitality owners across the USA and China. Jasmine combines three-dimensional design, finishes & furniture selection and space planning skills with a singular design ability.

The interior design and architecture studio puts a focus on bespoke details, such as furnishings, decorative hardware, accessories and artwork. Jasmine, the founder and director of the studio, designs custom-made linen and furniture for many of her projects. Jasmine Lam has been a pioneering figure in the design industry for 23 years, ranging from high-end residences and offices for entertainment industry clients to financial banking clients and global retail store planning. Originally from San Diego and Los Angeles, Jasmine has a BA from UCLA and an MS degree in Interior Design from Pratt Institute. She has previously worked at Natalie Zimmerman Design Production, Gensler New York and S. Russell Groves. In 2002, Jasmine created her own studio in New York City which enjoys international acclaim.

Jasmine was recently awarded first place for the NY Cottages & Gardens Magazine 'Innovation in Design' for the Best Interior Design category 2017 and 2018. This year, Jasmine has been named in the new book 'Best of Design', edited by Cindy Allen, the editor in chief of Interior Design Magazine.

For more information visit:  
[www.jasminelam.com](http://www.jasminelam.com)







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POLTRONE D.154.2 — GIO PONTI

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# Keeping your eye ON THE BALL

Golf course properties around the world are considered the epitome of luxury living, they offer panoramic views of lush grass and trees and in some cases water features and a host of amenities, but picking a good golf course property is not as easy as you may think. Yes of course the grounds that the golf course resides in will be maintained to a high level but a home requires more than that to make it a home.





### Unique Setting

This is what sets a golf course home apart from any other – its unique picturesque settings, verdant, serene and naturally beautiful. When choosing a golf course property the first thing you must decide is whether you want a property that sits right beside the golf course or one set deeper within the community maybe overlooking the course. The pros and cons to this vary depending on each person, for example if you are an active player who plays day in – day out having your home directly on the course would be ideal for you and the disadvantages of having the odd golf ball landing in your swimming pool would mean nothing, however if you want to be surrounded by nature and beauty than having a property deeper within the community maybe overlooking the course may be better suited.

### A Community Spirt

Living around a golf course is like living within your own little community - amidst people who have taste and likes similar to that of your own. Whether this is simply because you enjoy planning golf or love living within a natural environment each of your neighbours will share one of these ideologies and the clubhouse offers a perfect opportunity to mingle. If you are considering purchasing a golf course property then your first point of call should be a visit to the clubhouse as this will show you what type of people are living within the community. Different golf courses attract different people some may be catered to young, new money individuals whereas others may be more sophisticated and well-heeled.

### Ample Amenities

Depending on which country the golf course is set will determine the type of amenities offered. In America and especially Florida golf communities are usually equipped with all necessary amenities required for healthy living they have supermarkets, pharmacies and even some designer outlets. In Europe golf communities tend to stick with just a clubhouse and or restaurant and gated security. So before you decide which type of golf course community you wish to live you should first evaluate which amenities are more important to you.

### Exceptional designing

Participating in "the game of life" is not a cheap activity and because of this the properties that surround golf courses are built with exceptional materials using only the finest furnishings that boast of great quality and splendid looks. Because they set within such exceptional settings the exterior of the property also has to impart a unique aesthetic appeal that is not seen in homes anywhere else.

### A Good Investment

Golf properties can command extremely high rentals, particularly if there is a major tournament in the vicinity or if the golf course is quite a prominent one. If you are purchasing a golf course property simply for investment purposes try to ensure that it has as many amenities as possible. Also be vary of the community fees, it makes no financial sense at all to purchase a golf course property if the community fees are higher than the rentals returns.

*Here we showcase  
three exceptional villas  
currently for sale...*





## TUCKERS POINT, BERMUDA

It is known around the world as an exclusive playground and there's no place on earth like Bermuda. And on Bermuda there's no place on the island that blends the best of the Bermudian lifestyle like Tucker's Point. Tucker's Point is the only true master-planned destination resort community in Bermuda, spanning over 200 acres on the island's fashionable East End.

Surrounded in a year-round tropical paradise blessed with a mile of undulating coastline, views over the gorgeous turquoise waters of Castle Harbour and Harrington Sound, pristine coral reefs and the longest private beach on Bermuda (with dreamy pastel-pink sands).

Well-maintained partial ownership opportunities are available, residents, can buy a deeded fractional interest in the community's Harbour Court residence club that guarantees them five annual weeks in their waterfront home plus an unlimited number of additional flex weeks and exchange privileges at resorts around the world. Prices for deeded fractional interests in these waterfront homes range from US\$200,000 for a two-bedroom house to US\$299,000 for a three-bedroom house with the final phase recently released.

For those wanting to build and customize a home, waterfront homesites (or lots) are available process starts from US\$800,000 to \$3,000,000

Ownership grants access to membership in the coveted Tucker's Point Beach, Golf & Tennis Club.

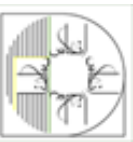
For more information visit:  
[www.tuckerspoint.com](http://www.tuckerspoint.com)



### EXCLUSIVE PROPERTY FOR SALE - 10 SHELL ROAD

A private promontory surrounded by a stunning turquoise reef and dramatic vistas across Castle Harbour to the Tucker's Town peninsula, Shell Point enjoys a magical setting comprising two acres and 6500 square feet of accommodation between the elegant main house, the guest cottage, and apartment.

This is one of the most private estates in Tucker's Town, yet it is within a walk or golf cart ride of the Mid-Ocean and Rosewood Tucker's Point golf clubs, their beaches, and restaurants. Shell Point, with its substantial dock, jetty, boat slip and mooring, is especially well suited for boaters and those who enjoy water activities of all kinds. Distinguished inside and out by the warm glow of Bermuda cedar, the floor plan is light-filled and gracious in proportion with high ceiling heights. In the 4000 sq. ft. main house, the living room, music room and library/sun room form a beautiful trio of living spaces that open to Bermuda's glorious natural beauty and waterfront.







The Smallbone kitchen and breakfast room lead to a charming outdoor terrace. The master bedroom suite is a magnificent, yet peaceful, haven with a sumptuous bath and dressing room and a pergola-covered terrace characterized by marble mosaics, archways and aqua sea views. With curtains lightly billowing in the ocean air and a picturesque wrap-around deck, the guest cottage is both private and romantic. A pretty kitchenette offers convenience, as does the cottage's own access for sea swimming. The charming one-bedroom apartment connects by breezeway to the main house.

Its open-plan living room and kitchen provide accommodation that is beautiful in design and flexible in suitability for either guests and staff. Practical amenities include a generator, a reverse osmosis system, water purification, an integrated music system in the main house, and a security system. The estate is completed by a walled garden with colorful blooms and fish pond, expansive lawn and grounds, organic vegetable and flower beds, an orchid house, and a delightful waterside gazebo.

Offered for sale via: Sinclair Realty | Price upon Request







## PGA CATALUNYA RESORT GIRONA, SPAIN

The PGA Catalunya Resort is a design-led golf villa complex with a course that was voted the best in Spain for 2014. It is ten minutes from Girona and 35 minutes by high-speed train.

The resort has two courses: Stadium and Tour.

Stadium, which has hosted three Spanish Opens and numerous PGA European tour events, has been consistently ranked among the top 10 golf courses in Europe since it opened in 1999. In 2019, it was voted No. 4 in continental Europe by Golf World UK. Defined by pine trees and lakes, Tour, which the resort bills as "an equally beautiful but kinder round," is shorter than Stadium and offers a slightly easier challenge.

Every villa at PGA Catalunya Resort is unique. But all the properties bear the hallmark of contemporary design, high-quality finishes and subtle integration with nature. Designed by award-winning architects, the interiors have been carefully crafted to make the most of the natural surroundings—and let the outdoors in.

Owners can choose between buying a new property, building their own home in keeping with the architectural concept of the resort, or have the experienced resort team take care of building their dream villa - from start, to perfect finish.





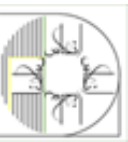


### EXCLUSIVE PROPERTY FOR SALE – L'AZINA

Located in the south-west of PGA Catalunya Resort and overlooking the 5th hole of the award-winning Stadium Course, L'Azina semi-detached villas are a stylish, family property option designed by Barcelona-based architect Jaime Prous. The 4-bedroom property features open plan interiors designed with family living and entertaining in mind.

The smooth tiled floors in the communal living spaces contrast with oak wood floors in the bedrooms. The lavish use of plants brings the landscape in, with an interior patio filled with aromatic plants. Floor to ceiling windows throughout the property make the most of the Mediterranean light and provide generous views over the golf course. The sun-filled terrace features a barbecue area and leads onto a 21m<sup>2</sup> infinity pool. In terms of the overall look and feel of the complex, the properties' elegantly angular architecture contrasts smoothly with the gently sloping landscaped lawn

Offered for sale via: PGA Catalunya  
Price upon Request





## TERRE BLANCHE, FRANCE

Terre Blanche, which is 30 minutes from the French Riviera, is a resort community that caters to golfing enthusiasts.

The resort, which has been designated a European Tour Destination, features two world-class golf courses and a European Tour Performance Institute, a golf academy and a Biomecaswing Center where players can train and practice to pare their pars. In the woodlands of Provence Côte d'Azur, it also includes a five-star hotel, an award-winning spa and a helipad.

The Resort which has green areas and sells plots ranging between 2,000 and 15,000 m<sup>2</sup>, these building plots offer spectacular views over the hilltop villages and countryside of Provence. Within its 300 hectares of preserved nature, residents can benefit 24-hour security and enjoy two of the best golf courses in Europe, one of two European Tour Performance Institutes in the world, a world class Spa and much more.

### EXCLUSIVE PROPERTY FOR SALE

One of the most stunning and spectacular houses for sale in the South of France, this supremely elegant Terre Blanche property for sale promises an idyllic lifestyle of privilege and indulgent luxury.

Occupying a prized setting in one of the premier private residential communities in Provence, the exceptional property is a haven of unquestionable quality and exclusivity immersed in a splendorous environment on an expansive parcel of land.

Designed to combine understated magnificence and privateness with the leisurely Provencal way of life, the Terre Blanche property for sale offers a warm sense of stylish timelessness with a touch of chic modernity. Oozing with elegance and sheer sophistication, it is a reflection of its current owners' exemplary good taste and quietly refined style.

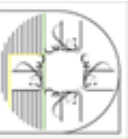
Magnificent in scale and exquisite in detail, the expertly crafted and intuitively designed home is brimming with decorative ingenuity and beauty. From the spectacular entrance hallway with its impressive staircase, to the breathtaking outdoor area and state-of-the-art designer kitchen, the classy property exudes spatial sophistication and caters to every modern requirement.

Tailored to accommodate the most fastidious buyer who demands and expects perfection, the immensely gorgeous family home offers superlative luxury and intimate privacy combined with extravagant indoor-outdoor living areas.

With its privileged setting, the elite property boasts a truly coveted address within the very exclusive and prestigious Terre Blanche estate.

Offered for sale via: The Great Address  
Price upon Request

For more information visit: [www.pgacatalunya.com](http://www.pgacatalunya.com)













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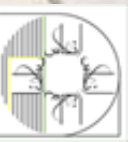




# EUROPE'S FINEST RESORT QUINTA DO LAGO REAL ESTATE

With more than 300 days of sunshine per year, three award winning golf courses, stunning restaurant experiences, it is little wonder why Quinta do Lago, situated in the Algarve is internationally renowned as one of Europe's most sought after residential resorts.

Representing a new possibility in quality modern living in 2020 Quinta do Lago showcase some of their top properties for sale.







## CONTEMPORARY BUILD WITH GLAMOROUS WELLNESS FACILITIES

The finest in modern architecture, this incomparable luxury six bedroom villa is located in one of the most sought after areas of Quinta do Lago. The architect's passion can be felt throughout this unique villa with shades of natural light filtering through the covered terraces. From morning to evening this villa hosts colourful landscaped gardens and fine views out towards the golf course, swimming pool and gardens. For the wellness enthusiast, the property includes an impressive fitted spa in the basement – which also plays host to superb entertainment facilities including a games area, home cinema and bar. This home boasts a unique design, incorporating the latest style, technology and first class quality in construction.

Available at a guide price of 7,750,000.00 EUR through Quinta do Lago Real Estate:  
[www.quintadolago.com](http://www.quintadolago.com) +351 289 392 754







### A CHARMING LOCATION WITH COMPLETE PRIVACY AND EXCELLENT SECURITY

Quinta Verde is a superb development nestled between Almancil and Quinta do Lago, offering luxury homes and fantastic onsite facilities. This luxury property holds a commanding position in a quiet part of the estate, tucked away on a corner plot with plenty of privacy. The property enjoys a south west exposure with sunlight all day and features a magnificent heated swimming pool and a covered barbeque area. A mature landscaped garden surrounds the home with additional water features and slate facades completing the overall luxury look, and plenty of external parking. Quinta Verde development has very good security and the owners have access to a wonderful private gym and reception.

Available at a guide price of 2,600,000.00 EUR through Quinta do Lago Real Estate:  
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## BEAUTIFUL HOME WITH ACCOMMODATING OUTDOOR ENTERTAINMENT

A residence exuding charm and sophistication throughout with spacious areas to enjoy a wonderful lifestyle in one of the best locations on the resort. Ideally located in a private and elevated plot, the property is exposed south-west, sun facing. Upon entrance of the property, a magnificent double-height ceiling and a custom- made modern chandelier sets the tone for an exclusive home. The outdoors is surrounded by manicured gardens and includes a heated swimming pool and a putting green, as well as a breakfast bar and multiple terraces surrounding the house. The basement level is composed of a garage and multiple storage areas, as well as a wine cellar.

Available at a guide price of 5,500,000.00 EUR through Quinta do Lago Real Estate:  
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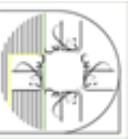
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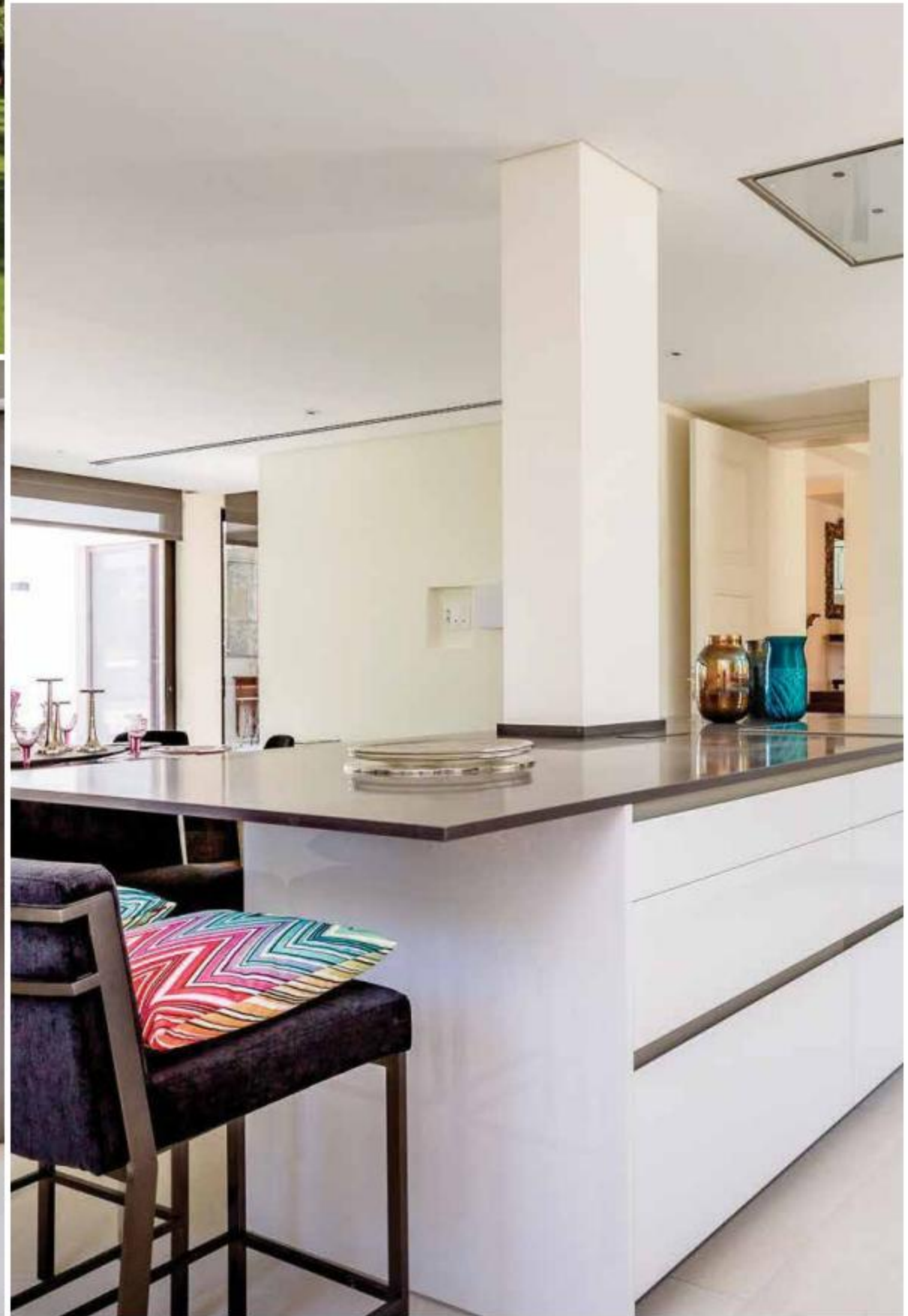




## LUXURY HOME WITH PICTURESQUE GOLF VIEWS

This property is built with luxury and comfort in mind and boasts magnificent golf views of the resorts top course in a wonderful central location. This is a welcoming and grand residence with a large hallway and access to the living area with a formal lounge and adjoining relaxed sitting area. Fully fitted and equipped with a modern bespoke kitchen, the dining area gives access to external covered terraces which is ideal for al fresco dining. The property also boasts a feature fireplace and separate area for lounging with incredible views towards the golf course along with an infinity swimming pool and garden.

Available at a guide price of 8,500,000.00 EUR through  
Quinta do Lago Real Estate:  
[www.quintadolago.com](http://www.quintadolago.com) +351 289 392 754





## FABULOUS PROPERTY WITH UNMISSABLE LAKE VIEWS

Arguably one of the finest locations within Quinta do Lago, this home has unrivalled views over both the San Lorenzo golf course and Ria Formosa nature reserve. Classical architecture and a wonderful open design help to make this a simply stunning family home. This four-bedroom property has a simple but effective layout offering great accommodation for all concerned and includes a spacious lower floor with laundry, sauna and pool access. A large heated swimming pool holds stunning vistas out over the lakes, while a secluded outdoor dining area and BBQ make for classic evening entertaining.

Available at a guide price of 5,500,000.00 EUR through Quinta do Lago Real Estate: [www.quintadolago.com](http://www.quintadolago.com) +351 289 392 754



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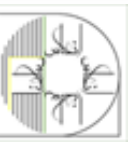
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# COULD CYPRUS BECOME A POST-LOCKDOWN ERA INVESTMENT HOTSPOT?



آموزشگاه انعکاس منبع جدیدترین اطلاعات، مقالات و دوره‌های آموزشی دکوراسیون داخلی





# Q&A

with Pantelis Leptos,  
Director of Leptos Estates

## How has Cyprus responded to the COVID-19 pandemic?

Despite being a popular tourist and business and destinations in the EU, with close links to the Middle East and north Africa, Cyprus has recorded some of the lowest infection and casualty rates compared to the rest of Europe. Lockdown and travel restrictions were put in place by the Government earlier than most and has allowed to country to restrict the growth rate of the virus and has now put us in a better position to return to a form of normality.

Due to the country' size Cyprus relies heavily on business and tourism, however, the focus on health over wealth has actually put us ahead of most of our European neighbours in regards to reopening construction sites, hotels, remove travel bans and so on. There is now a clear message to the rest of the world that we are open for business.

This is supported by the numbers. In the first quarter of this year (2020) there was a 250% increase in residency investment applications compared to the same period in 2019. Whilst there has been a drop in the second quarter the recent increase again in enquiries tells us that this was down to travel restrictions and investors waiting for the restrictions to pass before making their move.

Ultimately, the world is set to enter a new era - the post-lockdown era. We will all emerge different to how we entered and that is especially true of people's investment habits.

Investors will now look at certain countries and cities faired during the pandemic and it will be a big part of their decision making when choosing where to buy.





### What makes Cyprus an attractive proposition for visitors now restrictions have been eased?

Whilst the tourism industry has suffered during the lockdown, Cyprus benefits from over 300 sunny days each year, with an average annual temperature of 24° removing an overreliance on seasons like other destinations. From a business perspective, the country continues to grow from strength-to-strength, especially the cosmopolitan resort city of Paphos and the city of Limassol, which remains on track to transform into one of Europe's newest Rivera's.

Limassol Marina was the first luxury project to attract super-yacht owners to Cyprus, and the wider area has since become a hotspot for wealthy homeowners. More than a dozen new high-rise residential buildings are being constructed, including Blu Marine and Limassol Del Mar. A luxury casino, golf course and plans to increase the cruise port are further enhancing the city.

On top of this, the country's tax system also remains attractive to international investors, especially with a number of European countries continuing to increase taxation on foreigners - the UK's increased Stamp Duty levy on overseas-based purchasers just one example.

Cyprus also offers an attractive residency programme for serious investors. Purchasers can obtain residency in Cyprus for as little €300,000, whilst investors may qualify for a Cyprus citizenship with an investment of €2 million and above.

### Do you anticipate an increase in interest from internationals looking to gain a visa free access to many countries following the recent pandemic?

Freedom of travel access will always be high on the list of priorities for investors from Asia, the Middle East, Africa, U.S., India etc. Cyprus citizens enjoy visa free travel access to 172 countries including the EU. The ability to be truly international is what attracts.

The numbers support this, with investors from the Middle East contributing to a 76% increase in demand for European passports in 2019.

I believe the recent pandemic will also shift people's mentality about where they base themselves in the future or the options they have at hand. Many have learnt that you can work remotely from anywhere in the world, so location will be a big factor. The benefit of

Cyprus is its diverse offering. The country is not just famous for its warm weather and sandy beaches, there is also skiing in Mount Olympus providing people with options year-round.





### Where did you see the most interest from during the height of lockdown?

In line with the rest of the world, interest and enquiries dropped significantly during lockdown, however, one of our projects that attracted the most interest in this period was the Limassol Blu Marine. Set to become one of the country's landmark buildings it remains a draw for international investors looking for a suitable base in the country.

In the past three months we have received serious enquiries or offers from Asia, the Middle East, South America, South Africa and Russia, as well as from a number of Cyprus-based expatriates looking for a statement address.

### What is Leptos doing to attract investors through the current situation?

We are experiencing a unique situation that is impacting every industry, including our own, therefore, we couldn't ignore what is in front of us. Instead we decided to put in place a number of incentives that would not only attract investors, but also provide them with practical support that they need at this time.

The incentives on offer include:

- Free furniture pack for all new purchases.
- Travel costs and 5\* accommodation covered for international visits (travel and accommodation arranged by Leptos Estates).
- Domestic travel covered for all property purchasers.
- Cost of all lawyers' fees covered.
- Free Leptos Gold Card membership for all completed purchases.

These incentives are currently in place until the end of June. We are also offering increased flexibility for those that want to buy a home, but cannot currently travel to visit and finalise the agreement. The terms of this offering include:

- If a purchaser identifies a property they wish to purchase they can put down a deposit to reserve the property.

Before finalising the agreement, the purchaser will have the opportunity to tour the property, as well as any others they were interested in.

- At this point if they wish to change their mind and purchase a different property they have the option to switch their deposit onto their new choice.

Due to the travel restrictions for internationals, we introduced video tours and virtual appointments with the sales team to showcase new homes and villas and help source leads.

From a Government perspective many hotels are reopening and to provide visitors with a sense of safety and security if anyone suffers from COVID-19 during their visit will have the costs for their accommodation, medicine and food for patients and their families covered.

### How do you see the Cypriot property market fairing in the next 12 months compared to your projections in January 2020?

Like everywhere in the world it is impossible for the recent pandemic not to impact the economy or the property market and we don't expect a return to normal levels of activity until 2021. We do however, anticipate a change in buyer and investor attitudes with more factors now being considered.

We anticipate activity levels to slowly increase through the summer and reach a crescendo in early Autumn when hopefully travel across the world is easier and safer, allowing people to visit and close on their purchases. Interest in completed stock will also be prevalent, as people will want to have immediate access in case there is another peak and lockdown restrictions return.

From a Leptos perspective we have a diverse portfolio of completed luxury villas, apartments and complexes, as well as landmark projects, such as Blu Marine, Adonis Beach Villas progressing well that could be a shrewd investment for those looking to invest now in anticipation of the market conditions and values to improve in the coming years once this virus is fully under control.

With an extensive after-sales support service and rental guarantees, Leptos Estates is the leading provider of new homes in Greece and Cyprus.

For more information contact Leptos Estates on:  
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ELTHAM, SE9  
£34,666 pcm Furnished

A stunning Victorian mansion set behind iron gates with private parking for up to six cars.

7 bedrooms, 4 bathrooms, 3 reception rooms, EPC: E





**CHELSEA, SW10**  
£1,950,000 Leasehold

An immaculate fifth floor apartment, with views overlooking the River Thames.

2 bedrooms, 2 bathrooms, 1 reception room, EPC: C





EALING, W5  
£12,000 pcm Furnished

This double fronted family home is immaculately presented with its minimalistic style.

6 bedrooms, 5 bathrooms, 2 reception rooms, EPC: D





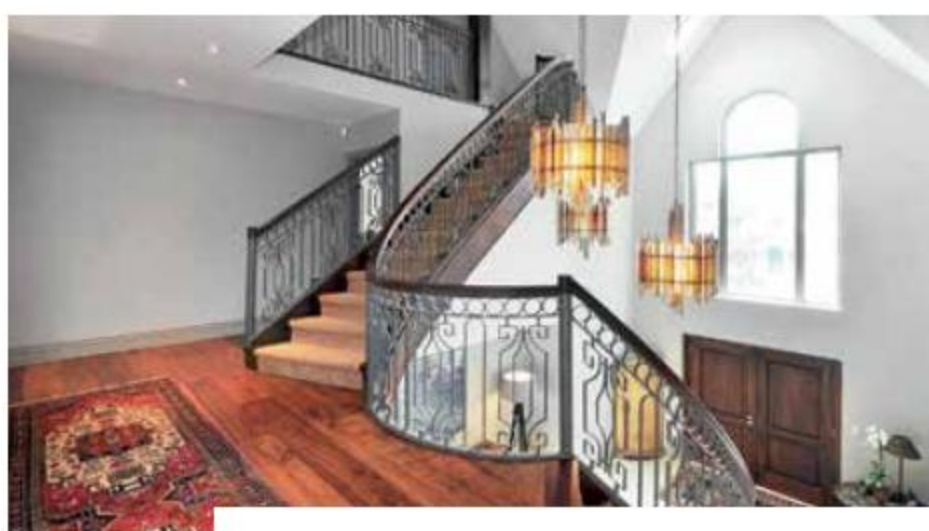
**DULWICH, SE19**  
Guide Price £1,750,000 Freehold

A modern property set across five floors and built to an exemplary standard, with the latest smart home technology. Stamp Duty contribution available.

5 bedrooms, 4 bathrooms, 2 reception rooms, EPC: B







## CHISWICK, W4

Asking Price £5,000,000 Freehold

A truly spectacular detached family home situated on this quiet road in the sought-after Grove Park area.

7 bedrooms, 6 bathrooms, 4 reception rooms, EPC: C





**CLAPHAM, SW4**  
Guide Price £3,250,000

This picturesque family home has been recently refurbished throughout to an incredibly high standard.

6 bedrooms, 6 bathrooms, 3 reception rooms, EPC: C





# DUO OF EXQUISITE NEW-BUILD VILLAS AVAILABLE FOR DEVELOPMENT IN THAILAND'S MOST EXCLUSIVE SLICE OF PARADISE

Situated in prime position close to the tranquil beaches and high-end restaurants of Koh Samui, an exceptional opportunity to develop two luxurious villas with a combined square footage of 33,000 sq. ft. has arisen.







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The phenomenal properties at ICON Villas boast incomparable sea views in addition to a host of amenities, orchestrated through elegant and environmentally conscious architecture by award-winning firm, A-MDM Architects. The properties are on the market together with their surrounding land for €6.9 million through Finlay Brewer International.

Both villas are to be constructed using the architects' signature pre-crafted technology, similar to prefabrication but providing a bespoke approach to factory-created construction,

resulting in each home having a unique design. The homes will also be equipped with a wide range of smart technologies, allowing energy efficient control over all aspects of energy and water treatment, ventilation and cooling.

The estate boasts an extraordinary 1100 m<sup>2</sup> of green indoor and outdoor living space, providing some of the most stunning views on the island from the elevated site and residents will enjoy their own slice of paradise surrounded by luscious tropical foliage.

The larger of the homes, Villa ICON 1850, comprises six bedrooms and has a landscaped park, orange garden, a pond with waterfall and a 1,500 sq. ft. infinity pool with coastal views and an inset Jacuzzi plus children's play area. The home has been created for entertaining, with an event space suitable for up to 200 people, a 10-seater cinema and car parking space for up to 10 vehicles. The home is set across four storeys with extensive terraces maximising the spectacular views of the island's landscape and overlooking the nearby island Koh Pangan and Anghtong National Marine Park.







A squash court, safe room, bar, billiard room, gym and yoga studio complete the home's extensive provisions, with an additional staff dormitory available. The home is made accessible via three separate entrances and an elevator which runs through the centre of the property.

Nearby, Villa ICON 1250 spans 13,000 sq. ft. and provides five bedrooms. The extensive home has a gym, 10-seater cinema, playroom, barbecue area, dining space for up to 10 people, billiard and bar room, staff accommodation and an expansive lounge with views of the sea. The home boasts a remarkable amount of green living space and has numerous terraces to enjoy the panoramic vistas afforded from the property.

This rare development is on the market with Finlay Brewer for €6,900,000.

Koh Samui is located in the Gulf of Thailand and has been the source of extensive development in recent years. Recognised as one of the top tourism hotspots in the country, the presence of luxury hotel groups such as the Four Seasons, Conrad Hotels and the Ritz-Carlton have boosted the property market to make it one of the most buoyant in Southeast Asia. Stricter planning laws, such as a restriction on constructing buildings over 12 metres tall, ensure the island's preservation as an idyllic destination in comparison with other Thai hotspots.

The development is under half an hour's drive from Koh Samui International Airport, which operates 50 flights per day across the globe.

For discerning investors the fact there is no Capital Gains Tax in place in Thailand is an attractive proposition, whilst a Multiple-Entry Visa can be obtained via the project developer once purchase is complete.



For further information on ICON Villas or Finlay Brewer International and its wider offering contact Tel: 020 7371 4166 or visit: [www.finlaybrewer.co.uk/international](http://www.finlaybrewer.co.uk/international)

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# SOUTHBANK PLACE CONTINUES TO THRIVE WITH THE COMPLETION OF 30 CASSON SQUARE

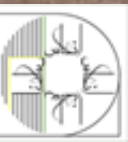
One of London's premier developments, Southbank Place, a joint venture project by Qatari Diar and Canary Wharf Group, has reached a major milestone with the completion of prominent residential tower, 30 Casson Square





The striking stone-clad building, designed by esteemed architects Squire & Partners, is one of the most popular residences at the development, with only eight of the 166 available apartments remaining on the market.

Commenting on the completion of 30 Casson Square, Richard Oakes, Sales & Marketing Director, Europe, Qatari Diar Real Estate Investment Company said: "The completion of 30 Casson Square is an important milestone for Southbank Place, as the development nears to being fully opened. Due to its prime location and unrivalled views across London, 30 Casson Square has been one of our most popular buildings since we launched the development."





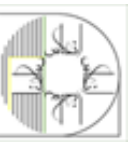


Brian De'ath, Director of Residential Sales at Canary Wharf Group added, "Following the successful completion of Belvedere Gardens in 2019, we're excited to welcome more new residents to Southbank Place. Occupying such a significant section of the South Bank the culture created by those living, working and visiting here will make it an even more attractive proposition."

First launching in 2016, 30 Casson Square comprises a mixture of studio, one, two and three-bedroom apartments, with prices for the remaining units ranging from £2.2 million to £7.75 million. Adjacent to the iconic Shell Tower, the 29-storey building benefits from direct aspects onto the River Thames, London Eye and Houses of Parliaments, as well as views of the City, the Shard and St. Paul's Cathedral.

Inspired by leading interior specialists, Johnson Naylor, each apartment has been designed and laid out to create calm, yet contemporary apartments, with an emphasis on maximising the natural light and spectacular views through full-length windows. Typically, the homes at 30 Casson Square include a mixture of bedroom suites, bathrooms and open-plan kitchen/dining & living areas, with some benefitting from a 75 sq. ft. corner balcony.

Residents at Thirty Casson Square also benefit from access to an 18,000 sq. ft residents-only health & fitness facility, designed in the style of a five-star hotel spa by interior specialists; Goddard Littlefair. Located beneath the Southbank Place development, the space includes steam and sauna rooms, gymnasium, 25-metre swimming pool, treatment rooms, wet room and individual exercise rooms. With the space flexible to meet ever-changing fitness trends, there is also a hair and beauty bar, and spa treatment room for those in need of some rest and relaxation.





Southbank Place is one of London's best located developments within comfortable walking distance to some of the city's most popular landmarks and iconic green spaces. Residents also enjoy excellent transport links, with direct access into Waterloo Station, which is serviced by the Jubilee, Northern and Bakerloo Underground lines, as well as rail services to the South and South West of England.

Prices at Thirty Casson Square currently start from £2,200,000 for a two-bedroom apartment.

For further information on 30 Casson Square or to book an appointment in the marketing suite visit [www.southbank-place.com](http://www.southbank-place.com) or call 0207 001 3600.



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# AXOLIGHT PRESENTS SIX NEW COLLECTIONS WITH ECLECTIC AND CONTEMPORARY DESIGN

Luxury Italian company Axolight have unveiled six new lamp collections with incisive and sophisticated design aesthetics, which create a new way of understanding lighting.

Here we take look at them:





# CLOUDY

Designed by Dima Loginoff, Cloudy is a true luminous sculpture that dominates the space with its presence and diffuses a soft and cosy light.

Five spherical elements of different dimensions wrapped in a semi-transparent elastic fabric, form Cloudy, a day-dream with a strong evocative power.

Much more than a large suspension lamp: Cloudy is the result of an accurate study of the combination of volumes and homogeneous light diffusion, in order to obtain a balanced ensemble, playing with an asymmetrical arrangement of its parts.





# CUT

Cut is the result of a long design process between Axolight and Timo Ripatti, aimed at the design of an adjustable lamp, that can be positioned on three points and never dazzle. From here comes Cut, a family of adjustable lamps - table, floor or suspension version - which stands out for its refined and unique design.

The laser-cut aluminium structure, folded in several points, connects two elements: the light source embedded in a circular metal support and a semi-transparent diffuser disk embedded in a ring. The two elements face each other, so that the light emitted by the light source is filtered and partially reflected by the screen.







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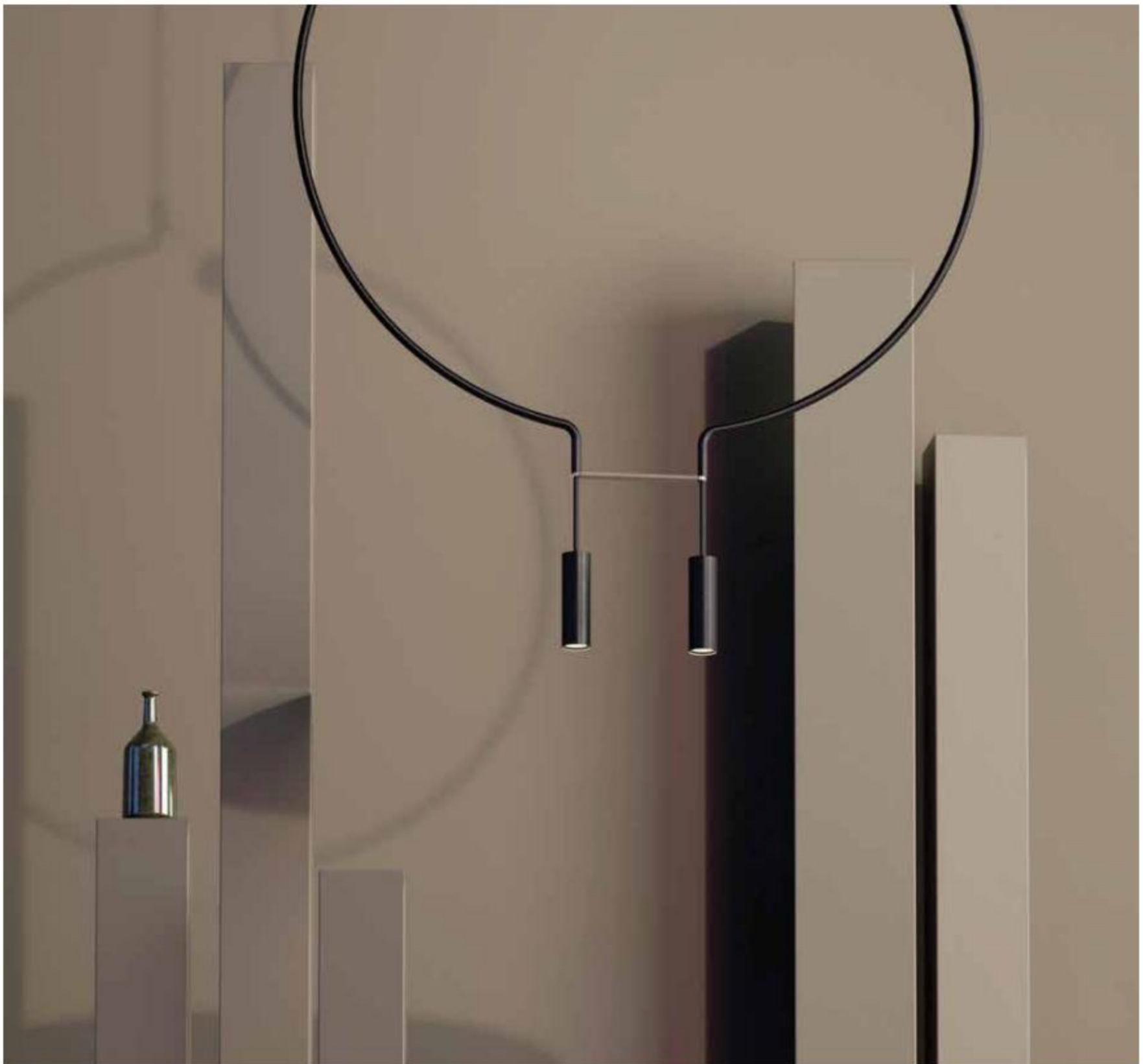


## LIAISON

Unique and precious, Liaison is a metal suspension that plays with three geometric archetypes - sphere, circle and cylinder - which combine themselves in a light and elegant structure.

Designed by Sara Moroni, Liaison is made of matt gold and black metal elements, handcrafted, which can create a single pendant or articulated compositions.

Although decorative, all the elements are essential and load-bearing: the semicircle embraces the other two elements giving shape to the object and leading the cables, the cylinder keeps the LED light source, the sphere contributes to the creation of a static balance.







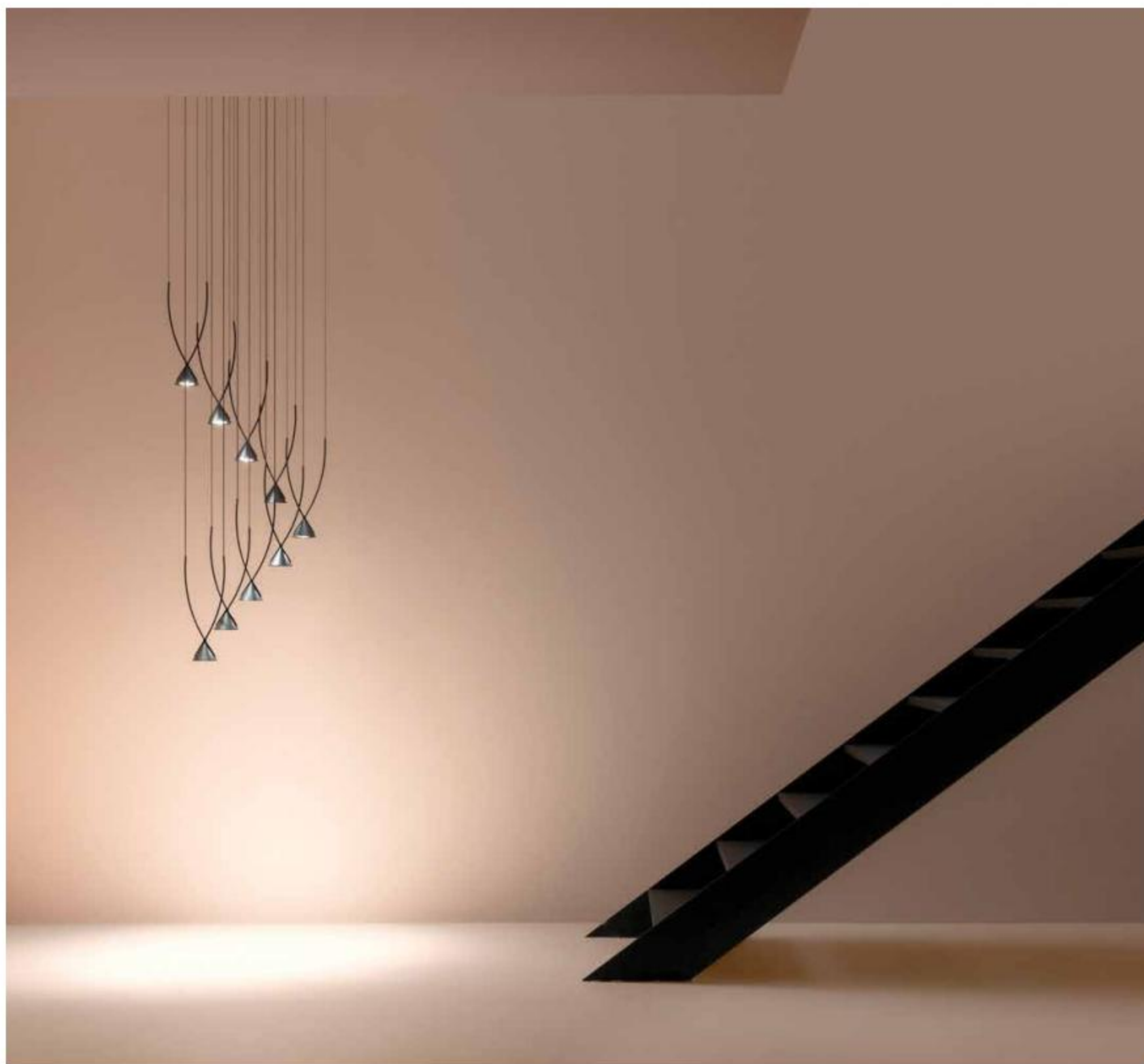


# JEWEL

Design and sustainability come together in Jewel, a collection of suspension lamps whose peculiar element is a double crossed arch, made of recycled ABS, which braces an aluminium conical shape containing the light source.

Designed by Clara del Portillo and Alex Selma of Yonoh, Jewel is available in a single version for punctual lighting, or in a multi-light version to create a more diffused beam, ideal for contract spaces.

Axolight started the production of the first prototype on the occasion of the World Environment Day dedicated to the theme of plastic waste. This symbolic choice focuses on the current topic of fundamental importance for the culture of the brand that designs, engineers and high-end designer lamps to the market, without forgetting about environmental sustainability.









# MANTO

Manto is designed by Davide Besozzi – and comprises of suspension lamps, available in three sizes.

An opaline white blown glass sphere contains a LED light source and is supported by a telescopic arm, which can move the diffuser in different positions: leaving it suspended at a distance or immerses into the fabric. In turn, the cylindrical body – through steel tie rods – supports a white stretch fabric laid on a metal ring in a horizontal position. The shape of the lamp and the light diffusion varies with the diffuser position.

With its discreet elegance, Manto can be used to characterize spaces of any size, being installed as a single fixture or in multiple compositions.









# KWIC



Kwic, designed by Serge and Robert Cornelissen, is a family of floor, suspension, ceiling or wall lamps.

A semi-spherical blown glass diffuser contains the integrated LED light source and overlaps - in a decentralized position - with a circular painted aluminium disk, available in three different colours.

The Kwic lamps bring into the space an intense light, which radiates from the opaline white diffuser, and a delicate glow that filters through the back of the frame.

Kwic has a versatile personality: it conforms to multiple contexts and living styles. Depending on the location it can be a discrete presence or become a point of attraction in space.







# Axolight

For more information about visit:  
[www.axolight.it](http://www.axolight.it) and [www.instagram.com/axolight](https://www.instagram.com/axolight)



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CANARY WHARF'S FIRST PRIVATE  
RESIDENTIAL BUILDING  
**COMPLETES**

10 Park Drive completion a major  
milestone for Wood Wharf

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One of London's leading developers, Canary Wharf Group, has achieved a significant milestone with the completion of its first private sale residential building in Canary Wharf's newest district, Wood Wharf. The landmark building, designed by internationally renowned architects Stanton Williams, forms a key part of the exciting new Wood Wharf community, alongside neighbouring residential development, One Park Drive. Remaining one, two and three-bedroom apartments at 10 Park Drive are available from £900,000.

Since launching in 2015, only 70 apartments remain at the development, with current purchasers set to move in through June. Set to become the first homeowners to live in Wood Wharf, the new residents will form part of a new community, which once complete will comprise up to 3,600 new homes, as well as c.350,000 sq.ft. of retail space, over nine acres of public spaces, gardens and parks. Amongst this will sit a lively high street, boutique stores and restaurants, public art, a fitness trail, doctor's surgery and a brand new two-form entry primary school.







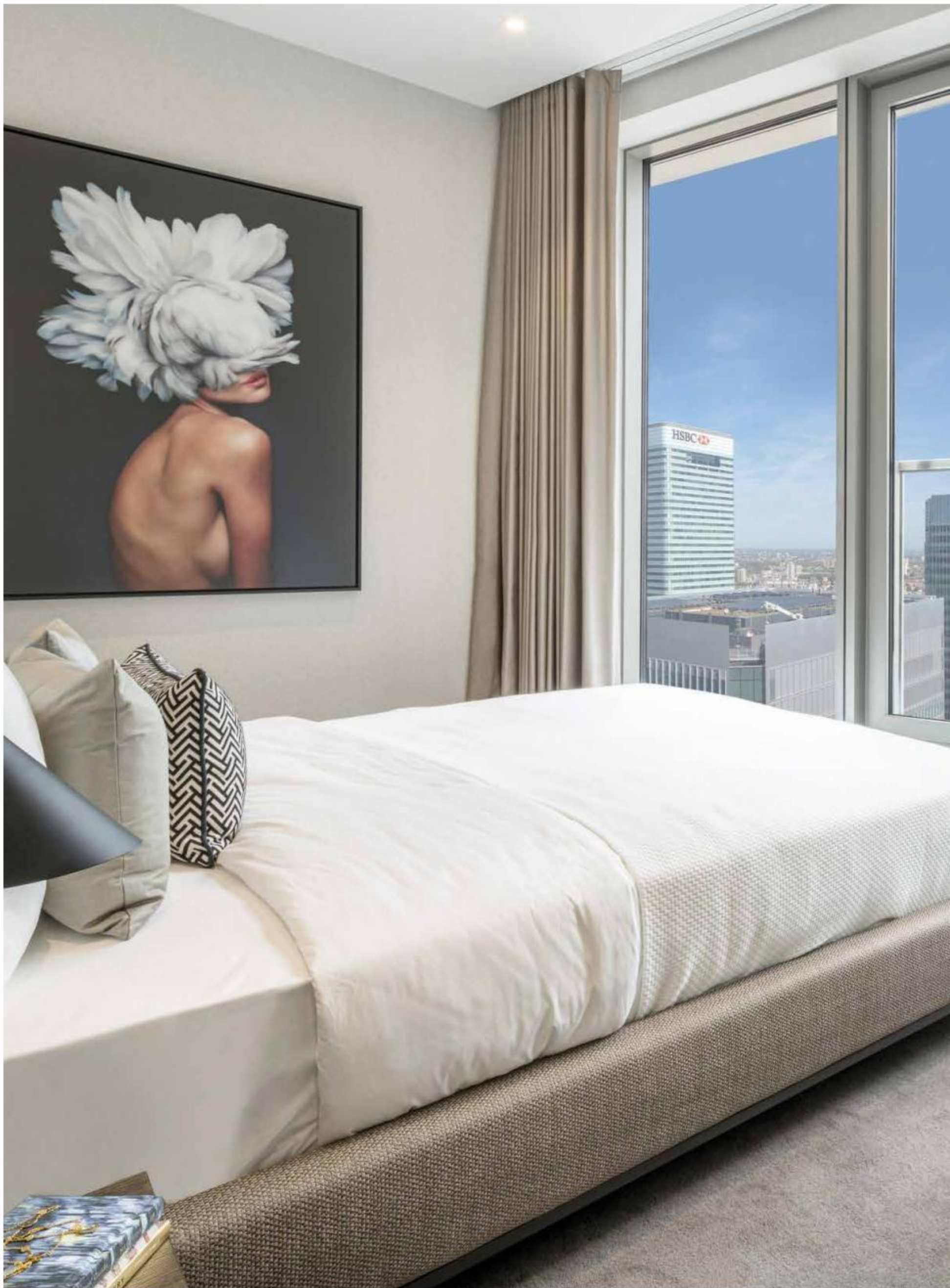
Brian De'ath, Director of Residential Sales at Canary Wharf Group said, "We are delighted that after 5 years we are now able to welcome our first residents to 10 Park Drive. To see the building start to come to life, as people move in, is the next exciting step in the delivery of Wood Wharf and the Estates brand-new community."

Careful attention has been given to the design and high-quality tactile materials used at 10 Park Drive, to ensure the apartments within are well-proportioned and let in naturally bright light. Private gardens at the base of the building overlook the park and water and the common areas connect well with public spaces creating an excellent environment for new residents.

Designed to create a strong sense of place and a distinct residential character, the building helps to distinguish Wood Wharf as a thriving new residential-led district.

On the design of 10 Park Drive, Paul Williams Principal Director at Stanton Williams comments: "Our design aims to capture the unique spirit and materiality of the Wharf with an elegant and powerful sculptural form. The design clearly signifies the shift from polished commercial district to the calm and rooted residential docks."









The apartments maximise the stunning vistas of the surrounding views and the interiors have been created by Make Architects. Residents of 10 Park Drive have access to a private sky terrace on the 13th floor, with bookable facilities and free use of shared spaces. Purchasers also have access to a state-of-the-art new health and fitness club, in partnership with luxury fitness lifestyle brand Third Space. The space includes a swimming pool, jacuzzi, sauna, steam room and fitness class studio.

10 Park Drive purchasers, Chandan Singh and fiancé Fruzsina comment, "We don't work on the Canary Wharf estate so it's really important to have good transport links, and Canary Wharf certainly does. Thinking of near the future, living somewhere that is as well run as Canary Wharf puts our minds at rest. We're really impressed with the amount of green space we'll have right on our front doorstep, it'll be perfect for strolling around in the evening and there's plenty of places to grab a bite to eat."

The creation of a brand-new residential district in Canary Wharf is a unique opportunity to live in one of the most desirable, safe and well-connected private Estates in Europe. Wood Wharf provides the very best of urban living, with open green spaces, vibrant new shops, bars and restaurants all bordered by water.

Residents at 10 Park Drive are at the centre of this new community and close to a wide array of art and events, many of which are free as well as five retail malls. With the opening of the Elizabeth Line imminent, those working nearby will be perfectly placed for a quick commute.

For more information regarding 10 or One Park Drive, contact Canary Wharf Group on [residential.sales@canarywharf.com](mailto:residential.sales@canarywharf.com) or visit [www.canarywharf.com/residential](http://www.canarywharf.com/residential)





Queensberry Place, South Kensington, SW7

£3,595,000 | Freehold



A grand three-bedroom maisonette with large terrace  
in the heart of South Kensington.

Reception Room | Dining Room | Guest Loo | Separate Kitchen | Master Bedroom Suite  
Three Bedrooms | One Bathroom | Roof Terrace | Residents Parking | EPC rating C

1761 sq ft (164 sq m)

South Kensington | 020 7581 7000  
ed.boden@struttandparker.com





Cadogan Square, Knightsbridge, SW1X

£5,250,000 | Share of Freehold



&

## Extensively remodelled and refurbished family flat with private entrance.

Entrance hall | Kitchen | Dining area | Drawing room | TV room/study | Master bedroom with en suite bathroom  
Three further bedroom suites | Coffee bar | Guest bathroom/steam room | Utility room | Courtyard garden

2,993 sq ft (278.1 sq m)

Knightsbridge | 020 7352 9959  
bertie.hare@struttandparker.com



Pembridge Villas, Notting Hill, W11

Offers in excess of £15,000,000 | Freehold



&

A sensational newly built, detached family house with the benefit of a lift, underground parking for three cars and a spectacular 21m indoor swimming pool.

Entrance hall | Kitchen | Dining room | Sitting room | Drawing room | Study | Seven bedrooms  
Six bath/shower rooms | Dressing room | Swimming pool | Sauna | Steam room | Gym area | Utility room  
Three cloakrooms | Underground garage | Lift | Balconies | Garden | EPC rating B

8,783 sq ft (816 sq m)

Notting Hill | 020 7221 1111  
miles.meacock@struttandparker.com





## London Kensington

103 Kensington Church Street, London, W8 7LN  
+44 20 7938 3666 | kensington@struttandparker.com

# STRUTT & PARKER

BNP PARIBAS GROUP

Eldon Road, Kensington, W8

£7,950,000 | Freehold



# &

## An impressive and beautifully presented four bedroom family house.

Entrance hall | Sitting room | Drawing room | Kitchen/Breakfast room | Dining room | Master bedroom with en suite bathroom and dressing room  
Three further bedrooms | Two further bathrooms | Study | Utility room | South-facing garden | EPC rating D

3,193 sq ft (296.6 sq m)

Kensington | 020 7938 3666  
james.gow@struttandparker.com

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Walham Yard, Fulham, SW6

£850 pw\* | Furnished



A stunning and immaculately presented three bedroom, three bathroom house, set in a gated private cobbled mews in the heart of Fulham.

Reception Room | Kitchen/Dining Room | Three Double Bedrooms | Three Bathrooms | Utility Room | Balcony | EPC Rating C

1,290 sq ft (119.83 sq m)

Fulham | 020 7731 7100

marianna.protopapas@struttandparker.com

\*The following Tenant charges may apply to tenancy commencement: Tenancy Agreement £222 (inc VAT). Credit references per application £54 (inc VAT). All advertised prices are exclusive of utility costs and associated services.

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Milborne Grove, Chelsea, SW10

£3,600 pw\* | Unfurnished



An outstanding family house which has been the subject of a complete refurbishment from top to bottom with private driveway to the front for two cars and a south-facing decked garden.

Reception Room | Kitchen | Three Double Bedrooms | Three Bathrooms  
Walk-in Wardrobe | Landscaped Garden | Private Driveway | EPC Rating C

2,585 sq ft (240 sq m)

Chelsea | 020 3627 5559  
Petra.Duffin@struttandparker.com

\*The following Tenant charges may apply to tenancy commencement: Tenancy Agreement £222 (inc VAT). Credit references per application £54 (inc VAT).  
All advertised prices are exclusive of utility costs and associated services.





# BLENDING HARMONIOUSLY INTO ITS SURROUNDINGS LA LUCIA

Situated on the Kwazulu Natal North Coast just south of Umhlanga in Durban South Africa, La Lucia beach house designed by Cape Town based design studio ARRCC perfectly balances luxury and comfort within an uncomplicated space.

Gently nestled between protected milkwood trees and benefitting from beautiful ocean views La Lucia was inspired by the dancing white horses that tip ocean waves and the expansive white sands on the property's doorstep, the designers' aim was to create a space that mirrored both the location and client.

*"The surrounding beauty of the environment inspired so much of the design. As designers we are passionate about creating spaces that reflect both the location and our clients – that is how life-enhancing spaces are crafted."* – Mark Rielly, ARRCC Director.

Bronze aluminium sliding screens cocoon the house and offers protection from the elements as well as providing a unique the signature look for of the building. Upon arrival a sense of arrival is created by two milkwood trees flanking the entrance. A floating timber step platform and pergola lead towards the front door of the home. Upon entering, the panorama is only revealed as one reaches the double-volume hallway - the aligned timber slat clad ceilings drawing the eye to the seascape ahead. Ocean views are framed perfectly by the screens that envelope the building. *"The owners wanted the project to epitomise the spirit of a contemporary beach house with a sense of sophistication. The design was kept relaxed yet carefully considered to maximise the environment it forms part of,"* says Rielly.

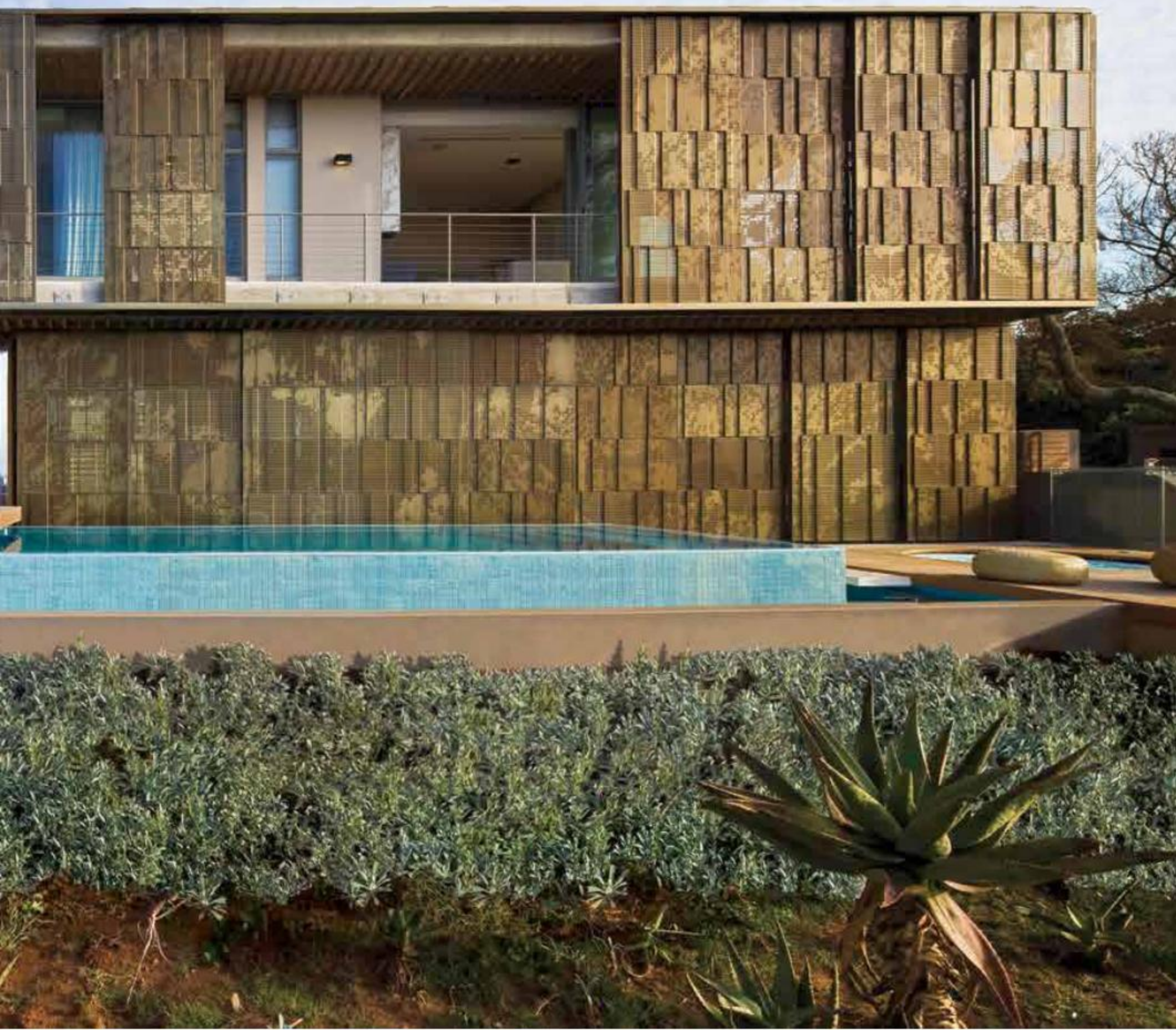
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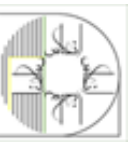
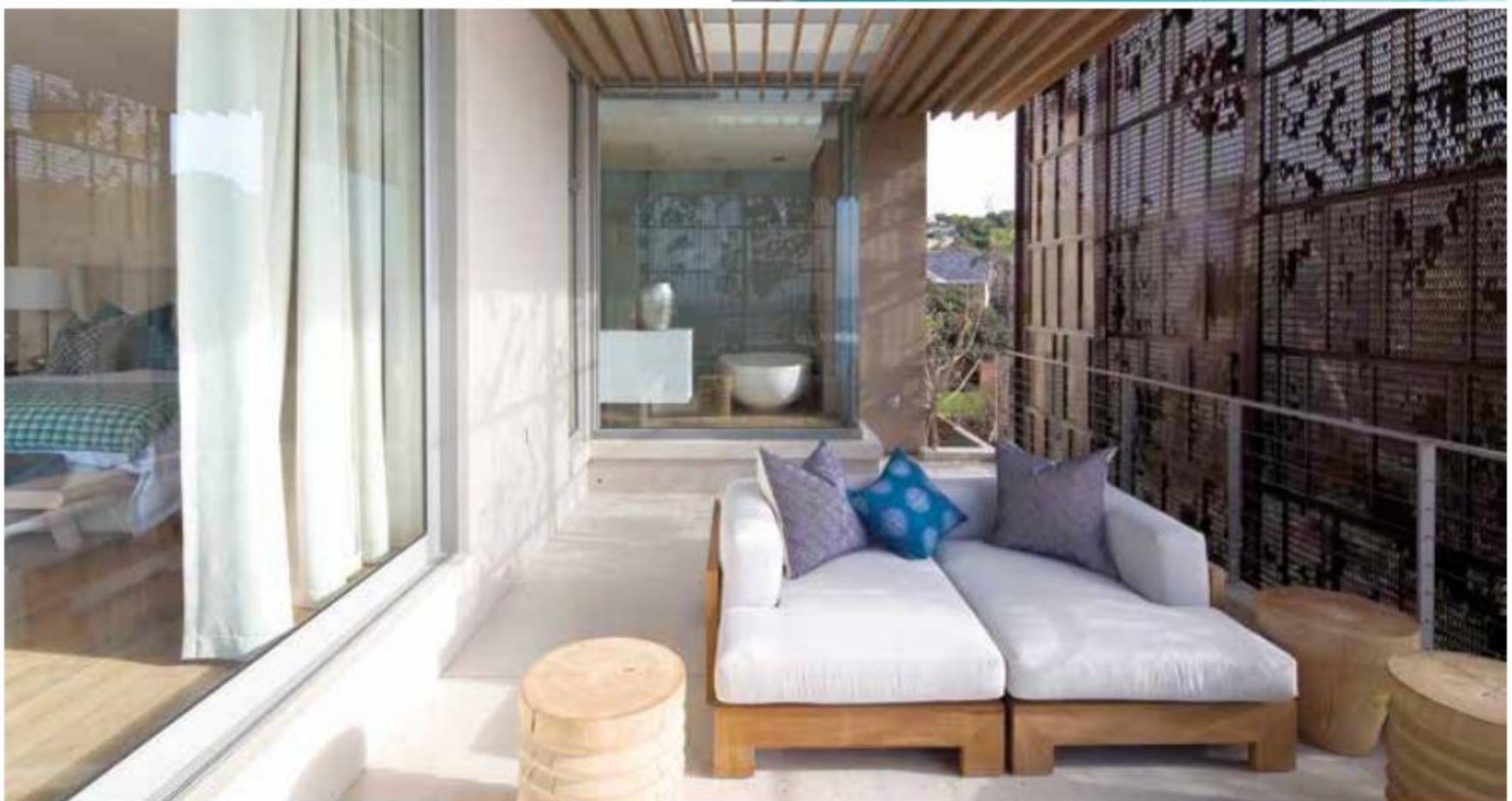


The ground floor was designed to seamlessly integrate with the external terraces, pool decks and landscaping while maximising the views across the beach and sea. This area can be enjoyed as one continuous space or arranged into more individual and private spaces. Sliding screens provide flexibility to do this. All the areas open up either onto the sea facing pool deck or to the afternoon sun lit garden on the West. The interiors express simplicity and restraint while making the home comfortable and cosy. Sand-coloured polished concrete floors, bleached timber, natural leathers and grey linens are anchored by soft neutrals and countered with touches of charcoal, teal and azure. The indoor and outdoor decor is aligned to allow for maximum entertainment space. The formal dining table and outdoor terrace table are positioned adjacent each other to accommodate large parties. The lounge and terrace lounge furniture were also chosen to read as one space.

The East sea-facing façade is 'wrapped' with a series of bronzed anodised aluminium sliding screens that cocoon the structure entirely or in part. The screens are patterned to abstractly mimic the milkwood trees and create the home's signature look, but also serves to protect the building from wind, rain and sun. These environmental challenges are part and parcel of a seafront property and need innovative design solutions to overcome it.

The four sea-facing bedrooms are located on the upper level and open onto private individual terraces. When closed, the aluminium screens add an interesting design element to this level.

The pool, deck and entertainment areas were placed on the sea facing side of the house, elevated slightly to provide views over the dune plants to further reinforce the connection with the ocean. Materials chosen for the external spaces echo bleached driftwood and the sandy beach. Weathered iroko decking and ceiling slats, honed sandstone and polished light coloured concrete floors form the predominant materials and create a direct relationship with surrounding environment.





To see more projects by ARRCC visit [www.arrcc.com](http://www.arrcc.com)

PROJECT NAME: La Lucia

LOCATION: La Lucia, Kwazulu Natal (KZN), South Africa

ARCHITECT: SAOTA

INTERIOR DESIGN: ARRCC

COMPLETION: 2018

PROJECT TEAM: Phillip Ohlmesdahl, Stefan Antoni, Patrick Ferguson

INTERIOR DESIGN: ARRCC

Photographer: Karl Beath





# 5 Striking WAYS TO DECORATE WITH NEUTRALS



*You may think decorating with neutrals is boring, well think again ByKoket offers us 5 tips for using neutral colours schemes to help bring excitement into your interiors.*

Neutral colours will never go out of style! The neutral palette of white, beige, taupe, grey and black offers endless options when it comes to interior design. So whether you're looking for a warm or cool atmosphere, neutral colours can be used alone or as a timeless background for pops of colour. Neutrals also work with any style whether modern, traditional or something in between. So don't underestimate the power of neutrals and let these five tips help you create a striking interior.





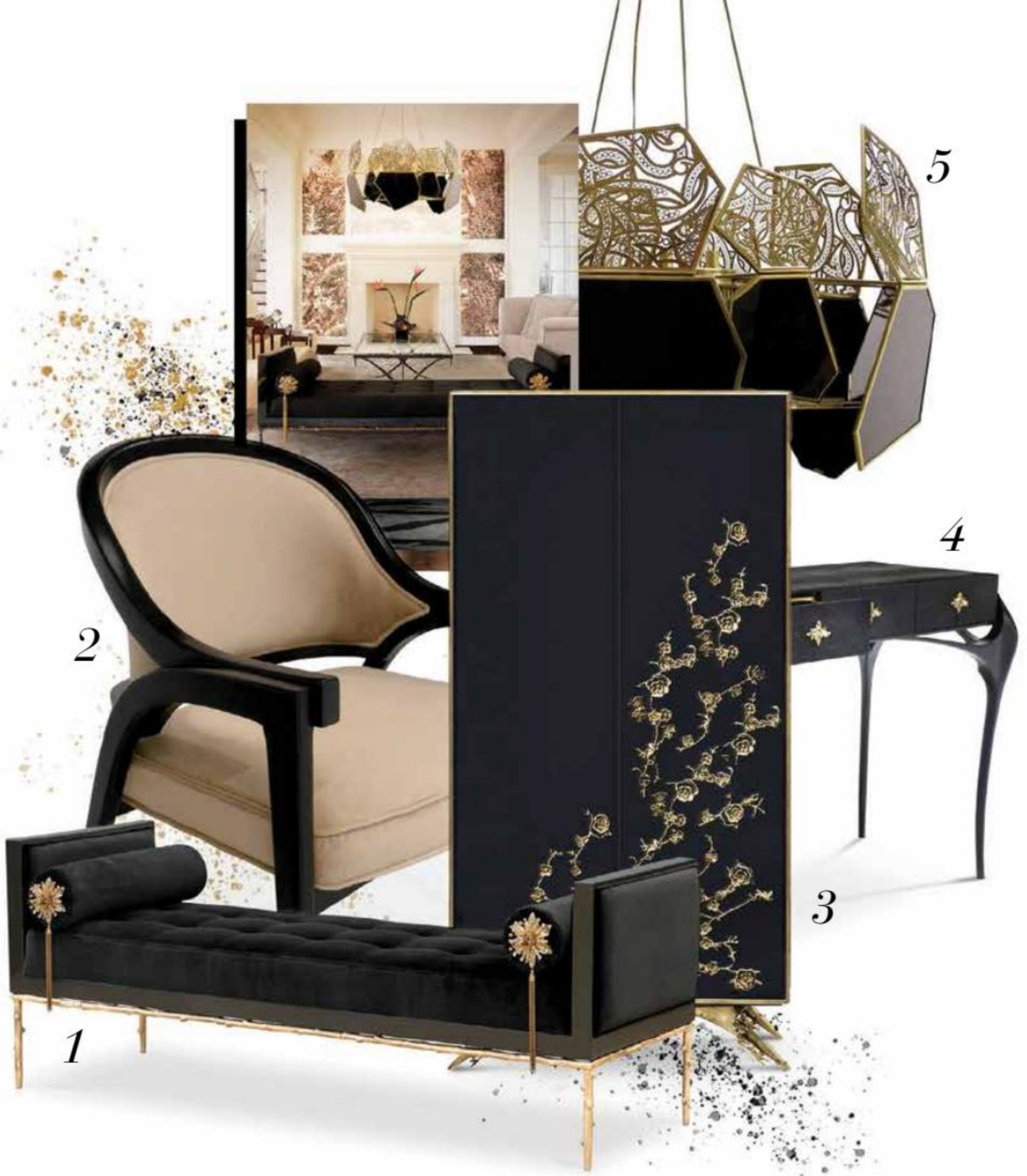


## MIX NEUTRALS WITH THE REST OF THE COLOR WHEEL

One of the best ways to create excitement with neutrals is to use them as a background - think neutral walls paired with neutral upholstery. Then add pops of colour. Think colourful accent pillows, a colourful pouf like the Seville ( as shown) either in full-on colour or just with a touch of colour on the top. Also think accessories, lighting, and drapery to add pops of colour to a neutral backdrop.

1. *Barcelona* / Puff    2. *Chicago* / Chair    3. *Seville* / Puff





## BE BOLD WITH BLACK

While black is technically considered a neutral, by mixing black with the softer neutral colours like white, tan and taupe you can create a truly striking space. Try a black accent wall or a small piece of upholstery like the Privê Day Bed. Black accents can also create dramatic pops in a neutral space, so again think accent pillows, lighting or go for a chic black wood finish like on KKbyKOKET's Arendal Chair.

1. *Privê* / Day Bed    2. *Arendal* / Chair    3. *Spellbound* / Armoire  
4. *Temptation* / Console    5. *Hypnotic* / Chandelier







## DON'T FORGET METALLICS ARE NEUTRALS

If you want to create glamour with a neutral palette adding metallic will do the trick. Warm metallics like gold and bronze or cool metallics like pewter and silver are a fabulous way to create allure while staying within the neutral colour family. And don't just think about metal lighting or furniture, a stunning metallic textile as shown on KOKET's Luscious Sofa is a great way to bring in metallics.

1. *Luscious* / Sofa    2. *Ribbon* / Console    3. *Yasmine* / Side Table  
4. *Revê 3 Layers* / Mirror    5. *Serpentine* / Sconce







## LAYER & BLEND

Neutrals can definitely be boring if all the surfaces and pieces take on the same tones and textures. But one of the beautiful things about neutrals is how they show off texture and pattern allowing the same colour to take on a completely different feel. So when designing with neutrals layer and blend tones, textures, and materials for added excitement. Layering can be done throughout the space or by choosing a single piece like KOKET's Untamed Console which features a variety of neutral textures, shades, and materials all in one statement design.

1. *Nahéma* / Chair    2. *Untamed* / Console    3. *Vengeance* / Table Lamp  
4. *Addicta* / Mirror    5. *Vivre 2 Rings* / Chandelier







## BRING IN NATURE

Neutral tones are also often called earth tones as these natural shades come in abundance in nature. So what better way to add dimension to a neutral space than with natural materials. Think raffia, stone, and wood. All these materials can be brought in through flooring, wall coverings, or with furniture and lighting. And don't limit yourself to pieces made of just one natural material or with only a rustic appearance. Designs like the Fleur Nightstand by KOKET that features a sheen lacquered finish and whimsical stylized floral wood marquetry is a unique and glamorous way to bring nature in.

1. *Luna* | Bench    2. *Fleur* | Nightstand    3. *Polar Fox* | Pillow  
 4. *Eternity* | Sculpture    5. *Stella* | Mirror

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 LOVE HAPPENS

For more information visit: [www.bykoket.com](http://www.bykoket.com)





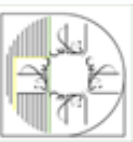
W. 290 cm | 114,1" D. 133 cm | 52,4" H. 76 cm | 29,9"

FORTUNA *dining table*

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# WHEN ECLECTIC MEETS MID-CENTURY

## Ravenswood Residence Came To Life

Ravenswood Residence features incredible design that transcends the meaning of the word, luxury. A one of a kind project, that blends timeless indulgence with modern interiors and a pinch of decadence. A place to call home.

"A well-traveled couple with impeccable taste decided to move back home to Chicago." That's how the adventure starts, how Ravenswood Residence came to life, designed by The Inspired Interiors Team the home now features incredible design that transcends the meaning of the word, luxury materials, beautiful inspiration and a color palette that is simply to die for. The goal was simple: bring together the owners love of mid-century modern family heirlooms, influences from the wife's Asian heritage, and a selection of pieces hand selected from the design team's trip to Paris, all mixed together in harmony with a touch of elegance and luxury that wouldn't be subtle. The execution? Incredible.















**“One of the key goals for this project was to create a space where the client could entertain high profile guests from non-profits and their alma matter- a sort of higher level of entertaining.”**

A mix of unique styles gathered in the 7,000+ sq Ravenswood home is casual meets formal, a mix of styles and cultures, evident in the living room, a haven of relaxation and socialization, paired with a beautiful velvet rounded sofa with sleek lines, luxury golden details in the armchair, center and side table, and without forgetting the two drinks cabinets smoothly placed side by side the fireplace, coming together to bring a beautiful contemporary design that translates elegance and sophistication at its highest level.

With a unique sense of style, the Ravenswood home needed just as special and unique furniture pieces. That's where a particular mid-century modern dining chair from Essential Home in stunning velvet comes into place, adorning a grand dining room in hues of blue, overlooking the sea and the sand minimalistically framed and hung above a sideboard.

The dining room was probably one of the focus points of the entire project, designed open and paired together with the den, so that socialization can flow easily between formal dining and a more casual conversational space. Because of that, it was crucial to find the perfect dining chair, as it is so central to the function of the room, and Essential Home provided the best solution with a bestseller that surprised.

All it took was one look at Collins dining chair during Paris Design Week for the Inspired Interiors team to realize that it was the one. The rest is history, and it comes laced with personality and incredible passion in every detail, bringing to Ravenswood home not simply a standard mid-century dining chair, but an authentic and customized piece of unique design that seemed to so seamlessly intertwine with the remaining pieces, from the lighting to the rug.

**“The Essential Home line really fills a void in the marketplace for products with a sort of glamorous spin on mid-century elements-very unique objects that really add a sparkle and dazzle to interior spaces.”**

An intimate and crucial space to the entire home, without a doubt, was also the bedroom, designed with neutral colors, splashes of subtle and elegant golden, and a mix of oriental and mid-century modern design to go along with it. Essential Home had to place its mark on this incredible space as well and so it provided a lounge chair where geometric sleek lines merge with comfort, customized in stunning light gray velvet and a touch of golden brass that is unmistakably essential to the vibe of the room: Romero Armchair. Inspired by the boldest side of modernism and featuring oblique armrests with a fully upholstered body in velvet, it's impossible not to fall in love with this piece.







Here we have an **EXCLUSIVE INTERVIEW** with **Emily Mackie**

**Q. What made you feel drawn to our Collins Dining Chair?**

We actually first saw this chair at the Maison Objet show during Paris Design Week, back in 2017. We were given a private tour of the Essential Home booth, and the representative there really helped us to fall in love with the furniture.

**Q. How did you come across this project?**

This project was a referral from a well-known real estate agent in the Chicago area. One of the key goals for this project was to create a space where the client could entertain high profile guests from non-profits and their alma matter – a sort of higher level of entertaining. This is why the dining room is open and pared together with the den, so that socialization can flow easily between formal dining and a more casual conversational space.

**Q. When creating a new project, what did you feel is crucial to the whole process? Were you in charge of it, or was it a team of interior designers for this particular project?**

The first step is to understand the circulation and use of the space. This is the key. For this project, it was very crucial that we find the perfect dining chair, as it is so central to the function of the room. We had originally found a much more expensive chair before we left for Maison Objet, but after seeing these in person, we decided they were perfect for our project. This design was created by the the entire team at Inspired Interiors, myself included.

**Q. Do you think it's difficult to find authentic mid-century modern furniture to decorate your projects?**

I would say yes. The Essential Home line really fills a void in the marketplace for products with a sort of glamorous spin on mid-century elements- very unique objects that really add a sparkle and dazzle to interior spaces.

## ABOUT ESSENTIAL HOME

Essential Home is an innovative mid-century modern furniture brand that takes important historical and cinematographic references from the 1930s and 1960s and turns them into unique furnishing pieces.

What started out as 'Essentials' in 2015, a furniture collection by the mid-century lighting brand DelightFULL, quickly grew to be one of the most elegant representations of mid-century modern design, thus creating a new name, and a new brand, Essential Home. "Soon we understood that this collection had a life of its own.

Essential Home' eclectic style inspired us to create more and more. We could no longer keep it inside doors," said one of the designers involved in the creation of Essential Home.

Essential Home is currently based in Porto, Portugal, but its alluring designs are present in the most important interior design centres around the world, including London, Paris and New York.











## UNIQUE DEVELOPMENT IN THE HEART OF LONDON - GOODMAN'S FIELDS

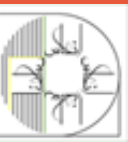
New launch: €992,684 - €1.911m

*Located close to one of the world's leading financial districts and in one of the most dynamic areas of London with its restaurants, bars and theatres, Goodman's Fields is a new-build luxury residential development offering high end contemporary studio to three bedroom properties. The building features prominently against the backdrop of London's skyline north of the Thames, and offering beautiful landscaped gardens and striking views of the surrounding areas.*

The architecture of this new-build property for sale in London features sweeping columns to show off a modern design, a raised entrance, and a "crown" on the top of the tower accentuating the feeling of height.

Interiors have been designed by the world renowned designer Johnson Naylor and combine high quality and comfort. Floor-to-ceiling windows boast striking views and easy access to the balcony. The nicely designed open plan kitchen overlooks the living area, emphasising the spacious feeling and creating a harmonious atmosphere.

Alongside the vibrant cultural environment accessible just outside de building, Goodman's Fields offers a quiet area with its own private landscaped garden, an on-site gym, an indoor pool and a 24-hour concierge.







#### Investment potential

These new-build properties offer an excellent opportunity for investors (rental yield are up to 4.07%) or people looking to purchase a pied-à-terre in central London, close to three tube stations and easy access to London City airport and railway services.







# ATHENA ADVISERS



## EXCLUSIVE APARTMENTS FOR SALE AUGUSTA 170 - LISBON

New launch: €820,000 - €1.35m

*This rare collection of renovated apartments for sale in Lisbon enjoys a prime location on Rua Augusta in Baixa. Paving the way to Praça do Comércio and the Tagus river via Arco da Rua Augusta, mosaiced Rua Augusta is Lisbon's main pedestrianised street and is home to a plethora of restaurants, cafes, shops and amenities, meaning that all facilities are right on the doorstep.*

Lisbon's answer to London's Covent Garden, pedestrianised Rua Augusta in Baixa was one of the first streets to be renovated after the earthquake and is lined with typical Pombaline buildings which house restaurants, shops and cafes. This vibrant, mosaiced street is bookended by the ornate Arco da Rua Augusta which offers magnificent views over Lisbon and the Tagus river.

This boutique collection of eight apartments for sale in Baixa are located in a renovated building, complete with a lift. Respecting the heritage of the building, great care has gone into preserving its unique architectural details such as the facade and elegant entrance. The interiors of these Lisbon properties have been finished in a sleek modern style with high-end finishes. Bathed in light, thanks to their numerous windows and neutral palette of colours, these Lisbon apartments boast two or three bedrooms, each with an en-suite bathroom, and those located on the top floor of the property enjoy a mezzanine floor with views over the city and castle.

One of Lisbon's most popular districts, dynamic Baixa is home to restaurants, shops, boutiques and some of the Portuguese capital's most iconic landmarks such as Elevador de Santa Justa and Praça do Comércio, Lisbon's grandest plaza and the historic centre of commerce. Whilst Lisbon is famed for its seven hills, Baixa, meaning 'low' in Portuguese, is refreshingly flat, making it perfect for exploring by foot. Lively during the day, Baixa becomes more laid back in the evening with locals and tourists alike heading to nearby Chiado which is just 10 minutes' walk away.

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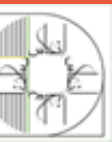


#### Investment potential

One of the first parts of Lisbon to experience a wave of regeneration and one of the city's most sought-after neighbourhoods, opportunities to own a renovated property in Baixa are few and far between. This makes this intimate collection of renovated Baixa apartments a rare find. Plus, with an average of €8,200 per sqm these Lisbon apartments for sale are well-priced for Baixa as properties in this neighbourhood can command as much as €10,000 per sqm.

As well as an excellent lifestyle investment for those who wish to live in the capital, these apartments are perfect for those seeking a Lisbon buy-to-let property investment.

Thanks to their coveted location in the historic heart of the capital, these Baixa apartments enjoyed the highest occupancy rates in Lisbon. Whilst short-term rentals are heavily restricted in Baixa, all of the two-bedroom apartments for sale have permission for short-term lets through a chosen rental management company. Central and steeped in history, Baixa is one of Lisbon's most popular tourist areas which means that these well-located apartments are set to perform well on both the short-term and long-term rental markets.







## PRESTIGIOUS GATEWAY TO SAINT TROPEZ – VILLAS INDYGO

New launch: €3.35m - €3.87m

These stunning villas for sale in Gassin near Saint-Tropez are located just seconds from the sea and each come with private pool.

Perched overlooking the Gulf of Saint-Tropez, with incredible views over both the Gulf and the wider Mediterranean Sea, these villas for sale are also close to St-Tropez's iconic town centre, less than ten minutes away by car from these unique and beautifully designed properties.

In addition to the ideal location and breathtaking views, each has a private patio, garden and a good-sized pool, all opening onto the wonderful sea views. The interiors of these incredible properties are spacious with large internal spaces, using natural light and open design to create an indulgent and relaxed feeling. Large bay windows allow sunshine to light up the inside of the villas and the contemporary design, whilst traditional and Mediterranean, will enhance the relaxed and contemporary holiday lifestyle.

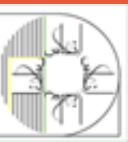
Four bungalow-style villas will benefit from direct seafront views, while the other four will be spread over multiple floors with terraces. These terraces will offer wonderful views over both the Gulf and the sea thanks to this talented developer and the way they have used the shape of this development plot. All these seafront properties for sale will comprise of three or four bedrooms, each with private bathrooms. Future owners will enjoy luxury finishes as this sought after and renowned developer has used exclusively high-quality raw materials and chosen trusted partners to make these holiday villas as high-end specification as possible.







Saint-Tropez benefits from a particular charm that is distinctive to the other areas in the South of France. The coastal town is not only well known for its beautiful seafront landscapes, luxurious shops and festive areas but also for its authenticity, Old Port and charming tiny streets that are characteristic of Provence.





# ARCHITECTURE NEWS

## CHINA'S, NEW CAR FREE "CITY OF THE FUTURE"

As one of the China's largest technology giants, Tencent has unveiled plans for a new "city of the future," equivalent in size to Monaco, which has been dubbed "Net City."





The almost entirely car-free district measuring 2-million-square-meter (22-million-square-foot), will be among china's first interconnected districts with office buildings, residential areas, green spaces, parks and a waterfront and is designed to accommodate Tencent, the company behind WeChat, employees, providing a sprawling campus site where staff can live, work and play.

Set to occupy a stretch of reclaimed land jutting out into the Pearl River estuary the district will have no roads for cars, which is be "roughly the size and shape of Midtown Manhattan" or Monaco and instead, residents, commuters and visitors will connect to Shenzhen via subway and traverse Net City on foot or by bicycle. Ferries will provide public transport along the waterways.

Utilizing green initiatives residential buildings will look towards the coast, ranging in height from one to 30 storeys and when complete the area should be able to accommodate up to 80,000 residents and workers. Solar panels will provide green energy for Net City with mangrove trees planted along the shore to act as a natural flood defence

The project will be completed in three phases over the next seven years.





# DUABI'S MARTIAN CITY

Duabi is home to some staggering architectural feats, the Burj Al Arab, the Dubai Frame the World Islands to name but a few but back in 2017 Sheikh Mohammed bin Rashid Al Maktoum, ruler of Dubai and Vice President and Prime Minister of the United Arab Emirates, announced an initiative called Mars 211 Project and ambition to colonize Mars within 100 years, but how? Well it all begins with architects building an imaginary Martian city in the Dubaian desert.

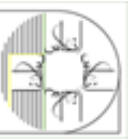
Dubbed "Mars Science City" this \$140 million ambitious project is being designed by the Bjarke Ingels Group the 1.9 million-square-foot domed structure will become the largest space simulation city ever constructed, housing a variety of program pieces for both researchers and visitors, including laboratories for the study of food, energy and water; landscapes for agricultural testing and food security studies; and a museum celebrating humanity's greatest space achievements and educating visitors on the city's research.

Utilizing one of the techniques currently considered for Mars habitat construction, the will be 3D printed using sand from the Emirati desert and to maintain a comfortable temperature and habitable air pressure, the Martian city would be made up of pressurized biodomes each covered with a transparent polyethylene membrane. Oxygen will be created by applying electricity to underground ice.

As and when the population begins to grow on Mars, biodomes would be connected to form villages and grow into cities or toruses in ring shapes.

Solar energy will be the city's main power source and the thin atmosphere plus induced heat will help maintain biodome temperatures. Underground buildings will be 3D printed under the domes and into the soil, to protect from radiation and meteors.

The project is part of the UAE's Mars 2117 Project plans which "aims at its final stage to establish the first inhabitable human settlement in Mars by 2117."







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# COULD THIS BE THE IDEAL PLACE TO WITHSTAND THE NEXT PANDEMIC?

OCEANIX CITY is a vision for the world's first resilient and sustainable floating community designed by BIG.

A proposed floating city for 10,000 residents on 75 hectares the concept consists of buoyant islands clustered together in groups of six to form villages. These clusters would then be repeated in multiples of six to form a 12-hectare village for 1,650 residents, and then again to form an archipelago home to 10,000 citizens.

The design is anchored in the Sustainable Development Goals, channelling flows of energy, water, food and waste to create a blueprint for a modular maritime metropolis. Each of the modules would be built on land and then towed to sea, where they would be anchored in place. The miniature islands are also designed to survive a category-five hurricane.

Structures populating the modules will be low-level – predicted to rise four to seven stories – in order to keep the centre of gravity with each mini-village hosting a community framework for living, including water baths, markets, spiritual and cultural hubs, but BIG intends the Oceanix City to be adaptable to "any culture, any architecture".

As one would expect a number of renewable energy resources, such as wind, water turbines and solar panels are incorporated into the design.

Oceanix City is intended to provide a habitable, off-shore environment in the event of rising sea levels, which are expected to affect 90 per cent of the world's coastal cities by 2050.





# TOPS ON TOP

Cindy Crawford on Silestone Countertop



On Top

product designed by Cosentino®

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# DEFYING THE NORM

Envisioned by Nicos Yiatros – who spent 10 years working in London for the likes of Foster + Partners and Zaha Hadid Architects before founding design-led consultancy NYDE Studio – The Diagonal Dwelling is a gravity defying boutique sanctuary concept created for the Scottish Highlands or for use within other remote locations around the world.

The cabins unconventional shape defies the norms that prevail in standard uninspiring, ready-made prefab cabins. This sophisticated design enhances the guest experience by allowing them to enjoy the views from 3 different levels and make them feel connected to the scenery. Additionally, the elevated bed gives the sensation of floating over the landscape.

The Diagonal Dwelling is set at a delightfully drastic 55 degrees for solar panel optimisation, the effortless cascade of home and human function, and more floor space than typical angles permit. With a minimal ground footprint the dwelling accommodates more luxuries than a standard hotel suite; such a scenic hot-tub , an elevated terrace, a compact kitchenette, a comfortable bedroom with mini-bar, and a living space with a day bed and a fireplace.

A sustainable, off the grid dwelling that can be prefabricated in the factory within 20 weeks and assembled on site in less than 10 days once shipped to location.



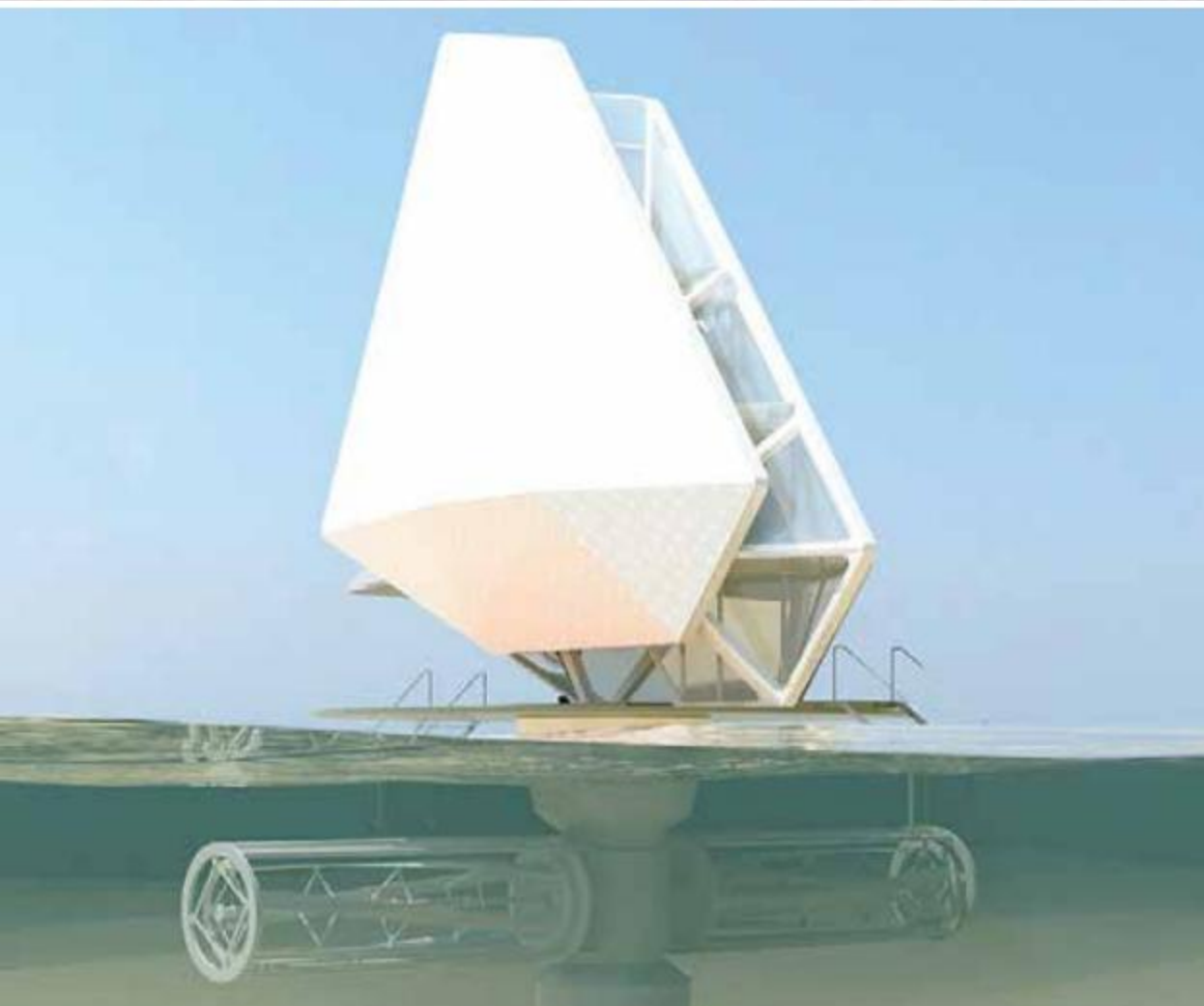








## DADA ENVISIONS A MODULAR FLOATING WORLD



About 70% of the earth's surface consists of water and with land becoming scarce, this is the place to innovate, so with this in mind manila-based architecture firm dada has introduced the 'Currents for Currents' floating housing solution for the coastal communities.

Originally located in the Philippines, the concept aims to combat the vulnerability of waterfront areas in the face of harsh natural calamities, as well as the lack of reliable power infrastructure in these far-flung regions.

Presenting itself as a set of modular housing units built in the middle of the sea and exploiting its strength in a new way. Every single dwelling is anchored to the sea bed through a main moulded plastic structure. Being a house of the future, sustainability is the key word: through a technological system embedded in the architecture, every single unit is powered by both tidal and solar energy hence the project name "Current of Currents."

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# ANASTASIA ELROUSS DESIGNS A VERTICAL ECO-VILLAGE IN BEIRUT

MM Residential Building a vertical eco-village in the fast-developing suburbs of Beirut, Lebanon, labelled "Urban Lung" sits on a 900-square-meter rectangular site at the intersection of two streets in Chiyah.

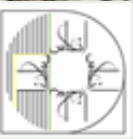




The new structure holds 14 residences plus a retail space on the ground floor, in a vertical stacking of floor plates set around a central and open planted core. The structural façade offers plenty of flexibility for the ways in which the building can be inhabited, both in plan and in section. Single-floor apartments, duplexes and penthouses can be integrated into the volume, in a nearly random pattern, so that residents can customize their own living space.

Pocket Gardens and linear terraces run along four façades, creating 360-degree views of Beirut and its environs. The planted surfaces are buffer zones between the private internal spaces and the immediate surroundings. At the same time, the building soars from the ground up as a single structural vertical planted element, extending out of the busy city life.

MM Residential Building is a vertical green landmark with a unified structure whose multi-layered façades act as a protective translucent shell vis-à-vis the street and the surrounding buildings. In a contemporary and innovative manner, the new landmark offers residential solutions that are both practical and enjoyable, while giving city residents new ways to inhabit the urban environment.







Massimiliano Fronti



Massimiliano Fronti is an award winning architect offering a full architectural service together with interior design, master-planning, 3D Rendering, Architectural Design, Architectural Drawings, Building Design, Project Management, Industrial Design, CAD, Graphics and 3D Modelling

With over 18 years of experience, gained both nationally and internationally with offices in Spain, Italy, & Dubai, he has a broad working spectrum having worked on a wide range of projects; which include hotels, industrial buildings, offices, apartments and private houses, and mixed-use schemes.

Massimiliano Fronti thinks deeply about the social value and significance of architecture through practice, and thus creates space with emotion and humanistic care.

Exploring material and construction method is also the core of the design practice. Fundamental to his process is the use of light as a building element, defining space and animating form. Every design he creates is bespoke - developed with efficiency, elegance and authenticity - and always articulated with close reference to the topography of a given site.

Everything created by Massimiliano Fronti is the outcome of an intensive dialogue between his clients. Each detail is carefully considered. From concept design to completion - encompassing working drawings, specifications, rigorous site supervision and cost control - his methodology is exacting, with a strong intention on merging architecture and art, whilst redefining how these two disciplines work in the age of digital technology and content.

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# DESIGN AND EMOTION



Paxos Villas - Greece

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The Most Desirable  
Address in Bangkok

# KING POWER MAHANAKHON



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Spectacular views, peerless design, and unrivalled lifestyle facilities await at the iconic Bangkok skyscraper's Ritz-Carlton Residences, an architectural feat.

Rising majestically above the Bangkok skyline, its pixelated façade glittering in the hazy sunlight, King Power Mahanakhon is nothing short of an architectural masterpiece. Designed by award-winning German architect Ole Scheeren during his residence at internationally renowned Dutch practice OMA, the 1,030-foot (314m) structure is the most eye-catching modern building in this dynamic metropolis. But it's not just its unique exterior that makes the tower so beguiling; inside, no fewer than 209 exclusive private residences share what is without question the most desirable address in Bangkok.





## REACH FOR THE STARS

Located between floors 23 to 73 of the 78-story tall tower, the Ritz-Carlton Residences offer complete privacy as well as spectacular and far-reaching views across Lumpini Park, the Chao Phraya River, and beyond towards the Gulf of Thailand. The ingenious cutaway design also means that for many apartments, those sweeping panoramas remain completely unobstructed.

"This is the most recognizable building in the whole city," says Tim Skevington, managing director of Richmond's Luxury Real Estate. "Which is just one of the reasons why acquiring a home in this prestigious location is a once-in-a-lifetime opportunity."

Adding to the appeal of this mixed-use development is an internationally acclaimed five-star hotel. Occupying floors one to 18, the much-anticipated opening is home to 154 rooms, including nine suites and two penthouses, as well as an ultra-chic branded spa. Also within the premises are world-class restaurants and bars including Mott 32 and Mahanathi by David Thompson, while the tower's location in Sathorn's Central Business District means that plenty more upscale eateries, bars and coffee shops are easily accessible.

At the very top of the soaring skyscraper, the Mahanakhon SkyWalk, Thailand's highest observation deck, offers 360-degree vistas of the city as well as The Glass Tray viewing platform, while visitors to the lively Mahanakhon Bangkok SkyBar brasserie, on the 76th floor, can enjoy a bird's-eye view of the busy capital. Finally, the Mahanakhon CUBE, situated adjacent to the tower, has recently been redeveloped to include a gourmet food emporium and a wealth of other specialist retail outlets.

## HIGH-END FACILITIES

Entering the Ritz-Carlton Residences, however, is a discrete affair, with the condominiums themselves completely separated from the hotel and the rest of the complex. "They have a dedicated entrance to the rear of the building, with an elegant reception area, a 24-hour Ritz-Carlton concierge and full management team including a director of residence, doormen, porters, valet parking, and housekeeping," explains Skevington. "Residents' privacy is the highest priority, and they can rest assured in the knowledge they won't be disturbed."



*This is the most recognizable building in the whole city, acquiring a home here is a once-in-a-lifetime opportunity*  
- Tim Skevington

*Residents' privacy is the highest priority, and they can rest assured in the knowledge they won't be disturbed*  
- Tim Skevington





From here, hop in a high-speed elevator to the seventh floor, and the doors glide open to reveal a host of facilities available exclusively to Ritz-Carlton residents. All conceived by esteemed British design company David Collins Studio—which is also responsible for such celebrated interiors as The London hotels in Los Angeles and New York City, London's The Wolseley, The Blue Bar at The Berkeley, and the Delaire Graff Estate in Stellenbosch, South Africa. These include a sumptuous lounge and minibar, a games room and full-size billiards table, a state-of-the-art cinema room, and a children's playroom.

There is also a gym with a full range of training equipment, a fitness studio, and a boxing ring, as well as a steam room, sauna and Jacuzzi, plus changing rooms. Yoga, Pilates and personal training can also be arranged. Outside, a sleek rooftop swimming pool and sun deck allow swimmers to enjoy the urban architecture as they chalk up a few lengths.

### NEXT-LEVEL AMENITIES

Ascend swiftly to the 54th floor and discover the stylish Residential Club Lounge, where residents have exclusive access to a reception area, a lounge, a library, a TV and games room, a kitchen and bar, and a dining area with in-residence dining if required. "There is also a boardroom for business meetings or private functions," says Skevington. "Staff can be made available, too."

Floors 23 to 54 are where the Ritz-Carlton Residences themselves are located, with the larger Sky Residences on floors 57 to 73. Ranging from two to four bedrooms, and with simplex and duplex layouts available, some with 23-foot-high (7 m) double-volume spaces, the bespoke interiors are configured to the highest specifications with floor-to-ceiling windows that offer breathtaking views. "What's more, the units within the pixelated section of the structure have individual floor plans," explains Skevington. "This makes each one completely unique."

Residences are offered fully fitted to the highest specification, with top-of-the-range kitchens and closets and an extensive choice of carefully crafted bespoke interior finishes, including solid-wood flooring and luxury kitchen and bath surfaces, all selected to suit buyers' exact requirements.

"Alternatively, many clients commission their own designers to oversee their refurbishments," says Skevington. "There are a lot of meticulous people who have bought in the building, and we've seen design professionals brought in from around the globe." As a final touch, housekeeping and laundry services are available on request. All reasons why these residences are truly exceptional.

"The Ritz-Carlton brand is known and admired all over the world," says Skevington. "Around 80 percent of these properties have already been sold, which makes this a tremendous opportunity that's not to be missed."







Futuristic architecture makes King Power Mahanakhon the most recognizable building in all of Bangkok—just one of the many reasons its luxury residences are in high demand.

Outstanding views over the city can be admired in the ultra-chic surroundings of the Mahanakhon Bangkok SkyBar, located on the 76th floor of the building.

The Sky Residences are located on floors 57 to 73 of the building, offering a tranquil retreat with world-class amenities in the heart of Bangkok.





The Ritz-Carlton Residences can be customized to buyers' precise requirements, and have a contemporary classic aesthetic that encompasses rich textures, marble countertops, and hardwood flooring.

All of the apartments are finished to the highest specifications, with spa-like baths in the Sky Residences meticulously finished with the finest materials.







# Massimiliano Fronti

Clean lines, open space, an emphasis on light and being at one with its surroundings are the defining characteristics of a project designed and created by architect Massimiliano Fronti.

With over 18 years of experience Massimiliano has travelled the world managing and designing

projects from hotels, industrial buildings, offices, apartments, private houses, mansions and mixed-use schemes.

The highly successful practice has offices located in Spain, Italy and Dubai offering clients an unsurpassed technical skill base rooted in

broad architectural experience, design flair and technical expertise. As a technical architect the ethos of Massimiliano is that good quality design should be integral to the development of the built environment "I make sustainable environments that improve the life and the human experience".

## PROJECTS

### SHEIK VILLA - QATAR

This extravagant Renaissance villa concept situated on a plot of 2.000,00 sqm was proposed for a Sheik in Doha, Qatar and features:

- 7 Bedrooms
- 12 Bathrooms
- Opulent interiors
- Library
- 2 Reception Rooms
- Office & Boardroom
- Garage for 10 cars
- Roof garden which is accessed via an impressive double staircase
- Swimming Pool
- Landscaped Garden

The layout of the interior space is centred around a large round circular double staircase which leads to a dome atop of the property.



ARCHITECTURE DREAMS  
ENGINEERING 3D STUDIO MAX  
BUILDINGS OPEN SPACE SKETCH  
GENIUS LOCI DESIGN ENVIRONMENT  
AESTHETICS AUTOCAD CONSTRUCTIONS



When designing a project Massimiliano adopts the 'Genius LOCI' approach in the design research: a phenomenological approach to the study of the environment, to the interaction of place and identity. This methodology considers the cultural, climatic, geographical, political, topographical and situational aspects of each project to develop the architecture individually.

The Genius Loci can be found in every project design ensuring each project is different from each other, as seen in his creations such as; the Tower in Beirut, to the Villas in Greece, to the Promenade of Badalona, to the Villa in Italy, at the Master Plan in Ukraine.

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#### PAXOS VILLAS - GREECE

Situated in an elevated position on the verdant island of Paxos this complex of three modern villas combine's traditional elements with modern techniques.

Apart from the beaches, Paxos is a scenic small town filled with unique architecture, reminiscent of the olden days. Olive groves and vineyards surround the city.

Utilizing different materials in a very balanced way the complex blends effortlessly into its surroundings. To harmonize nature the use of stone on the exterior walls provide a traditional essence to the modern construction.

The marvellous swimming pool and deck area which sits right at the edge of the cliff, overlooks the beautiful scenery providing unspoilt views.



#### GUAPANITA CONCEPT STORE - BARCELONA

Guapanita concept store is the new shop in Barcelona for this new fashion brand for woman. Concept and interior design based on the idea to make protagonist the woman and her sensibility. Red, white and silver colour to invite the client to visit and buy.





# Dynamic Design: Pininfarina's Architectural Ascension

Synonymous with the world's most elegant sports cars, Italian design icon Pininfarina is now steering its sleek approach towards ultra-high-end developments



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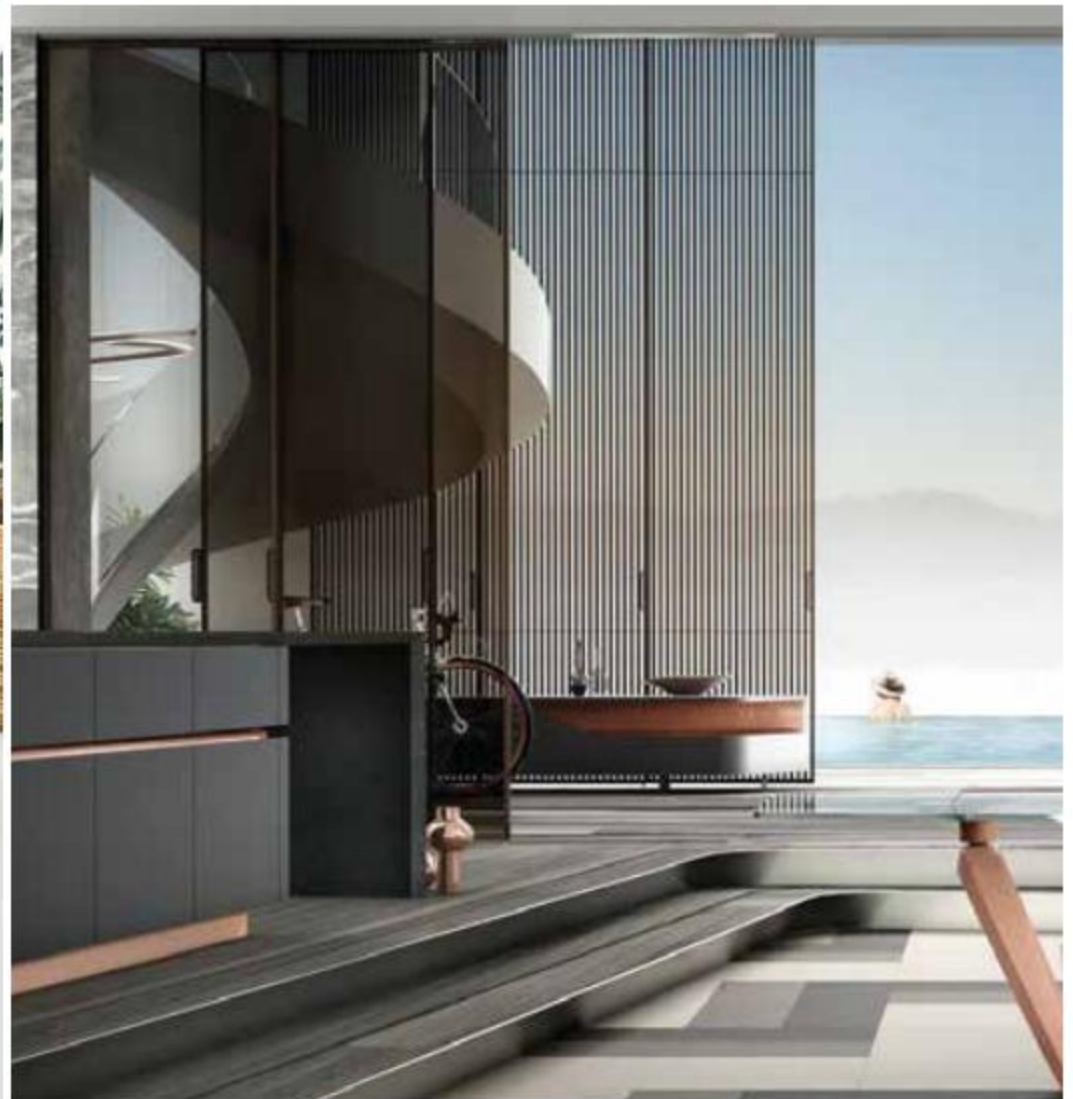
# BRINGING DESIGN HOME

Pininfarina made its first foray into architecture by reimagining the interior of a historic palazzo in Turin, Italy. It has since added award-winning projects in Brazil to its portfolio, as well as bold, innovative new developments in Spain, Florida, and Washington state. But the company's architectural approach has its roots in a more unexpected place: the kitchen

In 1990, the company was approached by leading Italian manufacturer Snaidero—whose kitchen showrooms started out more than 70 years ago in Majano, Italy and can now be found in cities such as London, Paris, Houston, and Maui. The brief: to bring a touch of Pininfarina's racy flair to the room at the centre of every home.

We see the kitchen as the engine and heart of the house. Here form and function combine to create the perfect environment for building memories," says Paolo Trevisan, Pininfarina America's Miami-based head of design and architecture.

Trevisan started in car design at Pininfarina in 2000. His engineering expertise, combined with a passion for art, made him a perfect fit for the company and are the reason he was singled out to help it diversify beyond its core automotive business. We're always looking towards the future, incorporating features for well-being into our buildings and studying how the spaces we live in impact our emotions—Paolo Trevisan With Trevisan's expertise, the company has become an awesome force in building design. "I have really pushed architecture in the company," he says, adding that "it was a natural transition from kitchen, furniture, and interior design."





# BRAZILIAN BRILLIANCE

Pininfarina's sleek approach to architecture is especially evident in the acclaimed projects it has underway in Brazil - a country that holds special meaning for Italian-born Trevisan. He moved there as a child, and was well placed to steer the company into astonishing projects like Cyrela and Heritage in the commercial capital, São Paulo.

Cyrela, built on a small, difficult plot in one of the city's most prestigious neighborhoods, houses ultra-high-end studios, each reached by an elevator serving only one other apartment. Every 378 square foot (35 sq m) unit features four private terraces - one on each side of the building - to create the all-important extra outside room that affluent Brazilians expect as part of their living space.

As well as placing emphasis on the building's outer spaces, Pininfarina reimagined an often-overlooked area: the garage. Fittingly, for a company steeped in the automotive world, this part of the building was transformed into a sleek, futuristic-feeling space.

"It's usually the ugliest part of any development, but we were so proud of what we created for Cyrela, we started the launch in the garage," laughs Trevisan. He points out that those seeking a pied-à-terre in the most desirable business district of São Paulo were likely to have equally desirable cars they wanted a stylish home for.

Trevisan describes the company's other project in São Paulo, Heritage, as "the largest, most luxurious apartments in the city." And, in the resort town of Balneário Camboriú, its residential developments Vitra and Yachthouse - whose twin towers resemble the hull of a ship emanating from one side - are set to be completed soon. According to Trevisan, there is an ever-increasing demand for second homes in this area of the southern Brazilian Riviera.

For Pininfarina, architecture was a natural transition from kitchen, furniture, and interior design - Paolo Trevisan.







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# INNOVATION AHEAD

In Florida, Pininfarina has created communal areas with all the flair and dynamism of a racing car for Millecento, a breathtaking urban condo in downtown Miami. It's now turning its hand to 400 vacation apartments at Magic Village in Orlando, which will open near Disney World

Pininfarina's future projects in Florida and Washington state will be developed in parallel with Excem, a project on Spain's Costa del Sol. This 38-unit luxury residential complex is due to break ground next year in Estepona and will wow visitors immediately on entry, thanks to its glass-bottomed rooftop pool visible three stories above.

The element all these developments have in common? Design innovation—something Trevisan considers the guiding force in Pininfarina's approach to luxury. "We are always looking towards the future, currently incorporating features for well-being into our buildings and studying how the spaces we live in impact our emotions. It is those aspects that, to us, are the true definition of luxury."





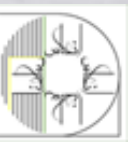


Article provided courtesy of Christies Luxury Defined

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# Celebrity House Hunting



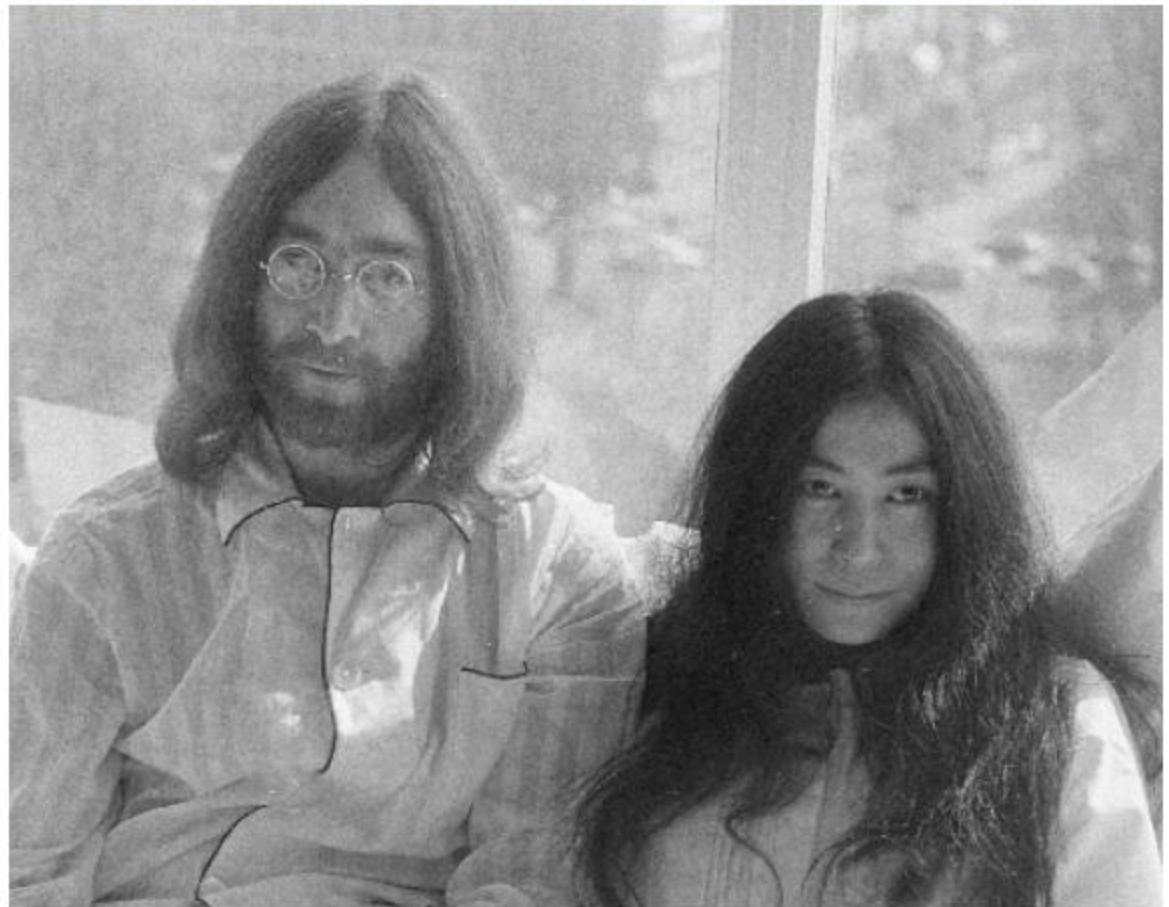
Homes of the rich and famous listed for sale...



## JOHN & YOKO PALM BEACH MANSION

In 1980, the same year John Lennon was shot and killed outside his Dakota apartment building in New York City, he and wife, Yoko Ono, bought a beautiful ocean-front mansion in Palm Beach, Florida for \$725,000. The home has recently been put on the market by its current owners for \$47.5 million....

They only owned the house for six months, long enough to decide how they wanted to renovate it, before they had to return to New York. Sadly, it was the only time Lennon was able to enjoy it, as he was shot down before being able to return to Florida. Later after John's death, Yoko returned to Palm Beach to complete the renovations and sold it in 1986.





Designed by famed Palm Beach architect Addison Mizner and built in 1925, the 14,145-square-foot home, named El Solano, includes seven bedrooms and twelve baths in Mizner's signature Old World Mediterranean style. It was built during a period when craftsmen were brought in from Europe to build these homes with fine details, similar to President Trump's nearby Mar-a-Lago. The home also contains a gourmet eat-in kitchen, formal living and dining rooms, a den/library, fireplaces and wet bar. Special touches include a hand-stencilled ceiling and the use of coquina stone accents. Outside, are two swimming pools, a tennis court, unobstructed ocean views and 180 feet of beach across the street with beachfront cabana. There is also a three-car garage and a guest house on the 1.9-acre property.

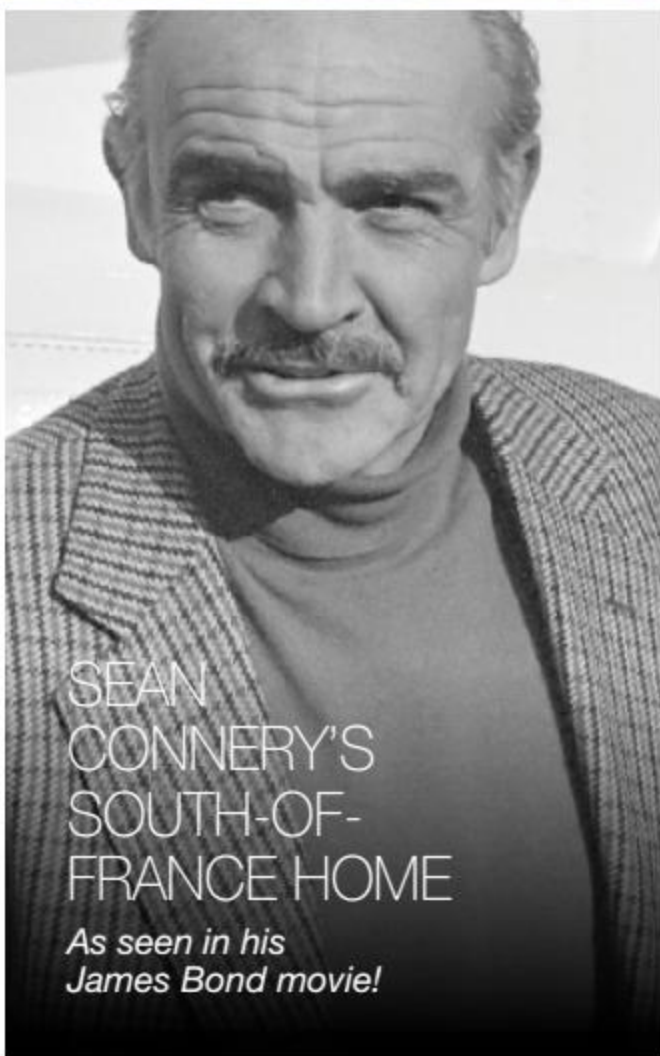
The rather formal elegance of Palm Beach has always drawn the super wealthy who feel more comfortable in the company of their peers. It is estimated that 32 billionaires on Forbes list of 400 worldwide are residents or frequent visitors there. Some include President Trump, who bought Post Cereal heiress Marjorie Merriweather Post's Mar-a-Lago estate in 1985, Rod Stewart, Carl Icahn, Howard Stern and author James Patterson. Palm Beach was also where the Kennedy family owned their winter mansion since 1933. It was where President John Kennedy spent his last weekend at his father, Joseph P. Kennedy's mansion, before his fatal trip to Dallas.

The Palm Beach oceanfront mansion which John Lennon and Yoko Ono purchased in 1980 for \$725,000 and was renovated by Ono and sold in 1986 for \$3.15 million, is once again on the market, now priced at \$47.5 million.

For more information visit:  
Matrix South Florida







SEAN  
CONNERY'S  
SOUTH-OF-  
FRANCE HOME

As seen in his  
James Bond movie!

Sir Sean Connery was the quintessential James Bond. The screen's original 007: smart, handsome, refined, debonair and the most popular of the nine actors who took on the classic-spy role created by British-naval-intelligence-officer Ian Fleming in 1953. Instantly recognized by most people through the James Bond film franchise of the 1960s to '80s including Goldfinger, Diamonds are Forever, Dr. No and From Russia With Love, Connery eventually went beyond the Bond roles winning an Academy Award for The Untouchables, three Golden Globes and Kennedy Center Honors in an acting career of over 50 years.

A Scottish expat, Connery lived in Spain for some years before moving to the South of France into one of the region's most stunning and well-located villas with views overlooking the city of Nice and the Mediterranean Sea from a hill on the Cap de Nice. Adding a touch of reality to his Bond films, Sean's home was used in several scenes of the Bond-movie Never Say Never Again that was filmed in Nice and nearby Monaco. Now listed for sale, Sean Connery's former home is priced at \$33.87 million.

This circa 1,000 sq m Belle Epoque styled villa, formerly the residence of actor Sean Connery, is perched on a hillside amongst a circa 5,000 sq m oasis of beautiful, newly renovated terraced gardens running down to the sea, with an indoor swimming pool, outdoor salt water swimming pool and two independent guest villas.

Imposing automatic gates, set in stone towers, provide secure and very private access into the property and a gently falling, sweeping drive brings arrivals to the entrance of the main villa.





The beautiful, recently re-landscaped gardens are terraced with abundant stone walling and vibrantly coloured plants and shrubbery, gradually falling down to the coastal road by the seafront. The outdoor, salt water swimming pool has the most incredible aspect out to sea.

Stone steps rise to a covered outside reception area, with pretty mosaic tiled flooring welcoming guests to the front door and into a grand reception and entrance hall. The large proportions are immediately apparent as you enter the principal salon with floor to ceiling windows and the first of various mesmerising westerly panoramic views over the wrap around terrace and along the coastline.

Adjoining the entrance hall is a family snug and television room, plus a further room with a fitted kitchenette being used as a home office as well as a large bathroom.

A lift accesses all floors and stone stairs rise to the master bedroom floor, with a very large bedroom with French doors opening onto a private balcony. There are two separate bathroom suites, one with a shower and the larger with a large bath and an adjoining dressing room and a walk in wardrobe.



On a level down, is a gym and fitness room, plus a further large en-suite bedroom with walk in dressing room. The lift or stairs access the lower ground floor and the central hall is open to a large dining room, with windows on the terrace, serviced by an adjoining kitchen. Accessed from the kitchen is a wine cellar and large laundry room and from the central hall is a further bedroom suite.

The indoor swimming pool level opens out to the gardens and provides further leisure space, with incredible views as well as another large bedroom and bathroom. Below this, is a hammam, showers and a changing area.

There are two guest villas on the periphery of the grounds, the first, with two en-suite bedroom and two living rooms (one currently used as a studio) over two floors. The second with a further two en-suite bedrooms and a large open plan living room and dining room.

Adjoining the main villa is a two car garage with a self-contained staff apartment above.

Connery, 89, no longer owns the property, but the area, just outside of Nice and a short drive from Monaco, remains a magnet for the rich and famous, according to the listing agent, Edward de Mallet Morgan, with brokerage Knight Frank. The property is listed with a guide price of €33.87 million

For more information about this listing visit: Knight Frank



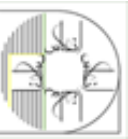




## RETIRED CHELSEA FOOTBALLER JOHN TERRY REDUCES HIS LAVISH ENGLISH MANSION

*The lavish six-bedroom home situated in the beautiful village of Oxshott has been reduced by a further half a million pounds to a cool £5million.*

An imposing and substantial family home, situated in the prestigious Crown Estate has been refurbished and interior designed throughout under the direction of top London interior designer Louise Bradley; to create a beautiful, adaptable and welcoming spaces for both relaxed family living and entertaining.







The spacious entrance hall, with an impressive sweeping staircase leading up to the first floor, is a light and bright space, giving views into the drawing room, dining room and stunning rear gardens beyond. The drawing room and dining room flow seamlessly into each other and with three sets of French doors giving access to the terrace and gardens, it makes a welcoming and generously proportioned formal entertaining space. Further double doors lead from the entrance hall into the traditional bespoke kitchen/breakfast room which leads to an additional family room, a warm and bright reception space, with views over and giving access to the gardens. Additionally, off the kitchen is a further reception room, also with garden access, currently used as a media room. Adjacent to the kitchen is the spacious and useful utility room/laundry.

On the first floor, the galleried landing leads to the extensive and sumptuous master bedroom suite, with double doors to a balcony overlooking the landscaped rear gardens. There is a large combined "his and hers" dressing area and a luxurious en-suite bathroom. There are three further bedroom suites on this floor all with elegant en-suite bathrooms and dressing areas.

A staircase leads from the first floor landing up to the second floor, where there is a large room, brightly lit by both dormer windows to the front and skylights to the rear, currently used as a further bedroom, with en-suite shower room, but which could be easily adapted to create a games or cinema room. Above the integral triple garage there is a kitchen, bedroom and a separate bathroom, which would provide ideal annexe accommodation for staff or guests as it is served by a separate staircase, and own front door.

Externally, the beautifully maintained south-facing rear gardens are mainly laid to lawn with a variety of attractive mature trees and shrubs, which confer a pleasant sense of seclusion. The magnificent gardens enjoy a stunning bespoke garden kitchen, BBQ area, swimming pool and spa. The garden is further enhanced by a four hole putting green, as well as three separate terrace areas perfect for relaxing, entertaining and al fresco dining.

Terry - who has amazed a property empire in Oxshott, Surrey, thought to be worth £47 million - put the luxurious pad on the market following a burglary in the property back in 2017.

For more information visit: Savills







## SYLVESTER STALLONE'S STUNNING LA QUINTA MANSION!

*It's been a rocky road for Sylvester Stallone in La Quinta, (excuse the pun!) but this Hollywood hatter has recently listed his luxurious Coachella Valley, California, mansion for \$3.35 million.*



Situated in La Quinta a suburban in Los Angeles, made famous for its abundance of golf courses and where Frank Capra wrote the screenplay for *Lost Horizons* in 1937 while lounging poolside at the La Quinta Resort & Club.

The La Quinta home was built in 2008 and is located in Country Club of the Desert, a gated community. Stallone's four-bedroom, five-bath, 4,889-square-foot home choice was likely influenced by his Italian ancestry with its Old World Mediterranean style and Caribbean Island touches including double-wooden front doors; walled patio entry; inside rooms that open to the outdoors; vaulted foyer; an arched entrance into a two-story, beamed-ceiling living room with fireplace; and multiple conversation areas. Dinners can be enjoyed in the more formal dining room that opens to the rear terrace or in a number of other locations from the large eat-in island kitchen to the outdoor dining spaces and courtyard.

Attractive features include coved ceilings and arched entryways between rooms with floors of hardwood and tile. A classic home for entertaining, there is a wine room and outdoor kitchen on private terraces. Upstairs, the master suite has a fireplace, a television that rises at the foot of the bed, large master bath, dressing room and another private terrace with long-distance views to the mountains. Outside past the firepit and just steps off the terrace across the grass is a lovely pool and spa, lush plantings, water features and a rock-strewn flowing stream that runs across the property.

La Quinta has been the host city for a number of prestigious golf tournaments over the years including annually The American Express formerly known as the Bob Hope Desert Classic. La Quinta is a celebrity hot spot and has attracted residents such as Kanye and Kim Kardashian-West, Tom Brady and Kylie Jenner.

An actor, director and screenwriter, Stallone is also a prolific painter whose work has been displayed in art museums and galleries in the United States, France, Russia and Switzerland. His most recent movie, *Rambo: Last Blood*, in which he takes on a Mexican drug cartel, opened last fall with box office sales over \$91 million so far.

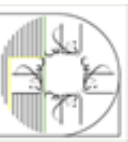
Sylvester Stallone is selling the custom home that he built in 2008 in La Quinta's golfing community of Madison Club. Priced at \$3.35 million, the listing agent is Josh Reef of Douglas Elliman, Beverly Hills.

*Photo credit: Doyle Terry courtesy of Douglas Elliman*





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## AL CAPONE'S CHILDHOOD HOME IN BROOKLYN IS LISTED FOR SALE

*The home where the notorious Chicago gangster and mob boss Al Capone grew up has been listed for sale for \$2.9million but for die-hard fans looking to for relics from the infamous bootlegger's childhood will be sorely disappointed. .*

The townhouse in now-ony Park Slope bears little resemblance to the home where Capone grew up more than a century ago having been completely renovated into a modern family home.

21 Garfield Place is an iconic brownstone family home currently used as a modern triplex with a separate unit on each floor.

The owner's duplex consists of three bright, spacious bedrooms and two and a half bathrooms outfitted with chevron tile and chrome fixtures. The oversized modern kitchen is outfitted with stainless-steel appliances and subway tile backsplash opening to the south facing, sun splashed living room. A private staircase leads to a gracious recreation room and tranquil, private backyard.







Residence 2 and 3 are generous one bedroom rental units. They will be delivered vacant unless the interested buyer wants to keep the tenants in place. All supporting lease documentation will be furnished. Both residences have large bedrooms, beautifully updated windowed kitchens, ample storage, and chic bathrooms with soaking tubs. Residence 2 offers a wonderfully spacious terrace permitting a dining area for 6-8 people and ample space for a luxurious lounge setup. Residence 3 offers an oversized, private roof deck with treetop views.

The current owner has undergone a significant amount of upgrades to the building which include: fully replacing both roofs, installing aluminium coping on parapet walls, adding deck tiles, affixing brand new fencing, replacing gutters and all siding on the North East side of the home. The entire rear of the home was reapointed and Stucco'd. The electrical was upgraded and all 3 residences now come equipped with new split Mitsubishi Hyper heat units and vented washers and dryers.

21 Garfield Place is located on a peaceful, tree lined block just off vibrant Fifth Avenue in Park Slope. The block has jovial annual block parties, and is also an optimal place to view the NYC marathon which takes place along 4th avenue every Fall. The home is also just a few blocks away from the notable Old Stone House which is right next to a superb playground and the bountiful Farmer's Market that takes place every Sunday year round. Park Slope is considered one of Brooklyn's most coveted and sought-after neighbourhoods due to its everyday conveniences, public transportation access, exceptional school offerings, fine dining and sense of community.

For more information visit: Douglas Eliman









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# The Art of OUTDOOR LIVING

Nature is a popular and visually appealing interior decorating theme, and the term “bringing the outside in” is often used within magazine articles when describing using natural features like plants and rocks inside - but what about “bringing the inside out”?











Any good estate agent will now tell you that today your garden is not only viewed as an extension of your property by potential buyers but as another room in your house. Gone are the days of plastic folding chairs and tables, today's modern gardens feature sofas and chairs, bars and dedicated outdoor dining tables and areas.

One of the most popular ways to create an outdoor haven is by zoning your space, creating designated areas for dining, entertaining and of course family fun. This is exactly what you would do in your home to create a feeling of comfort so why not replicate it outside?

Here we show you how:

## Let it flow:

Throw open your patio doors and let the colour schemes of your house diffuse out to your garden furniture, cushions and tablecloths. This will create a unified design, as opposed to a home-versus-garden situation. Continue the same colour scheme from outdoor furnishings into the flowers in your pots and containers so everything blends effortlessly together. Just as you would create spaces that flow on from one another within your house, extending this flow to the outdoor areas of your property can increase the sense of space, maximise their use and functionality, and even add extra value to your home.





## Create zones:

Just like in a living room, your furniture needs to be structured this will not only provide places for friends and family members to sit, but will also create a focal point. When planning your furniture layout examine traffic flow around fire pits, planters and fountains. Look closely at wind and sun patterns throughout the day. It doesn't do any good to put a seating group where you're going to bake in the sun likewise it also doesn't make sense to orient furniture toward a poor view. And almost nothing kills the comfort of an outdoor space faster than an uncomfortable wind.

The secret to achieving a great space lies in creating a number and a variety of ways to sit that suit different moods and activities. Groups of chairs that look at one another will promote great conversation, a large table beautifully dressed for dining will become the focal point for dining and a single chair or chaise located in a quiet spot will become a cosy haven where you can relax with a good book or glass of wine

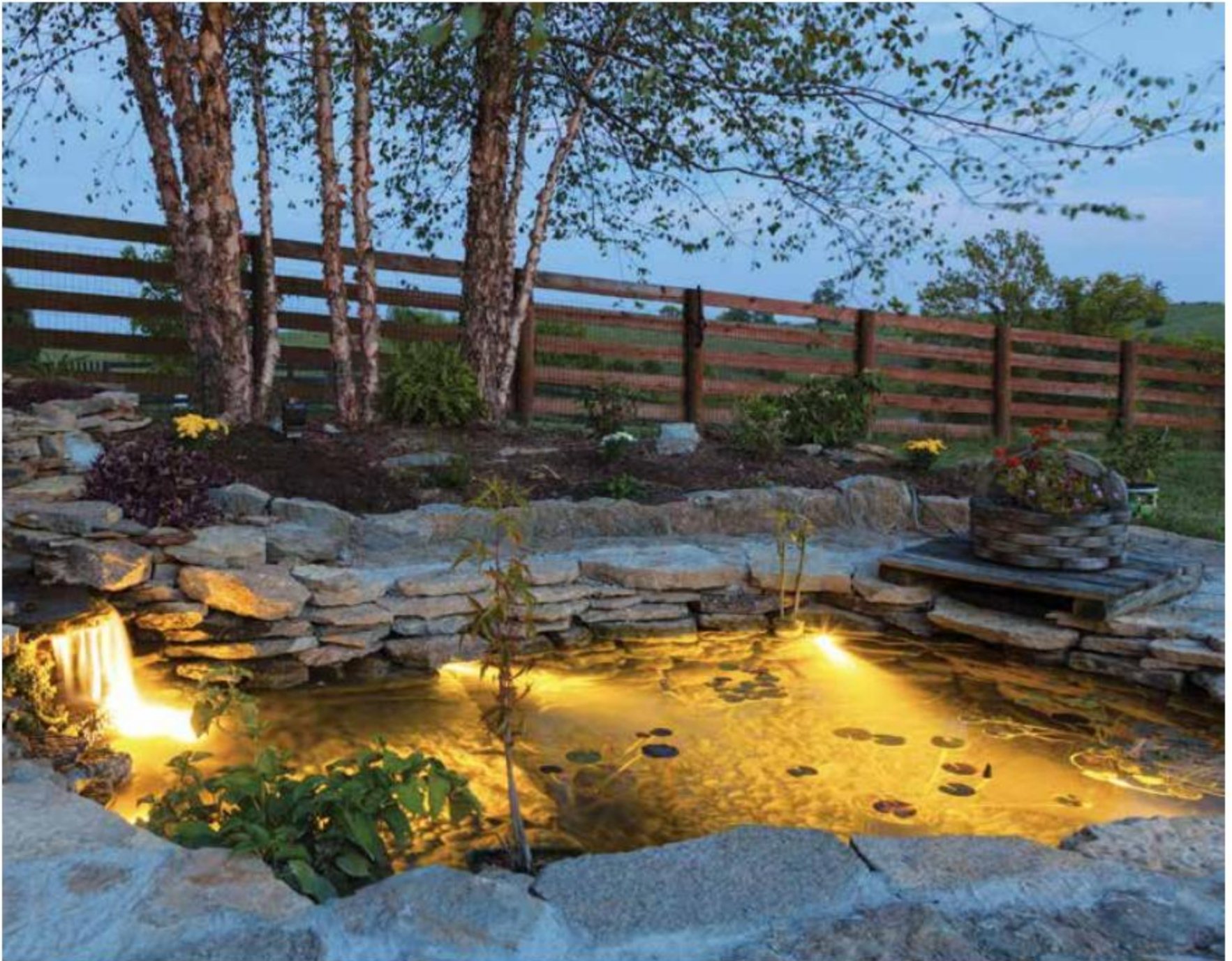






## Light it up:

For evening entertaining that will really impress, invest in beautifully designed lighting to enhance the aesthetic appeal of your space. Use a combination of up-lights as well as lights installed on outdoor structures to illuminate your seating areas effectively. Garden lighting, festoon lighting and fairy lights can also add some wow factor to your outdoor area.







## Don't be afraid to use soft furnishing:

You'll find you want to spend more time in your backyard if it is beautifully furnished. Make sure you choose furnishings that suit the space. If you anticipate using your outdoor area for long family meals than a robust dining setting / free standing counter with stools would be ideal, whereas lounge suites or hammocks are perfect for those who want to just relax and let the world go by. Make sure you include decorative elements to dress the space and add personality. Carpets, throw pillows for furniture, and other design touches will create a welcoming feel.







## Create an ambience:

Not everyone is fortunate enough to have enough space for a swimming pool so set the soundtrack to your outdoor room with the tranquil tune of a water feature. A trickling urn is an easy way to create a calm atmosphere in any garden retreat.







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# Easy ways

to bring festival fever  
home this summer

With many festivals now postponed until 2021, it's time to rethink one of our favourite summertime staples whilst we wait for their return next year. Here are 5 ideas for recreating festival flair at home this summer with Garden Trading







## FESTOON FAVOURITES

Bringing real festival flair to your set up, festoon lighting is a must-have for a festival type feel. Wind round tree branches, string along walls and fences or use festoon poles to set a magically-lit boundary around your activities.





## FESTIVAL FEELING

Carve out a little relaxed corner for the main event. Fire pits and chimeneas will keep everyone warm when the sun goes down, whilst adding a sense of occasion. Pile up blankets and cushions for softness and comfort.





## TAKE A SEAT

Embrace the easy-going style of festivals by mixing seating. From deckchairs to camping chairs, it's easy to create relaxed amphitheatre style seating to give everyone a good view.







## SERVED IN STYLE

No viewing is complete without treats to rival any concession stand. Create a snack station using a butlers tray with hot chocolate in enamel mugs, toffee apples and popcorn jars or using prongs to toast marshmallows to make everyone's favourites' mores recipe. Try hot chocolate in enamel mugs.







## STREAMING SCENE

Old sheets tied between trees or attached to fences creates a makeshift screen. Create a solid surface with wooden boxes and hook up a projector to, stream a favourite movie, gig or play. And you have yourself an outdoor cinema, stage or theatre. And don't forget about blankets and cushions, to make it all super cosy.

Images provided courtesy of Garden Trading. For more information visit: [www.gardentrading.co.uk](http://www.gardentrading.co.uk)

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# STRIKING CONTEMPORARY VILLA

COMES TO  
MARKET IN  
SOUGHT-AFTER  
LA CONDAMINE,  
MONACO

*Located in historic La Condamine is Villa Nuvola, just moments from the yachts docked at Port Hercule. The three-bedroom villa is a stunning feat of contemporary architecture, incorporating curved glass throughout the 8,600 sq. ft. home.*



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The elegant property has three double bedrooms, each with ensuite and dressing room, elevator, covered rooftop pool, two parking spaces and a Zen water wall. Villa Nuvola is on the market for €28,500,000 through Monaco experts, partners Real Estate Monte Carlo and Finlay Brewer International.

Rista Backovic, Director at Finlay Brewer International, comments "As the international markets reopened, we have seen encouraging signs of pent up demand across the continent, as buyers are keen to recapture a sense of normality and activity is spiking across France. The villa offers a best-in-class example of what Monaco has to offer, perfect for those looking for a secluded haven in Prime Monaco providing extensive entertaining space and privacy."

The villa has been master-minded by the award-winning architect, Jean Pierre Lott. The façade of the villa has a striking modern aesthetic, both simplistic and abstract; a hallmark of Jean Pierre Lott's other famous works in Monaco, Le Stella, Le Simona and Villa Troglodyte.

The villa is approached via a landscaped garden, filled with luscious tropical plants and mature palm trees. Inside, buyers' gazes will be drawn to the magnificent triple-height ceilings of the living space and expertly designed curving staircase flowing through the contemporary villa providing an abundance of natural light. Mirroring the flow of the villa's facade, the sculpted staircase winds upward, giving access to the upper floors or alternatively the elevator can be taken.

The floor is completed by the sizeable master suite to the left of the entrance. The suite comprises of the master bedroom, which looks out onto the internal courtyard, grand dressing room with extensive built-in storage facilities and 'His and Her' ensuites, designed in a contemporary fashion and with stand-alone bathtub.







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On the top floor, residents pass through full-length glass doors onto the decked terrace housing the private rooftop pool, surrounded by luscious plants and palm trees. The views from the balcony are exquisite and the perfect backdrop for relaxed dinners, providing a sweeping vista of the city and its distinctive architecture, with the Mediterranean just a few hundred metres away.

Located in the historic Le Condamine district of Monaco, world-class amenities are easily accessible and the delights of Port Hercule, luxury of Carré d'Or and the popular Fontvieille are all within easy reach. Monaco is frequently host to a number of world class events each year including, Monte-Carlo Rolex Masters, the Monaco Grand Prix, and The Monaco Yacht Show.

This rare gem is on the market with Finlay Brewer for €28,500,000



For further information on the Villa Nuvola contact Finlay Brewer Tel: 020 7371 4166 or visit: [www.finlaybrewer.co.uk/international](http://www.finlaybrewer.co.uk/international) or Real Estate Monte Carlo Tel: +377 93 50 60 70 [info@realestatemontecarlo.mc](mailto:info@realestatemontecarlo.mc)

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AND SIMON COWELL COMES TO  
MARKET AT \$25 MILLION

آموزشگاه انعکاس منبع جدیدترین اطلاعات ، مقالات و دوره‌های آموزشی دکوراسیون داخلی

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Designed in a contemporary style, with a neoclassical twist, Cove Spring House has been home to a wealth of high-profile individuals, including Prince Harry and Meghan Markle, as well as Simon Cowell and Anthony Joshua

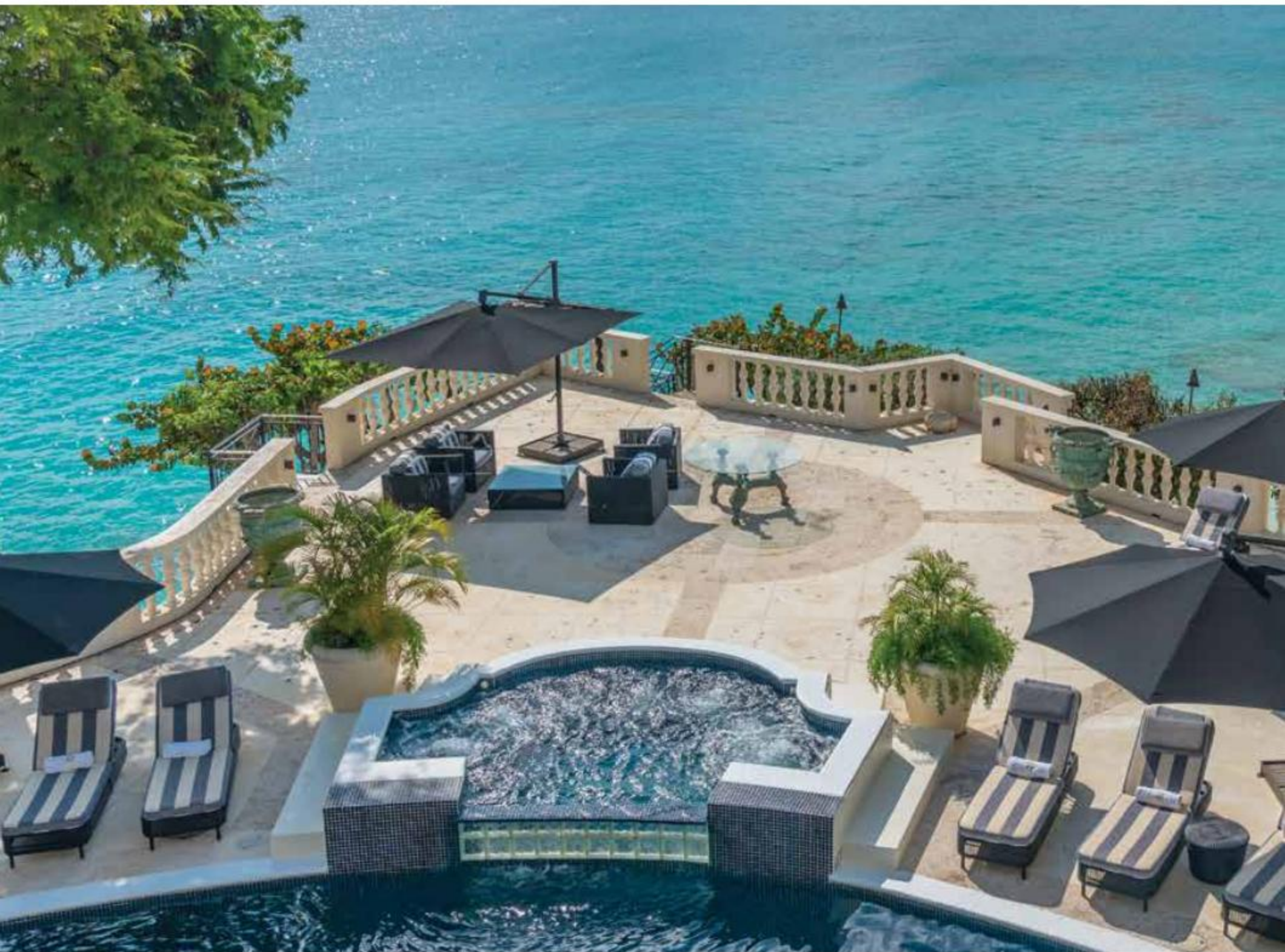
Perched atop a coral cliff, overlooking the calm blue waters of the Caribbean Sea, sits Cove Spring House, a spectacular c.14,000 sq. ft. mansion on the island of Barbados. Available for private bookings, the home is popular with a wealth of high-profile individuals, including Prince Harry and Meghan Markle, as well as Simon Cowell.

On the market for \$25 million through Wilfords Caribbean and One Caribbean Estates, Cove Spring House comprises 10 bedrooms, 10 bathrooms, extensive living areas, large swimming pool, entertainment terrace, gymnasium, spa facilities, separate cottage, as well as a private beach and 24-hour security.

Commenting on the instruction, Geoff Wilford, Director at Wilfords, commented: "Cove Spring House is one of the finest properties on the island of Barbados, a view supported by its popularity with some of the world's most high profile individuals. The added benefit of this home is its income potential, with the ability to rent it out through private bookings and events. Its exceptional location and spectacular design means it will be a popular asset year-round."







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Designed in a contemporary style, with a neoclassical twist, Cove Spring House is situated in an exclusive section of the Western side of Barbados. Within close distance to a number of the island's hotspots, including The Cliff and Lone Star, the mansion offers the perfect mix of at-home and off-site entertainment.

Accessed via a private gated driveway, the mansion, occupying a total land area of 56,628 sq. ft., is enveloped by manicured trees, shrubbery and extensive landscaping, which offers exclusive privacy.

Upon entering the home, a magnificent grand foyer leads onto the main entertainment space on the ground floor. Two guest bedrooms suites occupy the floor as well as a spacious living room, dining room, kitchen, study and staff quarters. The key features of the ground floor comprise a large gymnasium, as well as access onto an expansive terrace which leads onto a curved swimming pool.

Occupying the first floor is a grand master bedroom suite, complete with a separate walk-in closet and dressing room. Two additional guest suites are located on the floor, with each room benefitting from direct access to the elevated terrace. Located in the basement of the property is an extensive storage facility, laundry room and pump room for the swimming pool.

Separate to the main building, but within the grounds, is a private cottage. Offering c.2,500 sq. ft. of accommodation the space comprises three bedroom suites, as well as a terrace and patio space.

One of Cove Spring House's standout features is its private beach at the bottom of the property, providing direct access to pristine blue waters of the Caribbean Sea. The complex also benefits from a dedicated security team managing the site 24-hours a day.







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Barbados is one of the premier locations in the Caribbean, famous for its pristine white sandy beaches, calm turquoise sea, festive street life, exceptional restaurants, and some of the best luxury property in the region.

Cove Spring House is on the market with Wilfords Caribbean and One Caribbean Estates at \$25 million, for further information contact Tel: 020 7361 0400 or email: [info@wilfordscaribbean.com](mailto:info@wilfordscaribbean.com)

## WILFORDS LONDON



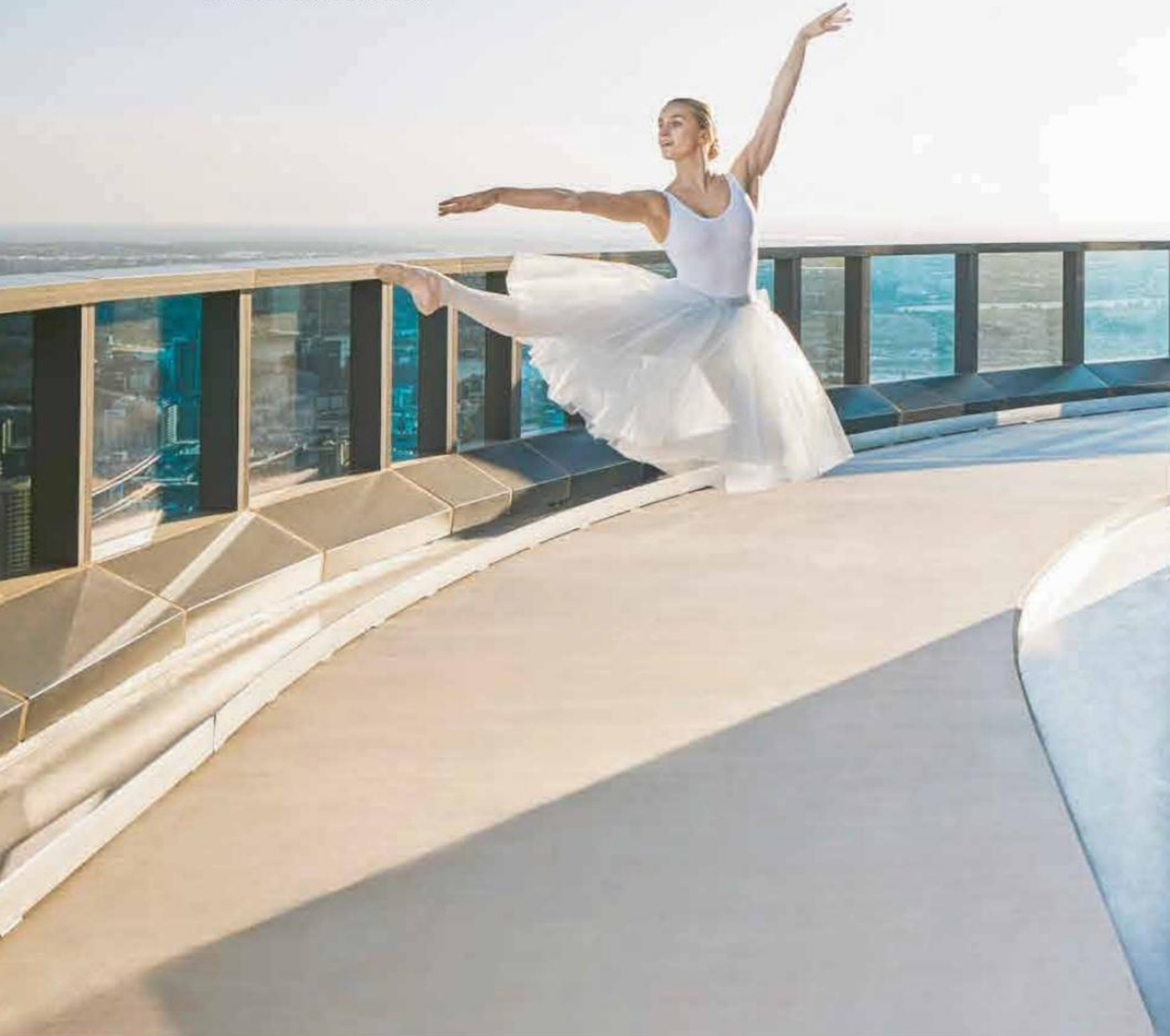


# Live in the Sky

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We invite you to experience the beauty and the drama of these magnificent new Penthouse Residences.



THEHORIZONCOLLECTION.COM.AU

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# THE HORIZON COLLECTION

BRISBANE SKYTOWER  
AUSTRALIA



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# Harmonious Residence

Inside Laith Abdel Hadi's Exclusive  
Luxury Design Residence In London





*Inspired the clients' unique artwork collection, that almost looks like it came right out of a curated museum collection, the renowned interior designer has designed a harmonious exclusive contemporary residence. This luxury design project enhances perfectly the balance between bright colours, strong contrasts and the elegance of some the most wanted pieces by Boca do Lobo*





Famous for his unpredictable design projects, the interior designer based between Dubai, London, and Saudi Arabia has designed a harmonious space full of exclusivity where the client's exclusive art collection is in the spotlight.

Throughout the property all of the walls were painted in crisp white so the art could stand out. Laith Abdel Hadi thoughts worked around the colours of a peacock feather: blue, green and caramel for the formal area. The luxury ambience is filled with shaped and sharp forms to create more dimension and life growing through the ground. The interior designer always works closely with his clients to create an interior design project that reflects the clients' style and personality, always pushing the boundaries of style and design a bit further.

Within the opulent and wide-open eclectic living room art is detailed in every piece of furniture. Contemporary and maximalism styles are the main combination of the room and together create the perfect juxtaposition. Laith Abdel Hadi explained that "the Boca Do Lobo Versailles sofa was the focal point for me in the formal lounge which was custom upholstered in a rich deep blue velvet...the sofa was a perfect fit to such an eclectic space". This is one of the more luxury furniture piece used by Laith Abdel Hadi for this amazing interior design project!.

As for the dining area, Laith Abdel Hadi used white and neutrals, however this outstanding design corner only worked because of the contrast with the white and blue-tiled sideboard, called the Heritage Sideboard, from Boca do Lobo's Limited Edition Collection. "I added the Heritage sideboard in the dining area that worked perfectly with the kitchen blue agate countertop to pull in all the different shades of blue," explained the interior designer.







*“ One of the brands, I worked with on this project is the obvious choice of Boca Do Lobo. I genuinely love the exaggerated fantasy-like art pieces they created, which I believe will be sought after collectables 20 years from now. ”*

*Laith Abdel Hadi*



The kitchen countertop was a challenge for its size as it's entirely made of blue agate crystal, which we had made and flown from India to London. Overall, to create this fabulous design project, Laith Abdel Hadi worked with some of the best luxury and exquisite brands, such as Minotti, Jonathan Adler, Eichholtz, Tom Dixon, The Rug Company, Hudson Furniture NY by Barlas Baylar, and (of course) Boca do Lobo.



#### ABOUT THE DESIGNER

Laith Abdel Hadi's personal style is quite unpredictable. He believes that one object can dictate the direction he will take in an overall look and feel of the space however, everything he designs has some kind of humour in it, giving the room a feeling of belonging and happiness, with a touch of surprise and drama.





## CASARES REAL APARTMENT

This is a superb 1st floor Casares Real apartment situated on the Casares Costa. Casares real is a mature and well renowned urbanisation and a popular choice for 2nd home owners and residents alike. The apartment is in immaculate condition and larger than most 2 bedroom apartments. The large entrance hall leads to a lovely living area with a fireplace and lots of natural light. The patio doors lead out to the main, good sized South facing and sunny terrace. The terrace offers beautiful views towards Sabinillas and the pool area. From the entrance hall there is a fully equipped kitchen and utility area. From the living are there are 2 great sized double bedrooms and the family bathroom. The master bedroom has fitted wardrobes, an en suite bathroom and a private door out to the main terrace. The second bedroom also has good storage. Furthermore, the apartment is sold with a private underground parking space and there is lift access. This Casares Real apartment is a beautiful and well appointed holiday home or more permanent residence with excellent rental potential. Viewing is highly recommended to appreciate the size, location and quality of the apartment.

### Ref 2428: Apartment

Beds: 2

Baths: 2

Internal Size: 96m<sup>2</sup>

External Size: 18m<sup>2</sup>

169,000€





# CASARES DEL SOL PENTHOUSE

We are happy to offer for sale this stunning Casares del Sol Penthouse apartment, located on the Casares Costa. Located in a very well maintained, gated complex with garden areas, swimming pool and 24hr security. Furthermore, the complex is situated 5 minutes drive from the beach, a short walk to bar / restaurant and the golf courses of Casares Costa and the prestigious Finca Cortesin. The apartment is completely renovated to a very high standard, with a new kitchen, 2 new bathrooms, doors and flooring. It is impeccable and ready to move in to. The property comprises of an entrance and hallway. A new fully fitted and equipped kitchen. The bright and spacious living room with a dining area leads to the lower south facing terrace. A spiral staircase leads up to the huge sun terrace. The roof terrace has excellent views, enjoys all day sunshine and privacy. The main bedroom is a good size and also comes with new full en suite bathroom. The guest bedroom is a comfortable double and has fitted wardrobes and Juliette balcony. The second bedroom is served by a newly renovated family shower room. Additionally, the apartment has new A/C + heating, double glazed windows, new floors, underground parking and a large storeroom. It is an ideal area for an outdoor Mediterranean lifestyle.

## Ref 2429: Penthouse

Beds: 2

Baths: 2

Internal Size: 80m<sup>2</sup>

External Size: 86m<sup>2</sup>

165,000€





# MARINA REAL DUPLEX APARTMENT

This is a beautiful 2 bedroom duplex apartment located on the Marina Real development right in the heart of Puerto de la Duquesa. Marina Real is one of the prestige developments in the Duquesa area. With 2 beautiful swimming pools and direct access to the beach, the apartments make fantastic holiday homes and rental investments. Located directly on the Marina in Duquesa and therefore a stones throw from amenities, restaurants and the beach. This beautiful Marina Real duplex apartment offers all you could want. Being a ground floor apartment, the terrace is slightly larger and the second floor bedrooms offer stunning sea and pool views. The current owners have kept the property in immaculate condition, this is truly a walk in ready property. On the ground floor access there is a bright and well equipped kitchen with a separate utility area. The lounge area is bright and sunny with access to the large walled terrace area from which you can enjoy virtually all day sunshine. There is also a W.C at ground floor level. From the hallway a wide staircase leads to the upper level. Both bedrooms look out over the pool and have sea views and a sunny aspect. The master bedroom benefits from a large en-suite bathroom. The second bedroom is also an ample double room and has access to the family bathroom. The property has hot and cold air conditioning, an underground parking space and a storeroom. We therefore highly recommend viewing this Marina Real Duplex apartment.

## Ref 2413: Duplex Apartment

Beds: 2

Baths: 3

Internal Size: 94m<sup>2</sup>

External Size: 11m<sup>2</sup>

245,000€





# MANILVA BEACH TOWNHOUSE

This is a beautiful beach side 4 bedroom townhouse found in the desirable urbanisation of Manilva Beach, Duquesa. This community is in a fabulous location, easy walking distance to Duquesa Port and just a minute stroll to the beach and beach restaurants on offer there. There are four lovely communal pools, 2 of which sit alongside the beach, the other 2 are within the complex and also the use of 2 tennis courts. This Manilva Beach townhouse itself is in excellent condition and therefore is ready for immediate occupation. On entering the property you immediately feel the spaciousness and clean lines of the house, it is bright and well designed with lots of usable space. From the entrance hall there is a modern galley kitchen with a large picture window. At the end of the entrance hall the house splits, to the left a large dining area and to the right, a super lounge with a wood burning stove. From here patio doors lead to a super sized garden and terrace area. The joy of the large plot is the Al Fresco life it offers, with room to chase the sun or shade and a gate that leads directly to the communal pool area and tennis courts. Upstairs leads to 4 large double bedrooms, all with fitted wardrobes and a pretty terrace over looking the pool from one of the rooms. The master is en suite and there is a further well equipped family bathroom. Because of the location close to the tennis courts and swimming pool, this makes for a super family property and rental. The mature community gardens and pool are very special and have direct access to the beach. This property offers a true Mediterranean lifestyle, outdoor living, beach walks and community spirit. One not to be missed.

## Ref 2248: Townhouse

Beds: 4

Baths: 3

Internal Size: 142m<sup>2</sup>

External Size: 100m<sup>2</sup>

**260,000€**





# MARINA DEL CASTILLO APARTMENT

This top quality apartment is located beachfront in the beautiful area of Duquesa Port and just metres from the stunning promenade and beach. Built to exceptional standards, Marina del Castillo was a flag ship development built in the mid 2000's. The modern design and quality fixtures and fittings have meant that Marina del Castillo has remained a sought after development both for owners and for investors. The apartment is in beautiful condition and offers bright and comfortable living. On entering the living area the first thing that strikes you is the beautiful terrace leading from the large patio doors. The outdoor covered terrace is substantial with a beautiful glass balustrade allowing the full sun, pool and sea views to be enjoyed. The terrace has ample room for dining, seating and sunbathing. Being covered it allows some protection for the harsh summer sun and (Occasional) winter showers, therefore you can enjoy all year round Al Fresco living. The living area is a good size that allows for seating and dining areas. The kitchen is separate and is good quality and fully fitted, it also leads to the terrace, great for ease of taking refreshments to the terrace. There is an open utility area. There are two double bedroom, both with fitted wardrobes and the master bedroom has a well appointed bathroom. There is also a family bathroom located next to the 2nd bedroom. The property is being sold with a private parking space and air conditioning. Marina del Castillo has a communal pool and gardens, a sauna and 24 hour security. This is a beautiful home, in an excellent location.

## Ref 2207: Apartment

Beds: 2

Baths: 2

Internal Size: 81m<sup>2</sup>

External Size: 24m<sup>2</sup>

285,000€





# CORTIJOS DE LA DUQUESA VILLA

This stunning Cortijos de la Duquesa villa enjoys a beautiful balance of modern and traditional Andalucian architecture. Internally the property is light and very spacious. High vaulted ceilings, open plan loft design, wrought iron stair railings and terracotta tiling all add character and charm. Desirable features of the property include spacious open plan lounge with stone fireplace, home cinema room, alfresco dining room, a mezzanine floor office with fitted cupboards and a large modern kitchen with Bosch appliances. The property boasts ample accommodation for families including a beautiful suite at main floor level, comprising of a double bedroom, luxury bathroom and living area with it's own entrance point to the house. This would make a super granny annex, teenager's suite, children's play area or could be used as 2 separate bedrooms with a shared bathroom. On the 1st floor level there are 2 large double bedrooms, each with a bathroom and beautiful open views across La Duquesa Golf course and beyond to Estepona. On the lower floor, there are 2 large basement rooms, currently used as a cinema room/bedroom and a further bedroom. From the double garage a fantastic utility area houses the laundry and extra storage, leading directly to the house and kitchen area. Externally the property has a large private swimming pool and spacious manicured gardens with coconut & palm trees and open views across La Duquesa Golf Course, the Costa del Sol coastline and the Mediterranean Sea. This property is one of only a few exclusive villas on La Duquesa Golf and it stands out with its unique interior features. It has been renovated and cared for by the current owners since they had it built and the new owners will be inheriting an immaculate and well loved property.

## Ref 2199: Villa

Beds: 6

Baths: 4

Internal Size: 393m<sup>2</sup>

External Size: 860m<sup>2</sup>

795,000€





# INTERNATIONAL PROPERTY NEWS

## ONE BAYVIEW SEYCHELLES



International award-winning architecture firm Feigin has redefined luxury living with One Bayview and sets a lifestyle maxim of a special kind of experience in connection with the nature and beauty of the Seychelles.

Offering a selection of 20 two bedroom suites from 163sqm, 5 three bedroom suites from 335sqm and 5 four bedroom penthouses ranging from 840 sqm this prime waterfront development provides a combination of luxurious living and the professional service concept of One Bayview

Selected materials, luxury brands and thoughtful floor plans allow a new feeling of space.

Each area is filled with the light of the Seychelles and enables breath-taking views into nature.

Amenities include all the usual: Spa, Gym, main pool and con-

cierge services along with use of the Exclusive Deep-Water Marina with International Standards for Yachts up to 55 m (180 feet).

Naturally, being located in one of the sailing capitals of the world, One Bayview's private marina offers residents the easiest access to and from Mahé island alongside all the docking facilities you and your crew will need.

As an added incentive investors who purchase a freehold title investment automatically qualify to apply to the Seychelles Government for a Residency Permit.as snorkelling tours, diving trips and island-hopping adventure

Prices: Upon Request

For more information visit: [www.1bayview.com](http://www.1bayview.com)







# GATEWAY TO ETHIOPIA

GRANDVIEW ADDIS  
ETHIOPIA

GRANDVIEW ADDIS, an International Property Award winning architectural design, is a landmark mixed-use development located in Bole Rwanda, a prime area in the heart of Addis Ababa. Here the most iconic, historical & prestigious establishments including foreign missions & international organizations can be found.

Grandview Addis is a monumental masterpiece that is set to deliver Addis's most prestigious address. A titanic development that fuses all facets of urban life, Grandview Addis is an intricate mix of living, leisure, shopping and working, whose palatial design embraces light and shadow, rising over the city to create a silk lining of architectural marvel.

Grandview Addis's elite residences are the epitome of urban opulence, crafted to exude luxury in a private sanctuary yet beckoned by a world of glitz and glamour at their doorstep.

A series of intricately designed three residential towers which are separately, yet intrinsically linked and rising to 15 floors are offering 1, 2 and 3-bed apartments ranging from 65sqm – 580sqm all featuring open-plan layouts and balconies with panoramic views and overlooking the grand infinity pool.

Residents can benefit from access to residents-only elevated gardens on the 4th floor with relaxed seating, where they can enjoy the piazza & the park across the development. Access to Grandview leisure at the club house provides residents with a full spectrum of entertainment including a residents' entertainment lounge with a terrace. An infinity pool overlooking the river with extensive poolside lounge, gymnasium and other amenities are also included.

Prices: Upon Request



For further information visit: [www.grandviewaddis.com](http://www.grandviewaddis.com)

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# UNDISCOVERED LONDON

KING'S ROAD PARK, LONDON



King's Road Park will transform a hidden part of London's heritage, to create a new sustainable neighbourhood set within a beautiful park, truly designed for life.

Situated just 60 metres from the iconic King's Road and close to the River Thames, King's Road Park is in one of south-west London's most celebrated locations. Perfectly located in Zone 2 and only a 10 minute walk from both an Underground and Overground station, this sought-after address is well connected and close to the very best that London has to offer.

The development offers a stylish collection of suites, 1, 2, 3 and 4 bedroom apartments and penthouses set within six acres of beautiful landscaping including a public park, square and residents' garden.

World-class resident facilities include a 25m swimming pool, vitality pool, steam room and sauna, gymnasium and studios, treatments rooms, 24hour concierge, cinema rooms, games room and a virtual golf room.

Price range from £790,000 - £3,780,000



For more information visit: [www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)

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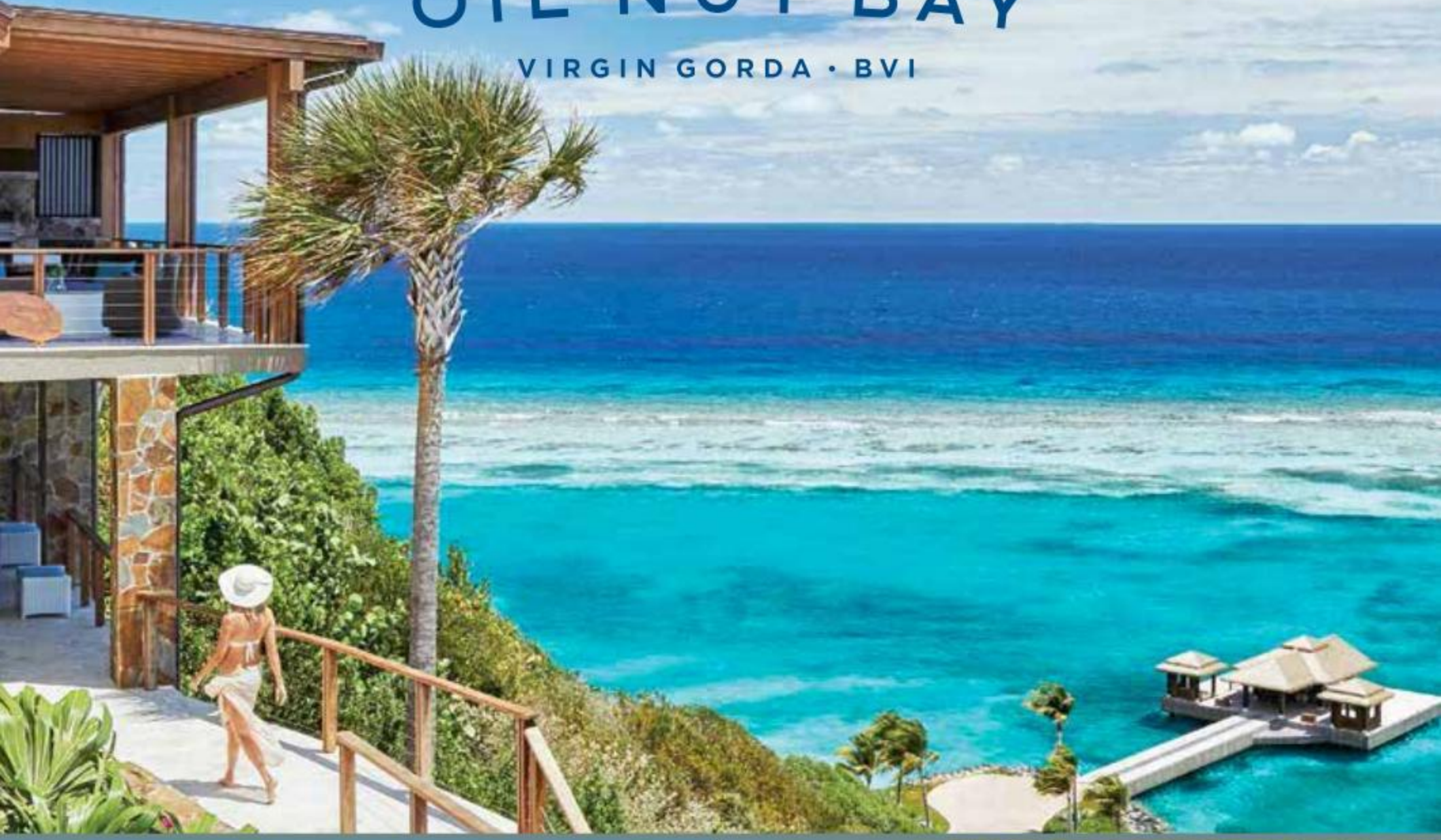






# OIL NUT BAY

VIRGIN GORDA • BVI



## Build your legacy.

Discover rare home ownership and luxury villa rental opportunities in one of the Caribbean's most secluded island landscapes. Oil Nut Bay's home ownership showcases a distinct combination of quality, art and science mixed with sought after resort amenities.

During your stay explore the new Marina Village, a refreshing destination for unwinding including dining venues and boutique shopping.

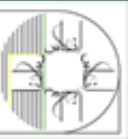


Contact us to schedule a tour or inquire about villa rentals

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1111 ATWATER, Montreal's most exclusive residential real estate project, is becoming the benchmark for new upscale luxury residences in Montreal. This exceptional location on Atwater Avenue will be erected on the former site of the Montreal Children's Hospital, situated between the mountain, the river, the city centre and the very chic Westmount District.

Scheduled for summer 2022, 1111 ATWATER will stand near the most prominent museums and art galleries, the shops of the iconic Golden square Mile, the gastronomy and antique stores of Notre-Dame Street, the Atwater Market, the boutiques and restos of Westmount's Greene Avenue, as well as the cultural and entertainment scene of Montreal's vibrant downtown.

Magnificently perched from the 30th to the 38th floor, these 22 spectacular penthouse-style living spaces offer 360-degree views of the mountain, river, and city, from sunrise to sunset. Everything to make this address a reference in prestige and art de vivre.

Only 22 privileged residents will enjoy the exclusive lifestyle and refinement at of 1111 ATWATER. Experience elegant, meticulously designed common areas. Enjoy the grandeur of living spaces featuring the noblest materials, linger on the spacious terraces, your front-row seats to admire Montreal at your feet.

Prices start from \$2Million



For more information visit: [www.1111atwater.com](http://www.1111atwater.com)

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# THE GREEN LUNGS OF SINGAPORE

MARINA ONE , SINGAPORE



Marina One, an award winning integrated development, within the prestigious Marina Bay financial district, set to usher in a new concept of living, working and entertaining at the heart of Singapore's vibrant new CBD.

Set amidst an abundance of greenery, Marina One is located in a highly coveted location, Marina One Residences is Marina Bay's definitive luxury residential address. Surrounded by two lush green parks alongside Marina One's own Green Heart, Marina One Residences offers the rare opportunity for park-like luxury living right at the city's heart.

Marina One comprises four high-rise buildings which accommodate office, residential and retail functions. The two office towers each have a usable floor area of 175,000 square meters while the two residential towers provide 1,042 city apartments and penthouses for about 3,000 residents.

The organic shape of the building complex with its iconic louvres, and the generous planting, contribute to an improvement of the microclimate and increase biodiversity. Inspired by Asian paddy field terraces, the green centre formed by the four towers—with its multi-story three-dimensional gardens—reflects the diversity of tropical flora and creates a new habitat. This Green Heart of the development comprises over 350 different types of trees and plants, including 700 trees, on a landscaped area of 37,000 square meters. Various types of animal become part of this biological diversity.

Expected date of completion August 2021

Prices Upon Request

For further information visit: [marina-one-singapore.net](http://marina-one-singapore.net)

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OWN THE FREEHOLD  
OF YOUR OWN

# FIJI ISLAND

Take a deep breath and step onto the warm sand of a private, tropical island, surrounded by lush gardens, colourful wildlife, fragrant flowers and warm breezes. Walk among 100-year-old coconut palms and listen to the songs of tropical birds and the whisper of wind through heliconia leaves, as the worries and cares of everyday life slip away.



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Bula! and welcome to Mai Island, a 32-acre escape with freehold ownership, located off the coast of Fiji's second-largest island, Vanua Levu previously known as Sandalwood Island. Serene, yet conveniently located, Mai Island is a short helicopter or seaplane trip – or a leisurely boat ride – from the airport in Labasa, which connects passengers from Fiji's two main airports. Deepwater anchorage for yachts is found on the northeast side of the island, and those preferring to travel by private vessel can be tendered directly onto the nearly quarter-mile of beach on the island's southwest coast.

Infused with the history of Fiji, the island also boasts an archaeological site more than 300 years old: the foundation of a chieftain's home, which was surrounded by a hand-dug valley and wall to protect the important residence. Once the home site was cleared, a path to a freshwater spring was discovered; this path ends in a 6-ft by 4-ft bath chiselled into the stone, filled by the spring above, and seated amongst all this beauty is a charming 1-bedroom, 1-bath cottage only 750square feet in size but who said size matters! Mahogany trees dot the landscape and provide beauty and shade, as well as material from which to build a new, elegant villa (or bure in Fijian), if desired.

Mai Island is filled with natural delights, from a charming waterfall to a coral reef surrounding the island that offers excellent snookering. A naturally sparkling spring delivers pure, clean water, and two wells tap into a freshwater lake that runs from the island to the mainland. Mai Island is also remarkably self-sustaining and is planted with hundreds of fruit trees, including coconut, avocado, starfruit and exotic chocolate persimmons. This fruit, in addition to the bounty of the South Pacific Ocean and availability of local vegetables, ensure ingredients for every meal are available without ever leaving the island.

Previously offered for \$4.2million this idyllic island is now being auctioned without auction on July 25th through Platinum Luxury Auctions. **Only 8% of all land in Fiji offers freehold ownership**, so this is a rare opportunity and considered the most secure form of ownership that also allows for the outright purchase of property by individuals residing outside of Fiji.

To register your interest visit: [platinumluxuryauctions.com/listings/mai-island-fiji](https://platinumluxuryauctions.com/listings/mai-island-fiji)



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# Samsung UHD TV

Ultra High Definition 4K



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Buyers on the lookout  
for life balance in dual  
season resorts in the

# FRENCH ALPS



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Given the current extraordinary global crisis, buyers have had time to focus on what they really want out of life and their properties. With more attention now on balance in life, buyers are expected to be on the lookout for properties that can be accessed year-round following lockdown measure being relaxed.

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Many are also looking to further explore their newfound enjoyment of outdoor pursuits. Châtel on the Franco-Swiss border in the Northern Alps is a charming resort town, originally built in the 16th century by farmers.

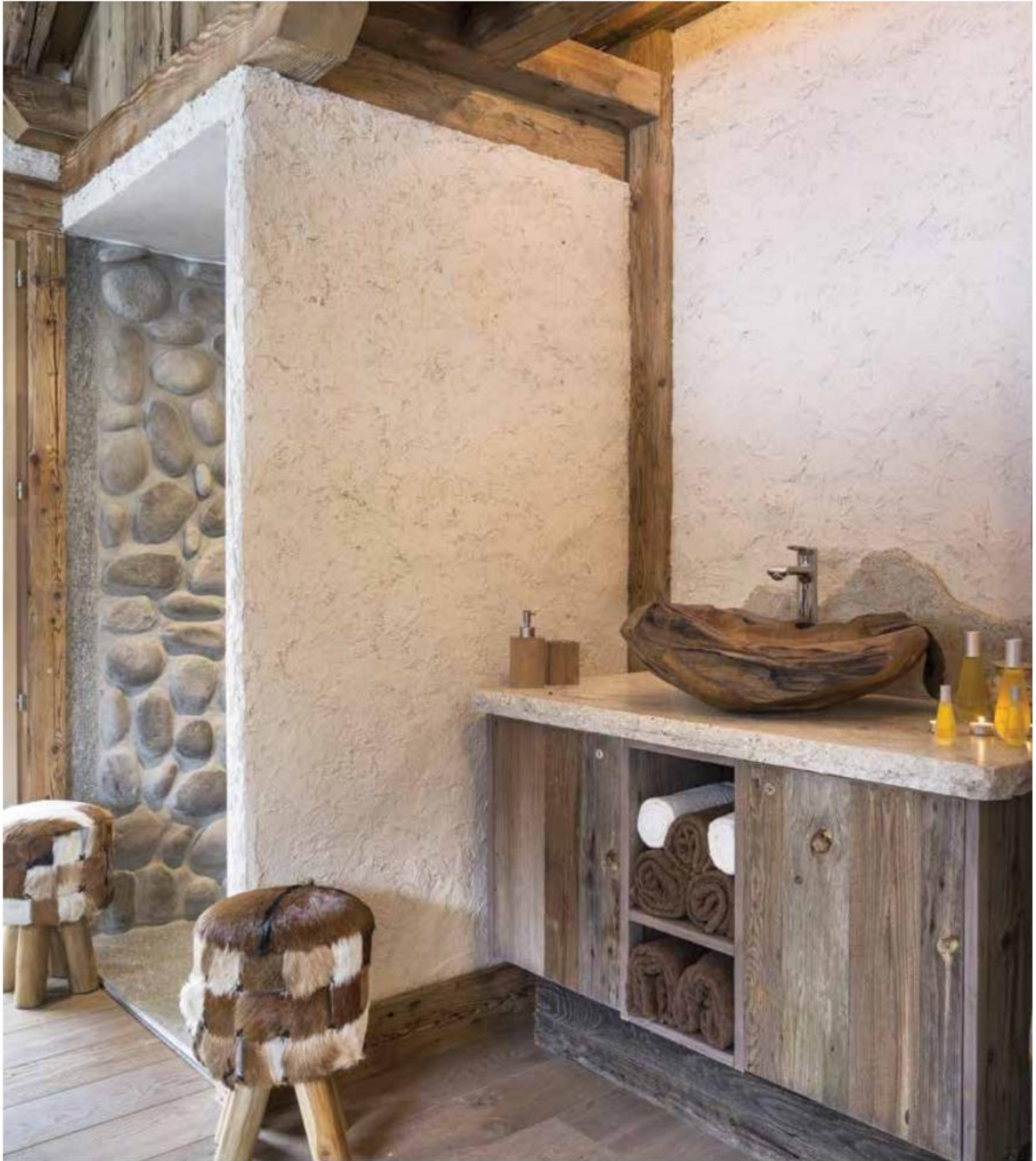
Today, the town maintains much of its farming heritage, charm and has risen to become a popular year-round resort. MGM French Properties has two different developments, Les Chalets d' Angèle and La Ferme de Suzanne, available on leaseback and outright purchase, discerning buyers looking for a sought-after dual season ski property. Prices start from €212,500 at Les Chalets d' Angèle and €415,000 at La Ferme de Suzanne.

Both Les Chalets d'Angèle and La Ferme de Suzanne have been meticulously designed to fit seamlessly with the surrounding 16th Century Alpine chalet architecture, utilising warm timber and soft stone across the developments. Inside, the resorts have all of the modern hallmarks of MGM French Properties residences including secure access by digicode, large balconies, underground parking space and ski locker.

Laurent Hallez, Sales Manager at MGM French Properties comments, "Châtel is a delightful resort set at the top of the valley with charm and convenience in abundance. For those who are seeking a property they can visit year-round Châtel is a gem with a deep-rooted sense of community and access to a host of stunning slopes and great activities."







Châtel, in the Upper Savoy region is situated in one of the world's premier ski areas. Portes Du Soleil, a combined 650km of serene Franco-Swiss pistes, giving skiers of all abilities the opportunity to explore 12 different resorts inside of the sizeable cross-border area.

However, despite the unparalleled interconnectivity of the resort, Châtel maintains an authentic French feel, with a lively traditional town centre, as many locals work in the thirty farms surrounding the village.

Les Chalets d'Angele comprises of seven two to three stories, one to two-bedroom chalets, which fit perfectly with the local alpine architecture. The chalets have been designed to meet the latest environmental standards emphasising clean energy and incorporating local resources. Interiors are a fusion of alpine and contemporary décor providing an authentic feel with all of the conveniences of modern living. Each apartment enjoys grand balconies providing vistas of the valley in all seasons. The residence is ideally situated near the centre of the village providing swift access to the ski equipment shop, friendly ski schools, grocers, day nursery, bars and restaurants.



La Ferme de Suzanne is located in Petit Châtel, to the north of the village. This area of Châtel captures an abundance of sun all year round and the grand balconies of La Ferme de Suzanne, that overlook the surrounding Abondance valley are perfect for lounging on during the day. La Ferme de Suzanne can be found at the foot at the Barbossine chair lift which gives owners direct access to the expansive Portes du Soleil ski area. Internally, buyers can expect MGM French Properties typical luxurious finishes with pine doors, granite and stone surfaces, oak parquete flooring and warm timber furniture.

Although famous as a winter destination, during the summer months the snowline retreats reveal the luscious alpine forests and woodlands across the valley. The village is a popular destination throughout the year and the valley is a delightful setting for a well-established range of summer activities for families, including access to the Ecrins National Park, Region Park, Gruyère Pays-d'Enhaut and Régional du Massif des Bauges National Park. The area is particularly popular with cyclists, runners, windsurfers, ramblers and sailors who use the nearby Lake Geneva as their playground. The more adventurous can also try paragliding, zip lining and rafting on the white-waters.

For those who have embraced cycling during lockdown, Châtel has The Mountain Bike park, regarded as one of Europe's best bike parks, dedicated to mountain biking enthusiasts, located at Pré-la-Joux / Plaine Dranse and is reached via Pierre-Longue and / or Rochassons chairlifts. The park has twenty downhill trails at all difficulty levels and a number of fun zones full of ramps and areas to practice jumps, including The North Shore zones, a Kids' Shore and a Slopestyle with a Live Park.

The village has a lively local community and every August, celebrates the Fête de la St Laurent and the Fête de la Belle Dimanche. St Laurent is the patron saint of Châtel and the village adopts a carnival atmosphere celebrating the life of the Saint. La Belle Dimanche celebration is the local farmers tribute to the "beautiful Sunday".

Each Monday the village hosts welcoming drinks for new arrivals giving the chance for the local community and ski instructors to meet new arrivals and inform them of events taking place in the local community during their stay. On Wednesdays, the traditional market runs in the heart of the town providing exceptional local produce, including local speciality, Abondance Cheese.



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For those looking to fly to the Alps, Châtel is located within an hour and half of Geneva International Airport and an hour from Morzine, both airports have frequent services to the UK making Châtel one of the most accessible ski resorts in Europe.

For further information on the properties in Châtel contact MGM French Properties on Tel: 0207 494 0706 or visit: [www.mgmfrenchproperties.com](http://www.mgmfrenchproperties.com)



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