

CHRISTIE'S

INTERNATIONAL REAL ESTATE



ON THE COVER

AQUARIUS: A MONTANA ESTATE LIKE NO OTHER

INSIDE

City slickers—the enduring appeal of the pied-à-terre

Why urban beekeeping is creating a buzz

More than 120 exquisite properties from around the world

Plus Interiors, architecture, design, art, travel, and gourmet living



BOTTLEGA





JACK DE BOUCHERON AND QUATRE COLLECTION

BOUCHERON

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MILANO 1967



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FROM OUR CEOS

LIVING FOR THE CITY



Thad Wong, Mike Golden
CEOs @properties and
Christie's International Real Estate



The past 24 months have seen changes in how and where many of us reside, but one thing has endured: our love of city living, or at least maintaining a foothold there. In this issue we look at the timeless appeal of the urban pied-à-terre (page 66).

Christie's International Real Estate recently joined forces with @properties to combine the world's preeminent luxury real estate brand with the brokerage industry's best technology, marketing, and operational platform, and we're delighted to introduce this issue's featured properties. On the cover is Aquarius, a Montana estate offering 23 acres (9.3 ha) and views of the Rockies (page 40). Valley Trunk, meanwhile, is an outstanding beachfront estate on Virgin Gorda, British Virgin Islands—read all about it on page 60.

We also bring you curated content from the worlds of art, design, style, architecture, and travel.

And we present listings for more than 120 luxury properties for sale around the world from our affiliates, starting on page 73, and at christiesrealestate.com you'll discover even more.



You can find more inspiring luxury lifestyle content online at *Luxury Defined*: visit for home tours, property galleries, and the best in art, design, wine, travel, and more.

 **luxurydefined.com**

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GIRARD-PERREGAUX



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FEATURED PROPERTY***Aquarius, Montana, U.S.A.***

Named for its water features, this modern 23-acre (9.3 ha) estate also has its own beach and private dock.

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Honey, I'm home

A hive in your garden could help your local honeybees—a pollinator in decline.

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Everyone welcome

How architects and designers are creating homes for older people and those with disabilities.

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¡Viva el vino!

After 500 years Mexico's wines are getting the recognition they deserve. Time to find out why...

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Clockwise from above: Violin maker Russell Stowe of Woodbridge Violins; Phil and Eileen Gregory of Vena Cava, acclaimed as "the hippest vineyard in Mexico"; a graffitied mirror by designers Jimmie Martin; one of Pelle Cass's gloriously chaotic artworks.

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PROPERTY SPOTLIGHT***Valley Trunk Estate, Virgin Gorda, B.V.I.***

Five standalone villas and an idyllic beach make this British Virgin Islands estate an unmissable opportunity.

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Small wonder

Why demand for the city pied-à-terre bloomed during the global pandemic.

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Signature Properties

Distinctive properties offered by exclusive affiliates of Christie's International Real Estate from around the world.

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Affiliate directory

How to get in touch.

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How to improve on perfection.

The answer? Choice. The 93metres of superlatives that is Lady S, Indian Ocean cruising aboard Sunrays, the ultimate eco yacht Savannah and the sleek style of Arrow. All available for charter exclusively through Edmiston. Contact us worldwide and let us make plans for a summer cruise.



From left to right: 75m Arrow, 83m Savannah, 96m Sunrays, 93m Lady S



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GALLERY

Your luxury living edit—interiors, design, art, architecture, and style

CERAMICS

WINNING SQUEAK

They may have been created almost a century ago, but Mickey and Minnie Mouse are looking as fresh as ever, especially now they've been given a Pop Art-style makeover by designer **Elena Salmistraro**. Working with Disney and ceramic specialist Bosa, Salmistraro has produced Mickey Forever Young—complete with a studded vest, studded shoes, and doodled shorts—and Minnie Urban Minerva, a vision in a hot-pink jacket and leggings with street-art motifs.

The limited-edition figurines, each 20 inches (50 cm) tall, are handcrafted in ceramic and finished with hand-painted details. “I hope I never lose sight of one thing,” said Walt Disney of his career. “That it was all started by a mouse.”

All these years later, that mouse and his companion are still going strong.

elenasalmistraro.com





ASTRID TEMPLIER

HOMEWARE

Heritage style

London-based design duo Nicole Salvesen and Mary Graham, of **Salvesen Graham**, have launched a new range for the U.S. market, including rugs, lighting, and small furniture as well as tabletop goodies. Some of the items are private label, others are designed in collaboration with brands including The Lacquer Company. Standout pieces from the launch collection include lacquer trays, bamboo and cane-style candlesticks, and cushions designed by edit58 x Salvesen Graham.

salvesengraham.com



PAINT

TRUE COLORS

Graphenstone is the world's most certified eco-paint company. Its spring/summer palette was developed with color expert Betsy Smith who wanted to "embrace a free, post-pandemic mindset design to enhance wellbeing—sustainably." The four color combinations include warm blues Whisper and Duck Egg Blue—"the perfect alternative to white in the home or office"—and an earthy duo that pairs mustard-beige Dijon with the gray-lilac Grape, which is a very close relation to Pantone's color of 2022, Very Peri. graphenstone.com

FASHION

EFFORTLESS STYLE

Of his latest collection, **Peter Cohen** says, “Spring 2022 is about fresh-air clothes. Clean silhouettes and cheerful colors in luxurious fabrics, intended for outdoor events before life returns to a more cloistered way of congregating.” Standout pieces for spring/summer include a stylish crepe dress—a fresh take on the LBD—an easy-to-wear organza coat, and an elegant pant-and-blouse ensemble in cheerful periwinkle. Cohen’s deceptively simple designs have seen him hailed “an experienced minimalist” and have earned him many admirers during the 25 years that he has been designing under his own name, among them Sharon Stone, Melinda Gates, and Oprah Winfrey. *@petercohenofficial*





FURNITURE

SOFT SELL

The designers at **Gervasoni** are constantly researching ways in which to create “comfort-oriented solutions” to your homeware needs. The new Loll collection showcases the results perfectly with an inviting bed designed by Paola Navone. There are no hard edges here—the bed’s “cut-and-sew” profile is designed to mimic “delicate lines drawn freehand.” Other pieces in the collection include an ottoman, three armchair options, and a modular sofa. gervasoni1882.com

PEDRO MACHADO



FURNITURE

FIT FOR A KING

Royal Stranger's mission is to "bring you the best unique pieces of art and design... handmade in Portugal."

Head designer Sofia Pinho Santo studied architecture before unveiling her furniture brand at 2017's Maison et Objet event in Paris. The latest releases include the curvy Plump sofa and the Glazy chair, which combines velvety upholstery with a high-gloss back plate in colors including deep forest green (*pictured*), gold, copper, and silver leaf. The company will also produce chairs in your own fabric. royalstranger.com

JEWELRY

Box of delights

Jewelry maker **Jessica McCormack** has long collected antique wooden boxes—the kind used as apothecary cabinets in the 19th century. She's now started making her own to house the jewels that she crafts in her London atelier. Each features hand-embroidered linings and comes with a selection of the designer's jewelry.

McCormack's boxes are designed to be enjoyed not just by their current owners, but by future generations of gem-lovers.

jessicamccormack.com



CHRISTIE'S NEWS

WEST-COAST WINE

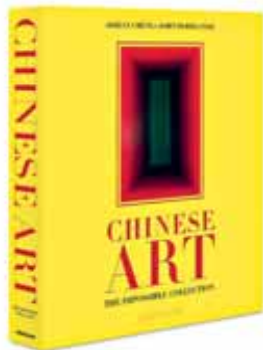
Christie's Wine department recently announced the opening of a new sale site at Christie's Los Angeles, California. This expanded presence on the West Coast allows the auction house to cater to this dominant wine state in conjunction with Asian markets—the luxury division at Christie's, and Wine in particular, has seen a marked increase in participation from both of these regions in the past five years. "We are delighted to add Los Angeles to our global wine sales calendar," says Chris Munro, Head of Department, Wines and Spirits, Christie's America. "We continue to see growth in participation from the West Coast and are excited to host our sales closer to our clients in the wine state."

For news of upcoming wine sales visit christies.com



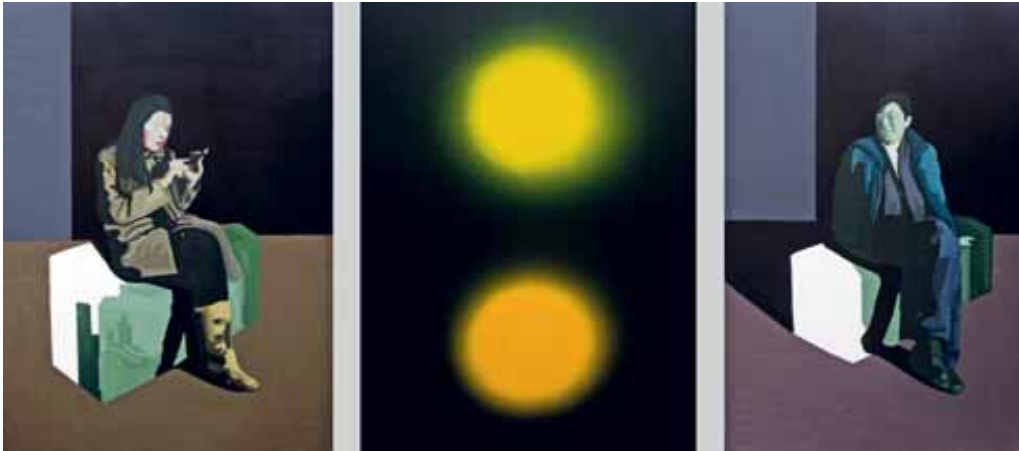
COURTESY OF ZHANG XIAOGANG

Achieving the impossible:
The book features such
contemporary artworks
as *Bloodline - Big Family:*
No.2 by Zhang Xiaogang
(above) and Jia Aili's *On*
The Field Of Hopes (right).



© JIA AILI STUDIO

COURTESY WANG JIANWEI



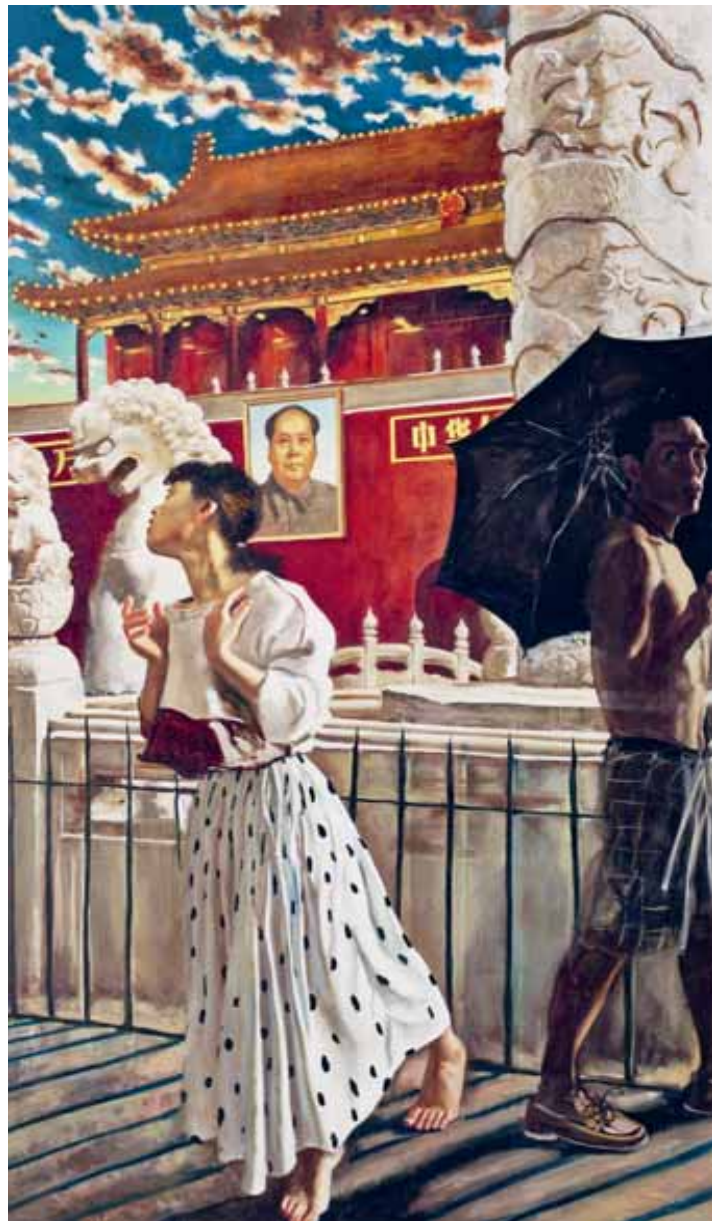
A fresh look: Works by artists Wang Jianwei (left), Zhao Bandi (below), Zhang Jian-Jun (below left), and more offer many different perspectives on Chinese culture and art.

BOOKS

Art of the East

Entrepreneur **John Dodelande** has spent years building an art collection that includes work from many of China's most noteworthy artists. He has now teamed up with fellow collector **Adrian Cheng** to publish *Chinese Art: The Impossible Collection*, which spotlights 100 works in chronological order, from traditional paintings to pieces by the country's "new generation of artists whose creations explore and often critique the politics that have defined China's rapid growth into a new world power." The oversized monograph is beautifully hand-bound using traditional techniques, with several of the plates hand-tipped on art-quality paper, all housed in a clamshell to "exhibit the works of art in the best, most elevated form." assouline.com

COURTESY OF ZHANG JIAN-JUN



COURTESY OF ZHAO BANDI



FURNITURE

BAG FOR LIFE

The first beanbag was envisioned in 1969 by Italian company Zanatta Design, which wanted to make something modern for the flower-power generation to sit on. New Zealand company **Lujo** has been making beanbags and other pieces of “relaxation-inspired” furniture since 2007, and has just released some “mini me” versions of its popular Kyoto XL beanbag. The handcrafted bags feature premium fabrics, “designed to handle the daily rough and tough you’d expect from children.” They are available in six colorways, including modish grays and subtle neutrals.
lujoliving.com



WATCHES

Rainbow connection

You can now wear Takashi Murakami’s cheery flowers on your wrist thanks to the artist’s latest collaboration with **Hublot**. The Classic Fusion Takashi Murakami Sapphire Rainbow timepiece features a 3D face with 12 bright petals that rotate around it. A polychromatic effect is achieved using 487 stones representing the colors of the rainbow: pink, blue, yellow, and orange sapphires, rubies, amethysts, and tsavorites. “Our collaboration with Takashi Murakami is taking us to new lands of expression as yet unexplored by the watchmaking world,” says Hublot CEO, Ricardo Guadalupe. The watch is a limited edition of just 100 numbered pieces.
hublot.ch

SHOES

RUBY SLIPPERS

“Carat shoes are designed for fearless ladies who are meticulous and know what they want in a shoe...” says founder Fatmah Hussain. The Kuwaiti designer, who worked in oil before studying fashion in Milan, founded the footwear brand in 2019. She has released four new collections of “shoes that are crafted to make a statement.” Carat’s footwear is handcrafted in Italy and each pair features a trademark synthetic ruby jewel on the underside of one arch. caratbrandofficial.com





FLOORING

Stepping out

With the Miraggio collection, Italian company **Corà** has added an unexpected element to its wooden flooring: ceramic. Working with Pininfarina Architecture, Corà has designed a floor that mixes wood and ceramic tiling, which can be laid to ensure that there are no lines between the indoor living spaces, and more cleverly, between inside and out. “Through the perfect union of these two materials and floor continuity, Miraggio eliminates the boundary between indoors and outdoors, uniting the spaces in a single design; homes become unique in a never-seen-before exchange with the outdoors,” says Corà’s design team. That exchange happens because the traditional wooden parquet in the Miraggio collection is interspersed with ceramic “infills,” which can be expanded into the outdoor space, leaving the wooden element indoors. coraparquet.it

TABLEWARE

FIRED UP

“The recent resurgence and popularity of curated handmade ceramics has really brought a new energy to what was a dying craft,” says Ernie Lee, founder of **The Los Angeles Clay Company**. Lee started the business in 2014 when a local restaurant commissioned him to make handleless cups. Today he handcrafts plates, serving platters, and those cups, each a one-off. “The process, effort, skill, and time it takes to learn and execute a craft leaves a beautiful residue that you can see and feel in the work,” he says. “Most handmade objects are not perfect but thoughtful.” No production-line tableware, it takes Lee two to three weeks to complete a single bowl or plate. And, as he observes, “If you’re lucky enough to own anything handmade, you might realize the work has a soul.”

laclay.co





TECHNOLOGY

WAKE UP...

Smeg's new BCC02 bean-to-cup coffee machine is like having your very own at-home barista. With various grinding levels on offer, the coffee-maker can serve up the perfect espresso, ristretto, or Americano—however strong you like them—as well as frothing up milk for lattes or cappuccinos, all using an easy-to-operate touch menu. Beans are ground as needed while a thermoblock system heats water speedily. With a 49-fluid-ounce (1.4 l) capacity it can produce up to six cups from one tank and also has a descaling alarm to help keep it in optimum condition. The BCC02 is available in four colorways.

smeg.com

CHRISTIE'S NEWS

A groundbreaking new partnership

In November 2021 Christie's International Real Estate announced a licensing arrangement with Chicago's @properties to create one of the largest residential brokerage companies in the United States.

@properties was founded in 2000 by Thad Wong and Mike Golden. The pair met in the mid-1990s, when they were working at a small brokerage firm in Chicago specializing in new construction and loft conversion developments. Wong and Golden teamed up and quickly became the city's top-selling real estate agents, before eventually setting out on their own.

Golden (*pictured right*) and Wong (*far right*) say that before they started the company there was very little marketing and administrative support for agents, which led them to establish @properties, where they focused on providing the best services and resources to agents, buyers, and sellers. They chose the name @properties to denote their tech-forward take on a—at the time—traditional bricks-and-mortar business.

Over the past decade, Wong, Golden, and their teams have been busy developing that tech-forward approach, at the forefront of which is pl@tform, the

industry's premier brokerage technology solution. With a variety of digital apps, pl@tform makes the buying and selling experience more seamless every step of the way—from listing to marketing to closing. In addition to tech for its agents, @properties is focusing on creating more consumer-facing technology.

The duo says that the agreement with Christie's International Real Estate allows for more growth and innovation. "We're looking forward to growing the world's preeminent luxury real estate brand with the brokerage industry's best technology, marketing, and operational platform. We see it as combining the best Ferrari body with the best Ferrari engine, and we believe it's the best real estate offering in the world."



BESPOKE LIVING

Take a bow

Whether you're looking for a Thomas Kennedy masterpiece from the 1800s or a brand-new student model for your child, there's only one violin maker to know...

Words **STEPHANIE JONES**
Photography **HELEN CATHCART**





String theory: Russell Stowe, shot exclusively for *Christie's International Real Estate* magazine, has made his workshop a warm and welcoming space for visitors to stop by and see the master luthier practice his craft.

Sitting in his store-cum-workshop, violin maker Russell Stowe smiles as he recalls the start of his career at the renowned Newark School of Violin Making in the English county of Nottinghamshire. “I liked playing the violin and I was reasonable at woodwork, so I decided to go for it. My dad made me wear my school uniform for the interview. I presented well, and got in!”

He was just 16 years of age, but unfazed, Stowe left his family home to pursue his interest in combining craft with music. “I was maybe a little too young, initially lacking the skill levels of fellow students who arrived from all over the world. The school took a calculated gamble,” he says.

It paid off for both parties. After three years of education at the establishment, he converted his parents’ coach house and set up a workshop. Keen to extend his knowledge, he forged a relationship with a specialist violin shop in a nearby village, eventually working for them full time.

“I learned so much from them and was treated as one of the family. I loved it but after five years, I made the gut-wrenching, but obvious, step to strike out and set up a violin shop of my own. I would never do anything to compromise them, so I knew I had to move away.”

He settled on Woodbridge in Suffolk, a market town he was familiar with having spent childhood vacations there. After finding an initial rental space, he moved Woodbridge Violins to its present location in the town in 1995.

The layout of the store, its feel, and ambience were paramount to Stowe from the get-go. He established the large airy workshop at the front, eschewing the traditional preference for it being hidden away at the back, so passers-by could look in. He wanted a friendly, easy atmosphere

where everyone feels welcome whether buying, browsing, or stopping in for a chat, not the “stuffy, looking-over-the-rim-of-glasses rooms” he knew as a student.

It is a model that has helped Woodbridge Violins become a byword for excellence. “I’ve been in business for more than 30 years, experienced two recessions, a pandemic, and I’ve survived two divorces. I must be doing something right!”

To make a new violin takes around six weeks, but restoration, valuing, and particularly “finding beautiful instruments” now form the biggest part of Stowe’s day-to-day life. Requests are varied, from international world-famous clients to those playing for a hobby.

“Professional players and amateurs will come in and ask us to source a violin for them, usually with a wish list. They’ll have a budget of, say, £20,000 (\$26,895) and want an instrument with provenance, a specific maker, date, and country of origin.” The search is global, and certain models are hard to find, but Stowe loves the chase. “When I find just what a client is looking for, I get a buzz from it. It’s wonderful to see an owner united with their dream instrument.”

Violins reign here, but the shop also deals in violas, cellos, and bows. Following last year’s lockdown periods, business is booming—as many customers’ skills improve, they’re looking to upgrade or purchase a second instrument.

Stowe remains, in his words, an average violinist. He was encouraged to take it up by his grandparents, a hobby that became his passion. Is it still a pastime he enjoys?

“I play enough in the shop every day! So away from work I like to get outside and go running,” he says, with the thrill of the chase at the forefront of his mind.

woodbridgeviolins.com





**MEET THE ARTIST**

Pelle Cass

The “ecstatic chaos” of the photographer’s composite images of sporting events offers a frenzied, unique, and bizarre sense of realism

Words **STEVEN SHORT**



Previous page: Shot over an entire game, players seem to scramble to reach dozens of balls in Dartmouth Men's Basketball from 2019.

This page: BC Spring Football A (above) and Matthews Arena Two (left) capture a sense of what Cass describes as "Dionysian chaos."

*Opposite: (Clockwise from top) Self portraits taken with the "time-lapse" technique used in *Crowded Fields*; BU Terrier Invitational, Day One; Congress Street from the *Selected People* collection.*

It was the editor of a magazine who, unwittingly, led Pelle Cass to start creating his hyper-real, hyper-busy sports photographs. “The key moment was when a publication commissioned me to photograph the NBA’s Atlanta Hawks. The editor insisted that I keep it pure basketball. I wanted to include all sorts of random stuff—hot dog vendors, cheerleaders, coaches—that came onto the court. But he kept the focus on action and movement. And he was right! It took me a couple of years to start doing sports full time in 2018. But after that I kept the focus on the movement and the athletes.”

Cass started out photographing what he saw on the streets, shots he called *Selected People*. However, as he is keen to point out, “I see myself as a seeker and a tinkerer and not so much a street photographer. I have a feeling in me—an ecstatic chaos—that I look for different ways to show.” His sports pieces grew out of this street work, which is where he began using a composite technique for the pictures that he calls “still time-lapse.”

“Dozens and even hundreds of moments add up to more information and truth than a conventional photo can convey with its single instant,” he says. Whether he is depicting a basketball court teeming with players or a pool overfilled with thrashing bodies, Cass’s approach is to place a camera on a tripod and “take thousands of pictures over an hour or two.” He selects the most interesting figures and builds the composition in Photoshop. “I leave each figure in its real, original place in the scene, which is my only rule. That way I can say that everything in my strange and confusing pictures is true and real.” One of



these *Crowded Fields* creations can take up to 80 hours to complete. “I start with a blank scene, then it’s a bit like slow-motion *Tetris*, filling up the space...”

Cass, based in Brookline, Massachusetts, has taken photographs since childhood (“I had a Kodak Brownie box camera—a far cry from an iPhone”) and was given his first serious camera, a twin-lens reflex Yashica, when he was 12. Formally trained at “two art schools and two universities,” he graduated in fine art photography and cites Walker Evans, Robert Frank, and Diane Arbus as influences, along with artists Ed Ruscha and Andy Warhol.

Of his practice he says, “I like experimenting and trying out different things, making them complicated then simplifying.” Recently he has been doing more commission work. “It’s been really interesting to photograph fashion,” he says. “I’d like to photograph dancers, which I’ve tried once, and maybe actors. But it would still be people moving.”

Cass released a limited-edition book in December. He will take part in a group show at the deCordova Sculpture Park and Museum in Lincoln, Massachusetts, this fall, and has a trip to Dubai in the pipeline, though he does admit that he “would also like to do nothing for a few months and see if I can think of any new projects or ideas.”

pellecass.com





DESIGNER SPOTLIGHT

JIMMIE MARTIN

With A-list fans including Madonna, the award-winning design duo's punk/street art aesthetic makes a bold statement in the world of interiors



Statement pieces: (Clockwise from top left) A residential project in Kensington, London; striking splashes of color in a south London dining room; Martin Nihlmar and Jimmie Karlsson; graffitied interior design at the Wanda Tattoo studio in Soho.



Jimmie Karlsson was modeling in Paris, Milan, and New York City, while Martin Nihlmar was working in an interiors store when they met on the dance floor in a Swedish nightclub back in 1996. The encounter led to a relationship that has lasted more than two decades, first of all as romantic partners and latterly as designers acclaimed for their bold, graffitied furniture and colorful interiors, working since 2004 as Jimmie Martin.

"I've always had an interest in interiors as well as fashion and art," says Karlsson, "I moved away from home when I was 16 and was constantly redecorating where I lived, and also my mum's house. I used to go to auction houses and buy antique furniture to paint and do up."

This continued when Karlsson and Nihlmar moved in together. "We just started painting things for ourselves, for our flat. Then one day someone saw us moving house and came running down the street and, looking at one of our pieces, said, 'I need to sell your work in my shop!'"

The stars further aligned when Karlsson was at a casting for a modeling job. "I had some photos of our work at the back of my portfolio and a hairdresser saw them and loved them." She asked for a couple of pieces for the window of her salon in

London's Soho, "and within a month of them being there one of the judges from the Design & Decoration Awards saw them and told us we should enter the competition."

Scraping together the money to enter, Jimmie Martin scooped the prestigious New Designer In Practice award.

The company originally specialized in hand-painted, upcycled furniture before expanding to produce its own pieces and moving into interior design. "I don't look at being a designer or being an artist as defined things," says Karlsson. "We make art, customizing old pieces or new reproduction pieces, and make them cool and contemporary with pretty painting, graffiti and stuff... something fun rather than the beige and cream that everyone is doing."

Unsurprisingly, given their signature style, the pair would one day like to design a boutique hotel—they've already created rooms and suites for a number of places in the U.K.—and are currently working on a coffee table book all about their design journey.

They also produced a throne for Madonna's 2012 Super Bowl appearance. "She has a few of our pieces in her own homes," says Karlsson. "When we met to discuss the throne we ended up vogueing in her office."

jimmie martin.com



Power of three: The pool area at the Hollywood Hills House in Los Angeles, built for a couple who work in the entertainment industry; (opposite, clockwise from top) Kristen Becker, Jim Friesz, and Saul Becker, shot exclusively for Christie's International Real Estate magazine.



ARCHITECT Q&A

Mutuus Studio

Founded by architect/musician Jim Friesz, designer/dancer Kristen Becker, and artist/builder Saul Becker, Seattle's multidisciplinary studio takes a blended approach to its work

Portraits **KYLE JOHNSON**

Tell us a bit about your individual background...

Saul Becker: My background is as a fine artist. I have a B.F.A. [Bachelor of Fine Arts] and M.F.A. [Master of Fine Arts] in painting, and I've worked as a finish carpenter, a boat builder, an artist's assistant in several mediums, an art handler, a crate builder, a framer, and just about any other field that involves skilled labor. For several years I worked at MoMA in New York and traveled the world with amazing artists. I've handled incredible works of art in places that few have had access to—I had the pleasure of hanging Van Gogh's *Starry Night* several times.

Jim Friesz: Both my parents were passionate about nature so we spent most of our family time outdoors. This gave me a core inspiration from the order of nature—natural ecosystems are the ultimate designs. I studied engineering before going to Washington State University to study architecture. In 1994 I was offered an internship at Olson Sundberg (later Olson Kundig), where I stayed and grew with the firm until 2016 when we formed Mutuus.

Kristen Becker: I am Canadian and grew up in Nova Scotia. I completed my undergraduate degree in Environmental Design Studies and a Master of Architecture. Although I spent my early years in casts and braces because of a rare hip disorder, Legg-Calve-Perthes disease, I was pulled toward dance and began training intensively at the age of nine, which led me to the Royal Winnipeg Ballet School and The School of Toronto Dance Theatre. I danced

while studying architecture, playing Clara in *The Nutcracker*, and teaching helped pay for my education. There was always an interest in the edges of design, including taking a year off between degrees to work in stage design and film. I met Saul in Nova Scotia, and as he was from Seattle we moved to the Pacific Northwest where I took my first job, like Jim, as an intern at Olson Kundig.

We moved to Virginia then to New York, where I launched Mutuus Studio Brooklyn. Five years and two children later, we moved back to Seattle where I rejoined Olson Kundig. In 2016, it felt right to rekindle Mutuus with my husband Saul and my colleague and friend Jim. We never looked back.

Tell us about the first Mutuus project...

SB: It was a public art competition called the Acid Ball in Bellingham, Washington. It was »



KEVIN SCOTT (OPPOSITE)

KEVIN SCOTT



a real team-building exercise and highlighted the combined talents of the three partners.

JF: We entered the Acid Ball competition working from Kristen and Saul's garage. Our proposal was to repurpose a huge 30-foot-diameter (9 m) steel sphere acid accumulator tank from a decommissioned paper mill on Bellingham's new waterfront park.

How do you approach a commission?

JF: We've always asked ourselves what's the "smallest biggest" move. Those are the ideas that weather all the constraints from the dream to reality. We often take inspiration from something utilitarian that gets better with age. We design for specific people and places and pull historical and civic context from those places.

KB: At Mutuus, we also feel that our role as designers is to help narrate the story of our clients' lives through the careful curation of furnishings, objects, and art. Everyone has a story to tell. When you start from a position of telling your clients' personal story, each project necessarily becomes unique because our clients are unique.

What questions do you ask your clients?

SB: We often ask our clients about who they are and how they want their environment to feel. These are the most important things once we have established scope and cost constraints.

JF: We ask so many questions. Beyond the quantitative project program that outlines space needs, budget, and schedule, the entire design process is an ongoing discussion of how they want to live, what brings them comfort and joy, and what is important to them today.

What projects are you currently working on?

JM: Multiple projects for The Resort at Paws Up in Montana, including an open-air dining pavilion called Shed and a full gut renovation and addition to the historical Morris Ranch House on the resort site that was formerly owned by the Lindbergh family. There is also Giovane Café, an Italian coffee and wine restaurant in Seattle's First Hill neighborhood.

KB: We are also working on a few bespoke projects in Los Angeles—wrapping up a major 8,000-square-foot (743 sq m) renovation and full interiors for actor Dawn Luebbe and Jeff Roberts, CEO of RAD Game Tools—recently acquired by Epic Games. They are fabulous clients and what is unique about the project is



we are doing architecture and full interiors, down to the soap, and it is a stunning project.

What is the Mutuus look or feel?

JF: A smoky Modernism. Elementally simple forms that follow function of traditional Modernism but with a little touch of a blowtorch or left-out-in-the-rain patina.

KB: I liken our work to designing atmospheres. Smoky Modernism connotes coziness with a modern backdrop. All our projects embrace the time-worn. We celebrate the handcrafted object over the mass-produced. We want your space to be authentic, refined, and timeless.

Are your roles clearly defined, or do you take a blended approach?

SB: We very much take a blended approach. Jim and Kristen lead with the architecture

Above: Saul Becker, Jim Friesz, and Kristen Becker at work in their Seattle office.

Opposite: (From top) The kitchen at the Hollywood Hills House has a dark feature wall to give it a cozy feel; clean lines characterize a loft in Tribeca, New York City; leafy greens and campfire-style seating reflect the woodland location of Social Haus in Greenough, Montana.



and then I come in and sprinkle some of the handmade artistic elements. We each have a focal strength that works best for us.

JF: With Saul as a professional artist, the traditional roles as a design firm have been opened to explore more possibilities of how to approach design; often more by doing and looking for different ways to put things together in a beautiful way that feels authentic.

KB: Collaboration is at the core of our studio philosophy. Our studio name, Mutuus—which is Latin for exchange—emphasizes that the exchange of ideas is the foundation of our values. The way we approach design is inherently collaborative in nature as we are looking for the right answer, not *my* answer.

As well as homes, you design interiors?

SB: We make environments. Often, we design from the inside out.

JF: It works best when we do, when interiors inform the architecture and vice versa until there's not a line between one and the other. When you experience an interior layout that is in harmony with the architectural framework you never want to do it any other way.

KB: We always begin a project by talking about our client's most cherished items. We then add layers to complement those stories. Think about when you are first welcomed into someone's home: the furnishings, objects, and art that you see tell us about the person who lives there. mutuus-studio.com

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TRAVEL

Hotel news, the hottest destinations, and how to get there in style

BOATS

LEADING THE CHARGE

Whether you're planning a leisurely day cruising around Lake Garda or making a quick crossing from Ibiza to Formentera, the new, fully electric **Magonis Wave e-550** is the perfect craft. Designed by the Italian-Spanish shipyard Magonis, the vessel is 5.5 meters (18 ft) in length, can reach 22 knots (25 mph), and has a range of 12 hours at cruising speed. In the cockpit you'll find comfortable seating and a protective windscreen to ensure safe navigation for up to six passengers, and the classic bow layout can be quickly transformed from a cozy dinette into a sun lounger. It also has interesting tech including a waterproofed 13-inch (33 cm) iPad that replaces traditional instrumentation and a 120-watt fusion sound system.

magonisboats.com



ALEXANDRE TABASTE



PARIS, FRANCE

UNBRIDLED JOY

Many hotels claim to have the best views in town, but those from **Cheval Blanc Paris** are superb. Located in the listed La Samaritaine building, the new venture from LVMH has postcard-perfect vistas of the Seine and the Eiffel Tower. The interior design has been overseen by architect Peter Marino, with commissioned furniture and artworks from the likes of Vik Muniz. Cheval Blanc Paris has 72 rooms and suites plus four restaurants, including Plénitude, overseen by renowned chef Arnaud Donckele, and there is also a relaxing spa with rooms themed by Dior. chevalblanc.com

OAXACA, MEXICO

Enjoy the silence

Nestled in the Valley of Xaaga—nicknamed The Valley of Silence—**Casa Silencio** is the brainchild of Mezcal El Silencio founders Fausto Zapata and Vicente Cisneros. Working with Mexican architect Alejandro D'Acosta, the pair drew inspiration from their travels through Mexico's wine country and the distilleries of Scotland to create a hotel that blends Brutalism, Minimalism, and locally sourced natural materials. There are just six guest suites, as well as a one-of-a-kind sustainable distillery with views of the agave-studded valley and an indoor-outdoor dining area in which to savor menus created by chef Daniel Robles Sumano. casasilencio.com





Local delicacy: Line-caught mackerel with datterino tomatoes and nectarines is one of the elegant creations on offer at The Glenturret Lalique Restaurant (below); chef Mark Donald (bottom).

CHEF PROFILE

MARK DONALD

After working his way around the world's finest eateries, the Scottish chef has gone back to his roots

Mark Donald says he never saw cooking as a career move. "I was taught the basics by my mum, but I got into it because I needed booze money as it was the time when everyone was getting invited to parties." It was while washing up at a local pub to earn the cash that he fell in love with cooking. "The chefs would go for a cigarette break and I'd call them in to do the final checks. Eventually I stopped calling them back and did it myself. I loved the energy and rush of the kitchen."

Donald went on to work at some of the world's best restaurants, including Copenhagen's Noma and Bentley in Sydney, before coming back to his native Scotland for a stint at the acclaimed Number One at the Balmoral Hotel, Edinburgh. He is now heading up **The Glenturret Lalique Restaurant** in Scotland's oldest whisky distillery. "I loved traveling and cooking internationally, but it's great to be back in my home country," he says. "I want everything to be delicious. We're in the heart of Perthshire, in a working distillery—drawing on our surroundings plays a massive role in our evolution." The return home has already paid off—The Glenturret has just been awarded a Michelin star. theglenturretrestaurant.com



MARC MILLAR

WINE

Pinot pilgrims

If you've ever visited somewhere especially to sample the wines, you might like **The Vines**, a new membership club that offers "blending escapes" to some of the world's best winemaking regions. The invitation-only "explorers' club" takes its members to meet master practitioners who help them create their own unique vintages. Set up by Michael Evans, who founded The Vines of Mendoza resort and vineyard in Argentina, The Vines will offer winemaking opportunities in 12 regions worldwide, and is planning non-wine pop-ups including sake-making in Japan and mezcal-making in Mexico.

the-vines.com





LUGGAGE

BAGS OF CHARACTER

William Hylton, founder of the **Hylton** leather goods company, is no fan of fast fashion—you won't be getting newsletters from him on this season's "drop." The Brit has no time for marketing fads and pushing trends, preferring instead to focus on producing handmade briefcases, bags, and washbags using the best, responsibly sourced materials from England, Scotland, Switzerland, and Italy. The Hylton Weekender is perfect for shorter breaks and is available in tweed, suede, or leather. Hylton also offers a "lifetime promise" to take care of any repair work deemed beyond the normal wear and tear. hyltongoods.com

SPIRITS

RAISE A GLASS

The inspiration for blended-barley vodka X Muse (pronounced "tenth muse") is Edinburgh's Jupiter Artland sculpture park and gallery—its grounds feature an ancient aquifer, the source of the pure water used to make the liquor. Robert Wilson, CEO of X Muse, worked with co-founder Vadim Grigoryan to produce a drink that embodies the spirit-making traditions of Scotland. The vodka is rich and complex, and can be enjoyed on the rocks or in classic cocktails.

xmusevodka.com



DAN LAMONT

CRUISE

Hello world

Connoisseurs of long and leisurely vacations will be interested in **Royal Caribbean's** 2023 Ultimate World Cruise. The 274-night adventure visits all seven continents, taking in more than 150 destinations in 65 countries. Guests will also get to see some of the wonders of the world, including the Taj Mahal in India and Peru's Machu Picchu. "People have resolved to travel and make up for lost time," says Michael Bayley, president and CEO of the cruise specialist. "Royal Caribbean is making that a reality with the ultimate vacation. To travelers asking themselves where they should go next, we say everywhere." royalcaribbean.com

Rural luxe: With its mix of contemporary design and bucolic comfort, Aquarius makes an impression from the start in the welcoming central living spaces.



Close to popular Bozeman in southwest Montana, this modern country estate allows nature to shine and family life to flourish

Words KATHRYN SAVILLE REILLY

THE AGE OF AQUARIUS



One of the largest and most highly finished homes in the area, this Montana residence offers privacy and casual elegance in a non-resort, community atmosphere,” explains Mike Schlauch of PureWest Real Estate, the exclusive affiliate of Christie’s International Real Estate in Montana. “It’s a place for the discerning buyer to call home.” Named for its mesmerizing water features, Aquarius is nestled on more than 23 acres (9.3 ha) of verdant land bordered by two creeks, and is designed to allow the considerable beauty of its location to shine. The setting is matched by the house itself, designed by Robert Gilbert of Stillwater Architecture, who is known for taking full advantage of a property’s natural surroundings—and the Northern Rockies offer plenty of inspiration.

Passing through the gates, a sweeping drive takes you past a pond filled with rainbow trout, then a waterfall to the front of the dwelling. As impressive as the grounds, the home’s double-height entrance hall is largely constructed of glass, allowing a clear view through to the lake beyond, while a floor-to-ceiling water feature and dramatic fireplace set the tone. This grand space leads on to formal and informal dining areas, a family lounge and bar, and an entertainer’s dream kitchen complete with a wood-fired pizza oven and state-of-the-art appliances.

At Aquarius, every opportunity to blur the divisions between the interior and exterior is cleverly harnessed: throw back the bifold doors and each room has access to a patio or balcony. The

bath in the owners’ suite even boasts a private reflecting pool. “You are completely immersed in nature here,” says agent Vivian Yoon of PureWest Real Estate. “This estate defines ultra-luxury mountain-home living. And the accessibility to downtown Bozeman is just one of the many attractions that make this property unique.”

One side of the residence looks out onto a vast, fish-stocked pond with its own beach and dock, and onwards towards Mount Ellis; the other enjoys views over a tranquil swimming pool and spa. Equestrian facilities are housed in a barn near the property’s perimeter, and the fly-fishing on the creeks that flow across the plot is of superb quality. It’s a place to get away from the outside world. Meanwhile, the serene interiors comprise some 22,000 square feet (2,044 sq m) of accommodation spread over three levels, with six bedrooms and 10 baths, and the asymmetric design cleverly facilitates cozy getaway corners as well as access to sweeping vistas.

This is a house that celebrates enjoyment. Opportunities to have fun are sprinkled throughout—a home theater, a sports court, a fully equipped gym, a games room, a wine lounge, a 4,000-bottle wine cellar, and an inviting outdoor kitchen are complemented by craft, sanctuary, and library areas, which cater for all generations. Key to the success of the layout is the attention that has been given to how the spaces flow; north and south stairways allow all to navigate the building with ease. For younger members of the family, a bunk room on the first floor, with its own sunken patio and entertainment area, is a delight.

WHITNEY KAWMAN ARCHITECTURAL PHOTOGRAPHY





The water bearer: A vast swimming pool (above) and a tranquil pond (below), both overlooked by the main house, are just two of the many water features that define the estate and give it its name.

The plush owners' suite is located on the main floor, while a private apartment ideal for independent older relatives, guests, or staff is situated on the second level. A defining feature is the flexibility of the property—at once extremely spacious yet with an intimate atmosphere that is deeply relaxing. “The high-end luxury finishes combined with inventive interior design create a warm, comfortable, family-oriented home,” says Valerie Johnson of PureWest Real Estate. With ample natural light, access to the outdoors, and breathtaking views from nearly every room, plus exceptionally designed gathering spaces and serene private bedroom retreats, this home is suited for both large gatherings and quiet evenings by the fire.

“Aquarius embodies the spirit of the constellation it’s named after. Water is a precious resource in the American West, and this property is truly enveloped in it,” Johnson continues. “This residence was made for a discerning homeowner who loves to entertain family and friends. The finishes and craftsmanship are second to none and no property like it has ever been offered in the Bozeman area. The acreage, location, and gated drive create privacy and security for the most exclusive individuals.”

From the health-boosting and energizing fresh air to vast, star-filled Montana skies, this is a home that gives you room to grow and breathe. Rubbing shoulders so closely with nature—white-tailed deer, elk, game birds, bears, moose, and wildfowl all visit the grounds—is as life-affirming as the serenity that attracts them. And all of this is just minutes away from a gently bustling small city with a welcoming attitude. ●





Property Aquarius, Bozeman,
Montana, U.S.A.
Offered at \$39,950,000
Contact *Mike Schlauch*,
PureWest Real Estate,
+1 406 580 8380,
mike@suplatinum.com
Vivian Yoon,
PureWest Real Estate,
+1 310 743 9383,
vivian@vyandcompany.com





Home is where the hearth is:
Cozy yet striking fireplaces act as a focal point in the property's grand living room, the dining area, and a bedroom suite overlooking the grounds.

DESTINATION: BOZEMAN, MONTANA, U.S.A.

In tune with nature

A buzzing city, this welcoming enclave is defined by its magical valley location

Vibrant Bozeman is home to Montana State University and a burgeoning tech scene, and the city's special balance of amenities and its location in the lush Gallatin Valley means it's often cited as one of the most desirable places to live in the state. For a gentler pace of life with an emphasis on the great outdoors, Bozeman is hard to beat, and if you want to eschew big-city life, this is the place—the nearest contender is Salt Lake City, 430 miles (692 km) away. Bozeman's small airport punches above its weight, though, with links to Chicago, Denver, Los Angeles, and New York.

But why would you want to leave? The area gets 300 days of sunshine a year but also proper snowy winters. Two world-class ski resorts are within an hour, and there are hundreds of miles of trails for snowshoeing, hiking, and biking. Whitewater rafting and fly-fishing can be enjoyed on the Madison River, and a 90-minute drive will take you to Yellowstone National Park. There are art galleries, music venues, theaters, and museums, plus a refined dining scene. But it's nature's wonders that elevate this special place.





GOD SAVE THE QUEEN

The world's honeybees are in danger; could urban beekeeping be the secret to helping them? We meet the experts to find out

Words STEVEN SHORT



honeybees do really well in urban environments,” says Noah Wilson-Rich. “That’s because there are flowers and trees everywhere. It may not look like it to you, but to a honeybee there are just flowers in abundance in our cities.”

Wilson-Rich fell in love with the world’s favorite pollinators when he was studying biology at college, and is co-founder and CEO of The Best Bees Company, which installs and manages hives in and around 13 U.S. cities including New York, Boston, Seattle, and San Francisco. He is also on a mission to save the increasingly endangered insect, leading research into why their numbers are declining and what conditions allow them to thrive.

“After humans, the most influential organism on this planet we share might be the honeybee,” he observes. “As pollinators they’re responsible for about one in three bites of all the food we eat. You like crispy apples, crunchy almonds, or tart melons? You can thank the honeybee. And if you like cheese, milk, or beef, you can thank the honeybee for pollinating hay and other feed crops. Their health indicates the overall health of the environment, and they’re in trouble.”

Wilson-Rich is one of a growing number of bee advocates encouraging us to welcome the flying insects into our gardens and outdoor spaces. He, the San Francisco Beekeepers Association (SFBA), and the Napa Valley Bee Company all agree that you don’t need a large amount of land to introduce a hive into your life.

“Once you understand bee biology and flight paths, you can fit a bee colony into virtually any space, without being a nuisance. Bees are very adaptable—they naturally try to set up home in some very strange places,” observes Rob Keller of the Napa Valley Bee Company. He suggests joining your local beekeeping club where you’ll meet committed keepers. “Find a bee mentor and learn all you can from them.”

Wilson-Rich agrees that you need to go to beekeeping school before getting your first hive. “You really need to know what you are doing,” he explains. “You have to learn how to handle bees, not just for your own safety but for theirs, too.” The SFBA, for example, conducts classes to train would-be beekeepers in the art and science of managing honeybees. >>



The big apple blossom: From private gardens with plenty of green space to rooftop terraces in the heart of Manhattan, The Best Bees Company has built and maintained flourishing hives throughout New York City and its surrounding area, and in locations across the U.S.

NINA GALLANT; MELTAING; BOB O’CONNOR





“After humans, the most influential organisms on this planet that we share might be the honeybee.”
Noah Wilson-Rich

It is, of course, possible to have your own hive without needing to manage it yourself, as Wilson-Rich and Keller demonstrate. “You can hire a beekeeping service to come and tend to your hive, much like a gardener will come and tend to your garden,” says Wilson-Rich.

Keller and his team, for example, currently manage around 100 bee colonies across Napa Valley, including hives located at leading wineries and restaurants such as The French Laundry and Chez Panisse.

Whether you decide to manage your hive yourself or employ the services of a professional beekeeper, there are some basics to consider, such as where in your outside space you decide to put it. “Honeybee hives should be located in areas where they do not create a nuisance for neighbors or the public. The hive entrance and flyway for bees leaving and entering the hive should be oriented or designed so that people, pets, and nearby property are not adversely affected by the flight pattern of the bees,” advises SFBA’s Marc Johnson. “The hive and entrance should be situated to receive sunlight as early as possible during the day yet away from wind, rain, and damp conditions.” There should also be sufficient room for the beekeeper to open, inspect, and manage the hive.

The Best Bees Company agrees that honeybees do well in a sunny location, where it’s easy and safe for the insects to come and go, adding that they also like to be near a fresh water source. Both The Best Bees Company and the SFBA carry out assessments to make sure a hive is located where the bees are most likely to thrive.

Hives should be tended to at least once a month, though sometimes a fortnightly visit is favored. “This is to make sure the bees are doing well and also to prevent swarming, so they don’t leave your house but stay there, in their nesting site,” says Wilson-Rich. “Scientists have proved that honeybees can learn to recognize the face, and probably the smell, of their beekeeper,” adds Johnson. “When the weather is nice—sunny, above 65 degrees Fahrenheit (18°C), and not windy—many veteran beekeepers will tend their hives without any covering since, most often, the bees will be gentle and friendly.”

And of course, each visit is an opportunity to harvest honey—an additional bonus of keeping bees. “We have one client who regularly hosts garden parties where they serve cocktails that feature their honey as well as honey-themed charcuterie plates,” says Wilson-Rich. “Some

Show me the honey: Head beekeeper Paula Carnell (below left) of the Beezantium hive at The Newt hotel in Somerset, England (below); Snøhetta’s architecturally striking Vulkan bee hives (opposite) crowning a food market in Oslo, Norway.



“Scientists have proved that bees can learn to recognize the face, and probably the smell, of their beekeeper.”
Marc Johnson

clients ask their beekeeper to come and do a demonstration of their beehives for their guests.”

The most common type of hive available is the Langstroth beehive, with the lift-out trays most of us have seen in movies. “It was designed in the 1850s and hasn’t changed very much since then, which is amazing,” notes Wilson-Rich. “We use the Langstroth design so that our research is standardized.”

That doesn’t mean all beehives have to look identical, however. The Best Bees Company offers customized designs, from clean, bright white hives to models with pops of color—the team recently matched a hive to a client’s blue house with copper accents.

Architects and designers have also been playing with the look of beehives. Oslo- and New York-based Snøhetta, for example, has created monolithic hexagonal hives atop a

food market in the Norwegian capital. And in the U.K., the Newt hotel in Somerset recently unveiled the Beezantium, a wooden structure designed by Invisible Studio architects. It’s surrounded by a specially planted apiary where guests get to see the world from a bee’s-eye view and watch two of the estate’s bee colonies at work.

But if you just want to help bees without going the whole hog and setting up a hive, Keller has good news. “You don’t need your own colony of honeybees to help save the species. Planting bee-friendly plants in your garden for bees to forage on is a great start. Here in Napa it’s all about salvias, rosemary, and lavender... drought-tolerant, Mediterranean plants. In turn, the bees will help your garden become more biodiverse because they’re such good pollinators.” ●

Steven Short is the editor of Christie’s International Real Estate magazine

ON THE MARKET

CALL OF THE WILD



Natural splendor

St. Brelade, Jersey, Channel Islands

£12,000,000

Hunt Estates

Gill Hunt

gill@huntestates.com

+44 7797 721 881

Boasting one of the most impressive gardens on the island, this magnificent home is nestled on 7.5 acres (3 ha) incorporating formal spaces, parkland walks, and a vast greenhouse—all ideal for attracting pollinators. Indoors, grand entertaining areas take in superb views of the grounds, combining opulence with comfort.



Verdant estate

Bellevue, Geneva, Switzerland

Price upon request

SPG ONE S.A.

contact@spgone.ch

+41 58 861 31 00

An extraordinary array of native flora, fruit trees, exotic plants, ponds, and fountains offers a perfect home for wildlife amid the grounds of this beautiful five-bedroom property. Vistas of Mont-Blanc dazzle from the owners’ suite, and winter gardens maximize indoor-outdoor living all year round, making this a spectacular retreat.





Flowing floor plan

Simpson Studio's thoughtful internal reconfiguration of a period property in Exeter, England, includes extra-wide doors, a stair-lift installation, and a fully accessible bedroom with a bath for a five-year-old boy who uses a wheelchair. Meanwhile, a ramp at the back of the home leads onto a terrace.



ACCESS ALL AREAS

Architects and designers are changing the world for the better by considering the needs of people with disabilities and an aging population

Words **CLARE DOWDY**

It is estimated that nearly a fifth of American adults live with some form of disability—around 50 million people. Meanwhile, data suggests that there are approximately 135 million people living with a disability across the member states of the World Health Organization (WHO) European Region. These numbers are expected to grow, in part because populations are aging.

Designers and architects have a vital role to play here. Through intelligent-design thinking, they can make environments—from homes and workplaces to hotels and leisure facilities—more user-friendly, and hence improve quality of life. In the United States this is known as “universal design,” in the U.K. it’s “accessible design.”

As the terms suggest, the goal is to create spaces and experiences that work as well as possible for everyone. That covers neurodiverse ways of understanding the world, including those with conditions such as dementia, through to people who have partial hearing or sight loss, or restricted mobility.

JONATHAN GOOCH



One-level living

Cantilevered concrete slabs solved the issue of building onto a sloping landscape at The Levin Residence in Arizona. Conceived by Ibarra Rosano Design Architects, the home's layout on a single floor—without any steps—makes it easy to navigate for residents of any age.



“It is the designers’ responsibility to place themselves in the shoes of others and design in such ways that the building does not hinder their enjoyment of that environment,” says architect Sarah Wigglesworth. To this end, she has even upgraded her own award-winning home, Stock Orchard Street in Islington, north London, to “age-proof” its interiors.

Age-proofing a space could include such measures as widening doors, changing lighting levels, avoiding claddings and other coverings that create disorienting patterns, using color and contrast to help understanding, improving acoustics, and having level thresholds.

BILL TIMMERMAN



But this shouldn’t be “a tick-box exercise to comply with local regulations,” stresses Julian Harcourt of Motionspot, an inclusive design consultancy and provider of accessible products.

This notion is echoed by Joanna Simpson of Simpson Studio: “Physical space and emotions are heavily intertwined, and if creating a better environment can improve an individual’s or a family’s life and well-being, even marginally, it is most certainly worth it.”

These design briefs involve close collaboration with the clients—and any professionals such as occupational therapists—in order to understand their needs and wishes.

This was the case at the home of a family of six in Exeter, England, whose five-year-old son is severely disabled and needs 24-hour care. Simpson says that when she started the project, “he was using a wheelchair, and required »

1 in 4

Proportion of
adults in the U.S.
who are living in a
multigenerational
household.



Family spaces

Ben Magid bought a plot of wasteland in north London, with the intention of building a multigenerational house that would be suitable for his young family and his mother, Christine, to share. Architect Sarah Wigglesworth then designed the space with level thresholds to avoid trip hazards, combining modern interiors with functionality.

assistance with every aspect of life from washing and dressing to eating, as well as time invested in helping him find ways to communicate, and to keep his mind and body active.”

In the boy’s bedroom and en suite bath, she designed bespoke full-height doors and a level threshold to enable a hoist to flow seamlessly between the two rooms.

Participating in family life was a key part of a brief for Christie Leu Interiors and Hamilton Snowber Architects in the U.S. The teams there retrofitted a 1950s home to better accommodate an active three-year-old who uses a wheelchair. “As a young child, he had help with bathing so we installed exterior shower controls that could be used by a caregiver or by himself as he gets older and gains independence,” says Christie Leu.

Likewise, in Colorado, KH Webb designed a home where indoor and outdoor spaces were created to be navigable with a wheelchair, from the garden to the kitchen, hallways, and baths.

In Manchester, England, Motionspot has applied universal design techniques to a whole hotel. Hotel Brooklyn has 18 wheelchair- and ambulant-accessible rooms, including two with ceiling-track hoists. This project is the tip of the iceberg, as £12 billion (\$16 billion) a year is spent on U.K. trips by disabled people, says Motionspot.

76%
of Americans aged
50 or over wish
to remain in their
current home,
creating a need
for remodeling in
existing properties.



The company was born out of co-founder James Taylor’s own search for home equipment after he broke his neck in a diving accident and became a wheelchair user. He found that “every item had been designed for a hospital rather than a home.” He and his wife went from living in a property designed to suit their style “to a house full of gray padded shower seats, white plastic support rails, and depressing furniture.”

Product designer Luke Pearson of Pearson Lloyd backs this experience up. “People are not buying these products because they want to, they’re buying them because they have to. This can mean that the softer side—what they look and feel like—gets neglected.” Because they’re highly engineered rather than fashion items, “manufacturers tend to take a cautious path and aim for neutrality, but that often pushes them towards a healthcare aesthetic. This can be very stigmatizing,” he adds. Pearson Lloyd’s Flow X stair lift for mobility specialist Access BDD was designed to combine aesthetics with functionality. A special folding mechanism (with automatic and manual options) means the chair takes up minimal space on the stairs when it’s not in use.

TIM CROCKER

Adjustable surfaces

British designer Johnny Grey's concept for a kitchen suitable for different generations to enjoy is centered around a narrow island. Its fold-out seating allows children to reach the worktop, and gives older people a place to sit as they prepare meals, while the adjustable table surface is wheelchair-friendly.



Homes that suit the needs of older people are timely. According to the WHO, the population of adults aged 60 and over is growing rapidly, and will soon exceed that of children under five.

At the same time, multigenerational living is in the spotlight. Around 64 million Americans—about 20 percent of the population—have multiple generations under one roof, according to the Pew Research Center; Canada has seen a 40 percent rise in multigenerational households; and in the U.K. the numbers are also soaring.

Again, designers can step in. At the Levin Residence on an undulating hillside in Arizona, Ibarra Rosano Design Architects determined to create a single-level home. “But this idea was in opposition to the nature of the topography,” says Luis Ibarra. His solution: a floor plate that cantilevers horizontally above the uneven ground.

Wigglesworth recently completed a build for a client and his aging mother that eschewed the traditional granny annex. The new eco-friendly house is now home to three generations and, thanks to its single-story, open-plan design, will be easy for the mother to navigate as she ages.

Multigenerational living is a topic close to kitchen designer Johnny Grey's heart. He has been working with both the National Innovation Centre for Ageing and Newcastle University in

the U.K. on developing kitchens for a wide range of ages and abilities. It's time, he says, to change the language, “to talk about what people can do, not what they can't do.”

Grey used back-lit Corian as the kitchen island surface in a house in St. Ives, Cornwall, to aid a family member with macular degeneration. He has done a lot of research into kitchen islands, concluding that long, thin ones are the answer. “This means up to four generations will be able to cook, work, and relax in the same domestic space.” Even better if they are height adjustable and give wheelchair users foot room.

Grey also encourages the return of the pantry. “The bigger and more accessible the pantry, the more you can remove eye-level cupboards. When you open the pantry door, you can see where everything is.”

The nature of universal design means it's not only those with specific needs who benefit. “Most people feel very comfortable in accessibly designed buildings,” says Leu. “The feeling of space and wider openings is refreshing and liberating, like a business-class seat on an airplane. When truly accessible spaces are available, we are all equal.” ●

Clare Dowdy writes for the Financial Times, Monocle and Wired, and is editor of Furnace

ON THE MARKET

UNLIMITED SPACE



For all the family

Austin, Texas, U.S.A.

\$2,250,000

Moreland Properties

Sean Kubicek

sean@moreland.com

+1 512 826 1135

A chic blend of new- and old-world styles, this superb custom house caters for every generation, from its cozy outdoor den and yoga studio for adults to a play area for children. Separate from the four-bedroom main home, a two-bedroom guesthouse is perfect for older members of the family to live near relatives while retaining independence.



Modern masterpiece

Taipei City, Taipei

Price upon request

Jubon Assets Management

An Liu

an@realty.com.tw

+886 2 3765 5678

Designed with the modern family in mind, and with an open, flowing floor plan well suited to multigenerational living, this superb property occupies a prime position taking in panoramic views of Guanyin Mountain, the Tamsui River, and the city skyline. Chic interiors open out to 7,100 sq ft (660 sq m) of courtyards and terraces, perfect for entertaining.

Baja California dreaming: Phil and Eileen Gregory of the Vena Cava winery, exclusively shot for Christie's International Real Estate magazine.





How
BAJA became
the new NAPA

Mexico has been producing wine since the 1500s—and now its vineyards are getting the recognition they deserve. Meet the winemakers putting the country's vintages on the map

Words **LAURA BURGESS**

Photography **JENNIFER SIEGWART**



Ship shape: (Clockwise from top left) Architect Alejandro d'Acosta repurposed old boats to create Vena Cava's distinctive winery; the granite-rich Baja California landscape provides a unique terroir for the wines; Phil and Eileen Gregory sample their produce at the vineyard.

There are no rules here, and that's what draws winemakers from all over the world," says Tomás Bracamontes. "Most people don't think of Mexico as an international wine region, but you have people from all over Spain, France, Italy, Argentina, and the U.S. down here."

Bracamontes is founder of La Competencia, a California-based import company focused on the wines of Mexico, which range from vibrant reds from Bruma to innovative white blends, such as Casa Magoni's Chardonnay-Vermentino.

Now popping up on Michelin-starred menus at temples of haute cuisine such as Californios in San Francisco and Thomas Keller's The French Laundry, as well as forward-thinking Mexican restaurants around the world, Bracamontes believes it is time to make room for Mexico's dizzying array of wines in our bars and cellars.

"People expect Mexican beer and tequila, but when they start to see Mexico on a more elevated level, it blows their minds," he says. "Everybody looks at the country as a new wine-producing area, but you'll find that the first vineyards in the western hemisphere were in Mexico."

A TASTE OF HISTORY

Originally planted by Spanish colonizers, Mexican vineyards were the first to produce wine on the American continent in the 1520s, and the oldest winery in North America—Casa Madero, founded in 1597—is still crushing grapes there today. The early wines didn't fall out of fashion due to poor quality or because cultivating,

fermenting, and distilling agave is easier. They waned because Mexican wines were outlawed by the Spanish crown in 1699—they were so good that Spain's domestic wine exports were plummeting. Restricted to producing only sacramental wine, the burgeoning Mexican industry slid off the global radar for centuries.

Today, it's undergoing a revitalization spurred on by improved viticultural technology, tourism, and a resurgence of regional cuisines. Propelled by familiar grape varieties such as Cabernet Sauvignon, Nebbiolo, Chenin Blanc, Sauvignon Blanc, and Tempranillo, modern Mexican wines capitalize on familiar grape varieties vinified with a south-of-the-border twist.

"The rise of wine has gone hand-in-hand with the appearance of more restaurants and exciting new chefs," says Phil Gregory, the founder and

winemaker of Vena Cava wines. “There’s a large number of cuisines, many going back hundreds of years, coupled with a vibrant new cuisine here.”

Gregory owns a restaurant and inn with his wife Eileen, in addition to their winery, which is situated at the geographic epicenter of Mexico’s wine country in Baja California—a region often referred to as the Napa Valley of Mexico. A mere two-hour drive from San Diego and close to Los Angeles, Baja and its subzones—Valle de Guadalupe, and to a lesser extent Valle de Ojos Negros, Valle de Santo Tomás, and Valle de San Vicente—offer a combination of discovery and high-quality wine that sees visitors coming back.

Home to roughly 75 percent of Mexico’s wineries, Baja is characterized by granite-rich soils and a classically Mediterranean climate perfect for grapevines. Pacific breezes temper the otherwise hot climate, a combination that yields excellent wines from a range of varieties.

“We make a lot of blends that you might not find elsewhere,” explains Gregory, who currently produces up to 35 wines in a given vintage. “People who come to Valle de Guadalupe come knowing they’ll find some unusual wines.”

Vena Cava winery was designed by architect Alejandro d’Acosta and built from reclaimed boats to form a cathedral-like ceiling, and the entire experience, featuring everything from classic reds to trendy orange and natural wines is unconventional yet sophisticated—and delicious.

The diversity of wines at Vena Cava and across Mexico is no accident: unlike Europe’s prime wine regions, the Mexican wine tradition exists without regulatory red tape. Mexican growers and vintners have no limits on their creativity or innovation—leading to the cultivation of more than 125 grape varieties in the country.

Mexico’s seemingly endless opportunities for experimentation have even inspired the Lurton clan behind Bordeaux second-growth Château Cantenac Brown. “We began working in Mexico officially in 2015, but our story here is actually much older than that,” explains Nicolas Lurton. “My grandfather came to the country in the 1950s, and we as a family were looking to do something here for some time. What I love about Mexico is that we can try a lot of things.”

“People expect Mexican beer and tequila, but when they see Mexico on a more elevated level it blows their minds.” Tomás Bracamontes

Bodegas Henri Lurton is today one of Valle de Guadalupe’s brightest lights, producing wines that are decidedly un-Bordelaise. With a fusion of French viticulture traditions and Mexican culture—Lurton’s founding winemaker here, Lourdes Martinez Ojeda, is an Ensenada local who trained at Cantenac Brown—the family’s wines are polished and precise.

VIVE LA DIFFÉRENCE

“Nebbiolo is probably one of the best-known grapes here because it is so different from the Nebbiolos of Italy,” says Lurton. “It has a very different color and very different aromas. This shows people how terroir is important and how everything around the vine affects the finished wines. It shows that a grape that is known in one place can be known in another area for something very different. I think it’s amazing.”

Near the city of Monterrey in the Valle de Parras, Diana Roca is betting big on Syrah. “It’s totally unknown to the world,” says Roca of the mountainous region where her Anclados winery is located. “We really can make world-class quality wines.”

The most ancient wine-producing zone in Mexico, Valle de Parras offers a continental contrast to Baja’s ocean-influenced wines. Here, high elevations provide the vines with respite from the sun, forming cool microclimates with the potential to yield premium wines.

“At our 5,500-foot (1,676 m) elevation we have mild weather with warm days and cold nights, especially during the ripening season,” explains Anclados winemaker Lucia Garcia, who made wine in Spain and Germany before joining the vineyard. “This allows the ripening to happen more slowly, guaranteeing good concentration plus great color and aromas.”

Limestone soils, similar to those found in preeminent winegrowing areas in France, also set the Valle de Parras apart. “While vine roots cannot actually penetrate through this rock,” explains Garcia, “there are preexisting crevices in the limestone, and the roots will search for water and other nutrients by channeling into these crevices and creating deep root systems.”

Focusing on its unique terroir, Roca believes her home valley could be the source of Mexico’s liquid future. The estate’s signature red is an elegant bottling centered on Syrah and accented with Tempranillo and Cabernet Sauvignon.

“In Valle de Parras and at Anclados, we want to make the premium wine of Mexico that can compete on the world stage,” she says. ●

Laura Burgess is a certified sommelier who writes about wine for VinePair and at laurauncorked.com

ON THE MARKET

MEXICAN MAJESTY



Vineyard estate

Baja California Sur, Mexico
\$3,000,000
2Seas Los Cabos
Ramiro Palenque Bullrich
ramiro@2seasloscabos.com
+52 624 105 2547

A perfect blend of wine estate and wellness retreat, this beautiful property combines lush vineyards with peaceful grounds over almost 13 acres (5 ha), where the architecture mirrors the landscape to create a sense of harmony. Currently run as a boutique hotel, it has great potential as a thriving business or for conversion into a tranquil private home.



Ritz-Carlton glamour

San José Del Cabo, Baja California Sur, Mexico
\$7,500,000
2Seas Los Cabos
Ramiro Palenque Bullrich
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+52 624 105 2547

As a Ritz-Carlton Reserve Residence, this six-bedroom villa with amazing views of the Sea of Cortez boasts the convenience of a resort with the charm of a family home. A sleek bar is the focal point of a vast living area, the perfect spot to entertain and enjoy the finest local wines, while a pool offers further space for relaxation.

ISLAND

If seclusion is top of your island-home wish list,
Virgin Gorda's Valley Trunk Estate was made for you

TREASURE

Words
STEPHANIE JONES

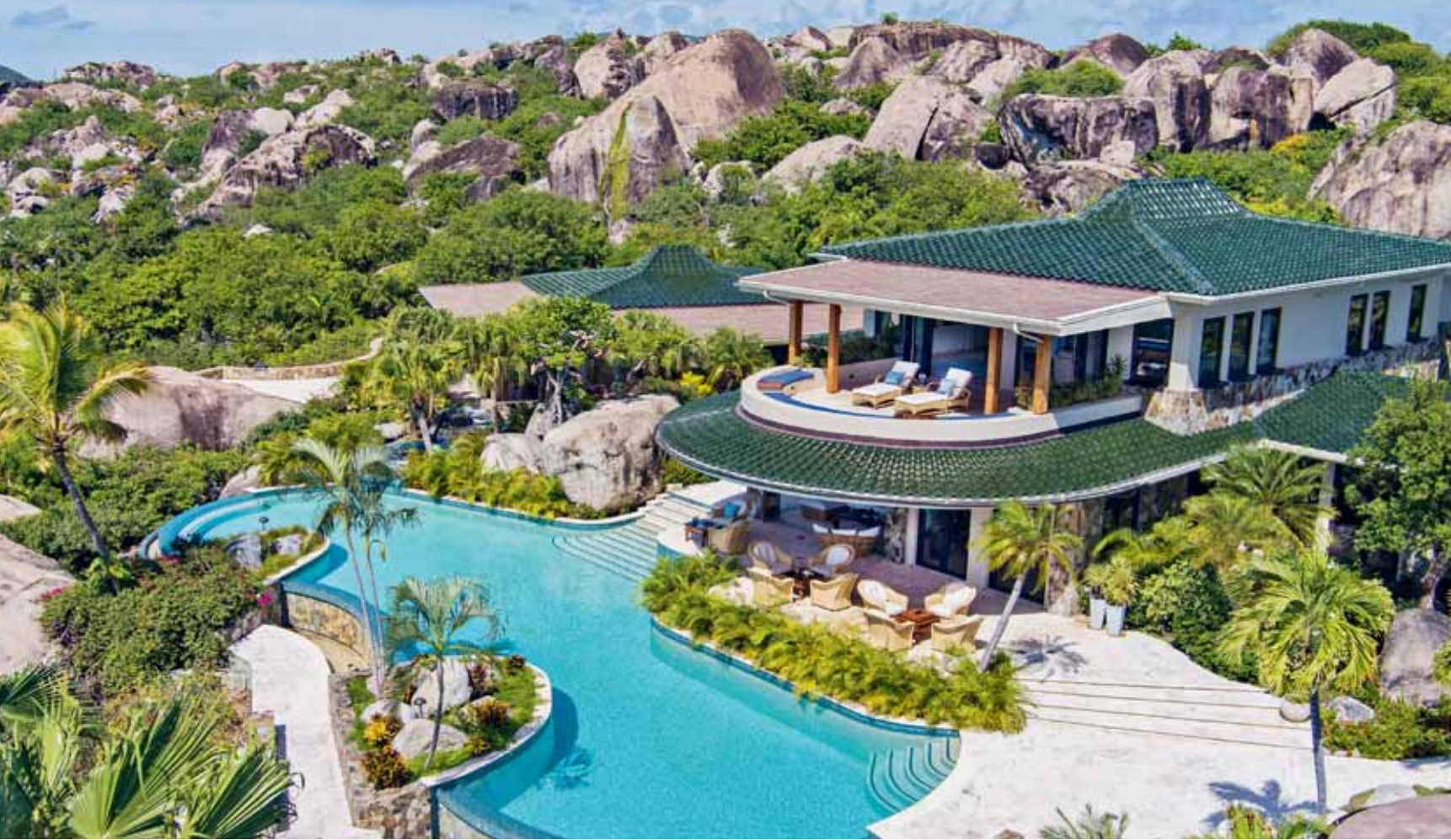






Beyond the sea: Valley Trunk Estate's outdoor dining area takes in breathtaking water views (above); dramatic boulders and a wild landscape provide privacy at the main villa (right); the infinity-edge pool mirrors the beauty of the ocean (below).





S heltered on the southern tip of Virgin Gorda in the British Virgin Islands is an estate so secluded it can only be seen from above. So secure, thanks to a beach and boulder border, it cannot be reached from its northern edge. And so private that not even locals know of its existence. Welcome to Valley Trunk Estate.

Hidden above Big Trunk Bay, named after Virgin Gorda's trunkback turtles, this 14-bedroom residence was built as a three-generation retreat in the 1980s and has been owned by the same family ever since. Set among hills punctuated by natural granite formations and close to Spring Bay National Park to the south, the 18.36-acre (7.43 ha) plot running the entire length of the beach was designed to allow the natural landscape to shine.

"The beauty here is you control your environment with one of the best beaches on the island," says Edward Childs, director of Smiths Gore B.V.I. Limited, the exclusive affiliate of Christie's International Real Estate in the area. "The other point is security. For almost 30 years, little was known about the property, it was a mystery even for people living on Virgin Gorda. It's very private."

Five stylish standalone villas make up the main residence, each sited to capitalize on the panoramic vistas, offering a dream

of communal living with abundant space for those seeking solitary downtime. The focal point is the primary house, with its surrounding coral-stone patios opening onto an infinity-edge pool enveloped by tropical gardens with views down to the bay. A bar and billiards area is a highlight of the first floor, which also houses a large home theater with oversized sofas running its length, ideal for lazy days. The upper level hosts the owners' suite with its own balcony overlooking the pool and an opulent azure-colored glass-tiled bathroom at the rear.

Neutral tones with travertine flooring are complemented by roof tiles from Japan, wood finishes and furnishings sourced from Kenya, and angular windows imported from Germany. Indoor arches and pops of turquoise add softness and color for an air of calm sophistication, while outside the balcony's timber roof is echoed below, providing wraparound shelter for relaxed alfresco dining. A formal indoor dining room is adjacent to this area, with a professional-standard kitchen at the back and a pathway leading to staff quarters and back-of-house facilities.

The Poolside Suite and Coral Suite have curved porticos, replicating that of the main residence's balcony. Ocean Villa and Garden Villa follow, with a common living area between—the former boasts two ocean-facing bedrooms plus one more that is perfect for a nanny; the second has three bedrooms and a guest room that opens out onto gardens. A little further on, »



Beach life: (Clockwise from left) Azure waters lap the shore; entertaining is a breeze in the vast dining areas; white sands offer pure relaxation; one of the tranquil bedroom suites.



full of potential and yet to be completely renovated, is a four-bedroom guesthouse with a tennis court and space for a gym.

“Recently extensively renovated, Valley Trunk Estate has a wonderful aesthetic,” Childs says. “Perfect for families, with room for guests, it is as close as you’ll get to having your own private island. You would never be able to create this property again with the sizeable grounds fronting onto the entire beach.”

Senior Vice President of Christie’s International Real Estate, Danielle Austin, continues, “All the furnishings, except for personal items, are included in the sale of the estate, and they were just recently updated. The result is a lovely retro aesthetic with modern and sophisticated appointments, all while allowing natural beauty to take center stage.”

Property Valley Trunk Estate

Location Virgin Gorda, British Virgin Islands

Offered at \$48,000,000

Contacts Edward Childs, Smiths Gore B.V.I. Limited, +1 284 346 3918, +1 284 494 2446, edward.childs@smithsgore.com

Danielle Austin, Christie’s International Real Estate, +1 561 307 8208, daustin@christies.com

Pathways dotted with statues and palms splinter off from the property’s rotunda entrance, accessed via a private road. Water features and tropical gardens with mango, starfruit, and cashew trees dovetail with wilder natural vegetation and exotic blooms.

Electric carts transport you to the beach, which is a five-minute meander through hidden paths. Just above the shore is a timber day dwelling, the Bali House, which is nearing completion as part of the overall renovation. Looking out over Trunk Bay, it makes the perfect place for casual drinks as the sun goes down.

“It’s a case of understanding the size of this property and how the buildings don’t intrude on the landscape,” Childs explains. “It’s on the leeward side of the island—it’s so sheltered and such a beauty spot with bird’s-eye views. Big Trunk Bay is one of two main bays, and lots of people come to enjoy The Baths National Park, but as you move up there are fewer boats and the beach is stunning. Here, ‘crowded’ means 10 people.”

An idyll for lovers of the outdoors, with hiking and nature trails throughout The Baths, snorkeling among the coral reefs, paddleboarding, and kayaking, Valley Trunk is a 20-minute boat ride from Beef Island’s airport and a 10-minute car drive from the airport on Virgin Gorda. Make sure you have a pilot who knows the way... it can be hard to find. ●

DESTINATION: VIRGIN GORDA, BRITISH VIRGIN ISLANDS

AN IDYLIC ESCAPE

With its immaculate beaches, dramatic wild landscape, and endless beauty, Virgin Gorda is the tropical island that dreams are made of

Surrounded by coral reefs between the waves of the Atlantic and the calmer Caribbean Sea is Virgin Gorda, just eight-and-a-half square miles (22 sq km) of breathtaking landscape and endearing charm. Bordered by palm-fringed white-sand beaches, its untamed beauty is the perfect foil for boutique resorts and bays dotted along the coast.

The third-largest of the British Virgin Islands, Gorda's most famous landmark is The Baths National Park at the southwest point of the island, a sci-fi landscape of vast granite boulders, some 40 feet (12 m) high, interspersed with rock pools and grottos tumbling down to the beach.



GETTY IMAGES

Blue sky thinking: Heavenly beaches, verdant national parks, a tropical climate, and a laid-back island lifestyle make Virgin Gorda the perfect location for a vacation home or even a primary residence.

Close by is Spring Bay National Park, which is similar but minus the people. Traveling north, the flat tropical landscape gives way to forests and Gorda Peak National Park before dipping down to North Sound and its first-class harbor and boating.

A mecca for snorkeling, sailing, hiking, and beachcombing, Gorda's main industry is tourism, kick-started by Laurance Rockefeller in the 1960s when he built the Little Dix Bay resort, still a prime draw today.

The commercial center is Spanish Town with its marina and ferry dock, shops, and restaurants. But this isn't the place for fast-lane living. Life is pleasingly slow-paced here, with a real sense of community and natural beauty to fill the senses. Famous faces live here to blend in, not to stand out. And for a change of scene, nearby Necker Island, Tortola, Saint Thomas, and Ginger Island are easily accessible, making Virgin Gorda a perfect base for island-hopping.



THE DISCREET CHARM OF THE PIED-À-TERRE

Many of us have reevaluated how, and where, we live—but some of us will always want one foot in the city...

Words **CLAUDIA BAILLIE**

It's fair to say that the events of the past two years have brought about much change in how and where we live. The COVID-19 pandemic and its lockdowns meant that remote working was an option—or indeed a necessity—for many, and as a result a considerable proportion of city dwellers have left their metropolitan homes in favor of a less urban lifestyle. An analysis of U.S. Postal Service data shows that 320,000 people departed New York City in 2020, a 237 percent increase from the previous year. The exodus continued in 2021 as more than 100,000 people filed change-of-address forms—more than double the usual amount.

But not all of those who leave abandon city living entirely. “New York City is more than a vacation destination—it’s a necessity,” says Kate Meier of Meier Estates & Ventures Team, Christie’s International Real Estate. “A pied-à-terre is a cultivated extension of a lifestyle. It is a base from which to see Broadway shows, dine at iconic restaurants, attend a couture fitting, check in at an annual board meeting...”

Whether used for business trips, vacations, or family get-togethers, these properties are a home away from home, where owners can stay for planned and extended periods of time, as well as for brief last-minute visits. “It’s a meeting place for larger or extended families to gather at

a central location, and can also be a place for your children, or your grandkids who go to Columbia or NYU,” adds Meier. “Some families see having a city pied-à-terre as having stature, or feel it’s a part of their heart.”

CROSS-COUNTRY LIVING

One example is a 6,112-square-foot (568 sq m) single-floor condominium within a residential tower overlooking the Atlantic in Miami Beach, Florida. Based in Seattle, the owners are frequent travelers but have roots in the area, and had been looking to return. To accommodate the family of six, two units were combined to create a five-bedroom retreat. “Natural light is often the most cherished feature, and our first conversations with these clients focused on the ever-changing views and quality of light,” says Eric Walter, co-founder of mwworks, the practice in charge of the project. “The design amplifies these assets and lets the interior act as both a canvas and a frame.” To this end, bedrooms are treated with pale, hand-troweled plaster that reflects light deep into the building, while the core is clad in dark tropical hardwood. Sheer curtains, tactile fabrics, and patterned flooring bring a sense of tranquility not typically found in the exuberant South Beach. “As a place for withdrawing from an often noisy, active city, a pied-à-terre is a refuge,” says mwworks architect Jeremy Evard. »

Welcome to Miami: With its bright, light-filled interiors, ocean views, and generous living spaces, this Florida property by mwworks has been adapted to cater for a Seattle-based family of six.



KEVIN SCOTT



“This means focusing on the quieter aspects of the home including the patterns and textures of surfaces and furnishings.”

Space maximization is often high up on a client's wish list, too. At a Chelsea property in the English capital by interior and architecture design studio 1508 London, a complex floor plate meant unlocking the layout was key to the project's success. “With a pied-à-terre clients tend to opt for an open-plan design, but a series of smaller, well-formed rooms with clever storage solutions can create a practical layout,” says design principal Ailsa Connery. “Here, we wanted to create defined spaces but to maintain a relaxed flow. Framed glazed screens can blend rooms and borrow light to create the impression of a larger footprint, while the living areas are functional yet sociable with a built-in bar in the reception room and interconnecting dining room for entertaining. The kitchen is the core of any comfortable home, and here the compact space includes a light-filled breakfast niche, dramatic marble, and bespoke cabinetry.”

In contrast, Ghiora Aharoni Design Studio's Manhattan pied-à-terre was once a series of compartmentalized rooms. Reconfigured for a Beverly Hills-based client, the interior walls of the Art Deco property were removed to create an open-plan space. “I wanted to reference the building's curved vocabulary, and create an expansive living space,” explains Aharoni. “Everything is curved, there are no hard edges. The flowing lines create a sense of movement that expands the perception of the space. I also included a fireplace, which functions in so many ways. It creates a focus and somewhere to gather and provides warmth in a literal and figurative sense. Plus it's a beautiful source of light.”

The challenge for Anna-Carin McNamara, principal designer at Australia's Anna.Carin Design Studio, is often how clients want to feel when they arrive. “Relaxation is very important,” she says, “as is the scale of the furniture, and

flexibility in the way it can be used.” This was a consideration in a pied-à-terre in Barangaroo, Sydney, which is owned by a retired couple whose children and grandchildren also use it when visiting. “The dining table can be intimate for two, but extends to sit 12, plus there's space in the second bedroom closet to store stacking chairs,” explains McNamara. “This is the type of project where we can be extravagant with dream pieces such as the Carl Hansen daybed, which isn't essential in an everyday home but was included because the client always loved it.”

ELEVATED DESIGN

Created as a space for guests of Danish design brand Vipp to experience its products, the 4,305-square-foot (400 sq m) Vipp Loft—which sits above the company's offices, on the second floor of a converted printing factory in Islands Brygge, Copenhagen—is the work of Studio David Thulstrup. Having exposed the original oak timber rafters and high sloped ceilings, the award-winning practice was then able to build a mezzanine level into the generous volume. “It was important to create a homely environment,” says founder and creative director Thulstrup. “In a pied-à-terre you need warm interiors, a good space to relax, and an amazing sleep area. I like to include a bathtub, too, as it's really important to rest well during a longer business stay.”

Raising the bar higher, many upscale pieds-à-terre are now located in branded residences with five-star hotels as management. “While New York City has a vast number of hotels to choose from, many are inadequate for large families. Rather than lug 30 suitcases with them, they want a mainstay to keep essentials in convenience and luxury,” says Meier. “The Ritz-Carlton New York, NoMad, is a level of penthouse with not just the required size and space, it provides a different kind of security—you know who is at the front desk whether the stay is for three days or three weeks.”

The Ritz-Carlton New York, NoMad, will even rent your property out when you're not there to offset maintenance costs, while locked closets allow staff to store your belongings safely.

“People of generational wealth understand that NYC real estate is one of the most secure investments in the world. While you need a pied-à-terre for a family to function, it's also an avenue to earn a profit. They understand it's part of their wealth portfolio,” says Meier. “It will gain value and give a better return than almost any other investment they might have.” ●

Claudia Baillie writes about interiors and design for ELLE Decoration and House & Garden

ON THE MARKET

HOME AWAY FROM HOME



Eiffel Tower vistas

Paris, France

€5,490,000

Belles Demeures de France
(Daniel Féau Conseil
Immobilier)

Vincent Bonnefoux Baeyens
vincent@bdfFrance.fr
+33 1 76 77 34 19

Location is everything at this magnificent two-suite apartment in the heart of the French capital, with all of the living spaces drinking in superb views of the Eiffel Tower. Recently renovated, and sold furnished, this 1,916-square-foot (178 sq m) residence is the perfect base for exploring Paris.



Five-star opulence

Manhattan, New York, U.S.A.

\$6,950,000

Christie's International
Real Estate Group
Brian Meier

bmeier@christies.com
+1 212 641 3732

Kate Meier
kmeier@christies.com
+1 212 641 3736

This two-bedroom corner penthouse at the Ritz-Carlton Residences, New York, NoMad, offers the ultimate in luxury city living. With world-class interiors, the superb pied-à-terre is as beautiful as it is convenient.

City bolt-holes around the world: (Clockwise from top left) The living area of 1508 London's Chelsea apartment; Vipp Loft in Copenhagen showcases the company's design skills; Ghiora Aharoni Design Studio's Art Deco pied-à-terre in Manhattan; Anna.Carin Design Studio's flexible home for a retired couple in Sydney, Australia.

Unbeatable location

Naples, Florida, U.S.A.

Incomparable in design, this spectacular home showcases sweeping bay views from four levels of terraces. A granite driveway and triple garages only hint at the superb finishes inside the house, where a Tiffany-inspired door reveals white marble floors, a glass staircase, and Macassar cabinetry. Gaggenau and Miele appliances grace the sleek kitchen, and the five bedrooms are all en suite. A home theater, an elevator, and smart automation add to the enviable location, close to Vanderbilt Beach and minutes from fine dining and shopping.

\$13,900,000

William Raveis Real Estate

John Egan

john.egan@raveis.com

+1 239 300 8779



GRAND DESIGNS

These four sumptuous homes—for sale through our global network of exclusive affiliates—deliver luxury, elegance, and world-class amenities on a majestic scale



Refined charm

New Vernon, New Jersey, U.S.A.

This refined house sits on more than three acres (1.2 ha) in a premium neighborhood. A classic exterior of white clapboard sets the tone for the interior, which offers six bedrooms and six baths. Highlights include a family room with fireplace, a chic eat-in kitchen, and a dining room that opens to a bluestone patio—the perfect spot to relax.

\$3,695,000

Christie's International Real Estate,
Northern New Jersey,
Rutland Hurley Team

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Modern masterpiece

Uden, North Brabant, Netherlands

Among the most prestigious villas in the province, offering a generous 17,222 sq ft (1,600 sq m), this is a world-class home. Introduced by a grand entrance hall, the ground level takes in a dining room and an eat-in chef's kitchen, plus an indoor pool with spa, sauna, and hammam. The family room affords access to the garden, with its stylish pool hidden under one of the terraces, while six en suite bedrooms can be found upstairs. Add in a spacious garage, a home theater, and a wine cellar, and this estate is in a league of its own.

€11,000,000

Residence 365 B.V.

Leslie D.T. de Ruiter

l.deruiter@r365.nl

+31 10 22 508 22



Baldrige House

Fort Worth, Texas, U.S.A.

One of Texas's most prized treasures, and an official landmark since 1978, Baldrige House offers an artful balance of historical elegance and modern amenities. Nearly 1.5 acres (0.6 ha) are introduced by an ornate fountain and inside three living areas and a billiards room are ideal for gatherings. Six bedrooms deliver ample accommodation and the space for 11 vehicles is a dream for any car enthusiast.

\$6,995,000

Ulterre

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EUROPE'S HIDDEN GEM

Framed by the Dolomites, South Tyrol in Italy—on the sunny side of the Alps—is an attractive spot for elite homeowners, as Dr. Alexander Benedetti of Benedetti Real Service explains

Empress Elisabeth of Austria, known as Sisi, loved the South Tyrolean spa town of Merano, and spent four “health sojourns” there, two at Trauttmansdorff Castle. She might have enjoyed walking through its botanical gardens—home to colorful and exotic plants from around the world—while gazing at the panoramic views over the surrounding mountains.

The castle is just one of the many reasons to visit, or indeed put down roots in South Tyrol. Dr. Alexander Benedetti of Benedetti Real Service—the exclusive affiliate of Christie’s International Real Estate in the area—observes, “The region is full of attractions you cannot find anywhere else in the world. The landscapes are sensational and legendary, thanks to the contrast between alpine ranges, Mediterranean vineyards, and large apple orchards, not to mention the unique beauty of the Dolomites, a UNESCO World Heritage Site.”

Having worked in real estate for 30 years as a broker, adviser, and valuer, Benedetti is well placed to advise on the market in this part of Italy, where both German and Italian are official languages and there is “a mix of Italian and German cultures.”

Alpine wonderland: With its fairy-tale churches, castles, and quaint villages, South Tyrol is a magical mix of cultures set against the Dolomite mountain range.

“The real estate market in South Tyrol is very stable and has grown continuously along with the region’s economy over the past 50 years,” he notes. “During the coronavirus pandemic, the real estate market in South Tyrol proved to be crisis-proof with a slight upward trend.” Even when the real estate market in many parts of Italy declined slightly as a result of the financial crisis of 2007-08, prices in South Tyrol remained largely stable and began to grow again at the beginning of 2014.

Real estate rights here are still subject to *Grundbuch*, the former Austrian system of public announcement and constitution of property rights. “The system makes property transactions safe and assures both buyers and sellers,” Benedetti adds.

When considering neighborhoods, he highlights not just Merano, but also Brunico and the Val Pusteria district, the Dolomites region with Val Gardena and Alta Badia, the Appiano and Caldaro area, as well as the Vinschgau Valley and the cities of Bressanone and Bolzano and their surroundings.

Apartments are the most readily available type of property here. Building land is rare, and individual houses are highly sought-after. And while there are no restrictions for foreign buyers, Benedetti does counsel that because land is scarce, “about 80 percent of the properties are subject to a commitment that requires that they be occupied by someone who is working in South Tyrol or has been resident here for at least five years and is not the owner of another appropriate property in South Tyrol.”

This means that because many properties need to be used as a primary residence, life and local services “are intact throughout the year in the whole region.”

Benedetti is upbeat about the market in 2022 and has plans to open a new office later in the year in Cortina, “the pearl of the Dolomites,” which will host the 2026 Winter Olympics. ●

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Pages 75-112



AUSTRIA

GRAND PENTHOUSE

VIENNA

- Prime city-center location
- Four bedrooms with en suite baths
- Roof terrace and outdoor pool

This dream penthouse provides pure luxury at one of the best addresses in the city, with some of its most important cultural institutions, top restaurants, and exclusive shopping areas right on the doorstep. The property exceeds all the demands of contemporary urban living, with a bright, airy 3,767 sq ft (350 sq m) floor plan,

generous multi-aspect terraces, and a spacious roof garden with sleek outdoor pool. Accessed via a private elevator and arranged over two floors, the apartment features four bedrooms—each with an en suite bath—and an additional half bath for guests, as well as an inviting open plan living and dining area with a fireplace. Two parking spaces add an invaluable benefit for a city-center home that is situated in such a prestigious central district. Alongside the covetable living space and convenient access to excellent amenities, the crowning glory of this unique residence is the wonderful panoramic skyline view over the rooftops of Vienna.

OFFERED AT €15,500,000
 INQUIRIES **Avantgarde Properties**,
avantgardeproperties.com
 ASSOCIATE Elisabeth Karoly,
office@avantgardeproperties.com,
 +43 664 115 1775
 ON THE WEB Search for C61288



SPLENDID MANSION

SALZBURG

- Historical riverside residence
- Extensively renovated
- Top-floor wellness area with pool and sauna

Positioned on the sun-drenched banks of the Salzach river, this magnificent property boasts enviable unobstructed views of the historic old town and the Hohensalzburg Fortress. Built in 1895 by the renowned architect Ceconi, the remarkable mansion stands in a row with some of the most distinctive buildings in Salzburg's

cityscape, including the Hotel Sacher and Café Bazar. An extensive renovation left no detail overlooked, yet thoughtfully maintained the building's historical beauty. Infrastructure and staff facilities are located in the basement, with four further floors above ground, the first three of which are home to a number of resplendent stately rooms. Superbly furnished and finished throughout, the residence comprises a lounge with open fireplace, a reception area, a dining room, several en suite bedrooms with marble baths, and a state-of-the art kitchen. On the top floor, a sublime wellness area with pool, sauna, and bar adds a luxurious final touch.

OFFERED AT €17,500,000

INQUIRIES **Stiller & Hohla**

Immobilientreuhänder G.m.b.H.,

stiller-hohla.at

ASSOCIATE Dr Berndt Kretschmer,

buy@stiller-hohla.at,

+43 662 65 85 110

ON THE WEB Search for C61290



MAGNIFICENT ESTATE

ST. PETER, JERSEY

- Main home and multiple guesthouses
- Potential business opportunity
- 25-acre estate with pool

At this splendid country house, both grandeur and comfort are in plentiful supply. Accessed via a gated driveway, the main home is immaculately presented, with characterful interiors featuring soaring molded ceilings, impressive stained-glass windows, paneled rooms, and original fireplaces. A generous floor plan takes in six

reception rooms and up to 10 bedrooms, while outside, the lush, landscaped grounds and fields are equally remarkable, encompassing 25 acres (10 ha), which include a swimming pool, a summer house, and a walled-in kitchen garden—perfect for horticulturists and keen chefs. In addition, the property also delivers a detached four-bedroom granite house and a three-bedroom bungalow; three granite barns suitable for conversion or car storage; a one-bedroom apartment; and a separate coach house/office. All of this is set within easy reach of one of Jersey's leading private schools, the airport, golf courses, beaches, and shops.

OFFERED AT £8,950,000

INQUIRIES **Hunt Estates**,

huntstates.com

ASSOCIATE Gill Hunt,

gill@huntstates.com,

+44 7797 721 881

ON THE WEB Search for C61285



HANSPAULKA HOUSE

PRAGUE

- 10 bedrooms and six baths
- 14,650 sq ft (1,360 sq m) of interior space

Designed to exceptionally high standards and characterized by a modernist aesthetic of clean lines and expanses of white, this one-of-a-kind property is an architectural gem positioned in a highly sought-after neighborhood. The four-story home employs the clever use of angles to ensure there are surprises at every turn. At its lowest level is a relaxation zone with an indoor

swimming pool, fitness room, home theater, two guest suites, and a kitchen with direct access to a terrace, while the first floor has an impressive living room that opens to the garden, offering a sensational entertaining space. A chic kitchen with a dining area, two bedrooms with en suite baths, and a large hall with a balcony can also be found on this level. Two further bedrooms, a walk-in dressing room, and two baths extend across the second floor, which also has its own terrace. The third level is configured as a lavish owners' suite and study, and to top it all off, a rooftop terrace, with views over Prague Castle, runs along the entire length of the residence.

OFFERED AT Price upon request
INQUIRIES Svoboda & Williams,
 svoboda-williams.com
ASSOCIATE Michaela Koudelová,
 michaela.koudelova
 @svoboda-williams.com,
 +420 724 485 085
ON THE WEB Search for C61383



WATERFRONT BEAUTY

TALLOIRES, HAUTE-SAVOIE

- Private lake access, mooring, and pontoon
- Close to hiking, water sports, and skiing

Nestled in its own intimate green paradise, this luxurious waterfront property delivers direct access to the lake and a private boat mooring and pontoon. The chalet-style residence spans more than 1,500 sq ft (140 sq m) of fabulous living space, with a further 750 sq ft (70 sq m) at the garden level currently used as a garage and ripe for renovation. Outside, the 0.5-acre

(0.2 ha) garden features an impressive infinity-edge pool overlooking the sparkling waters of Lake Annecy, and these vistas are mirrored throughout the home, with outlooks stretching into the surrounding mountains. In an idyllic location, the dwelling is a peaceful, secluded retreat that has easy access to the village of Talloires and the area's aerial sports, mountain walking, water activities, Michelin-starred dining options, and the renowned ski areas of Aravis and 3 Valleys. In addition, Annecy is just 15 minutes away, and the estate is within 40 minutes of Geneva International Airport, making it a highly enviable proposition.

OFFERED AT €4,200,000

INQUIRIES **Agence Clerc Immobilier**,

agence-clerc.com

ASSOCIATE Catherine Dhote,

cd@agence-clerc.com,

+33 4 50 64 88 88

alps-property.co.uk

ON THE WEB Search for C61302



STUNNING PENTHOUSE

GOLDEN TRIANGLE, PARIS

- Prestigious location and three parking spaces
- High-end finishes and Sonos audio throughout

Paris's distinguished 8th District is home to this exceptional triple-aspect masterpiece. Arranged thoughtfully over the uppermost two floors of an exquisite turn-of-the-century building, the residence has been renovated throughout. An expansive entrance hall showcases Porter silver marble floors and leads to the immense living/reception room and dining room, which are

characterized by their perfect blend of period features with timeless modern sophistication. Versailles parquet flooring and high ceilings delight with south-facing windows capitalizing on the stunning views of the Eiffel Tower. The large, well-equipped kitchen is punctuated by a central block crafted from distinctive Black Horse granite, while a majestic staircase gives access to the second level, where a family room and three en suite bedrooms are revealed, the superb main suite opening to a sunny terrace. Every amenity, including a high-end security system, has been carefully considered in this elegant, fully air-conditioned Parisian gem.

OFFERED AT €12,700,000

INQUIRIES Belles Demeures de France (Daniel Féau Conseil Immobilier),

belles-demeures-de-france.com

ASSOCIATE Otto Weijsenfeld, otto@bdfrance.fr, +33 1 76 77 34 19

ON THE WEB Search for C61305



EXCLUSIVE ISLAND PARADISE

CAVALLO ISLAND, CORSICA

- Expansive six-bedroom property
- Heated pool, tennis court, and boat mooring
- Spectacular far-reaching views

Perched at the rocky edge of exclusive Cavallo Island, this modern villa overlooks the sublime turquoise waters, as well as enjoying fantastic views over the mountainous terrain. The home has direct private access to granite-lined creeks, providing the choice to arrive by helicopter or sea, thanks to a small boat mooring in front of

the property as well as privileged access to the island's heliport and residents' marina. Offering exceptional tranquility, the residence showcases a bright, open, contemporary design and has been built to the highest standards. There are six bedrooms, five baths, and a fireplace for those cooler evenings. Outdoor recreation is a dream, with a tennis court, a luxurious heated pool, and naturally protected swimming areas at the water's edge. This remarkable estate faces the ancient fortress town of Bonifacio, which stretches along a promontory along limestone cliffs, while below, footpaths and a winding road lead to the beautiful harbor and marina.

OFFERED AT €10,500,000

INQUIRIES **Corse Prestige**

Immobilier, corseprestige.com

ASSOCIATE Oliver Fenech,

oliver@corseprestige.com,

+33 6 41 38 28 82

ON THE WEB Search for C61358



SEA-VIEW CHARM

SAINT-JEAN-DE-LUZ, PYRÉNÉES-ATLANTIQUES

- Principal villa and self-contained annex
- Expansive living and entertaining space

Commanding a panoramic view of the Atlantic Ocean and the mountains to the south, this early 20th-century property enjoys a sublime location. Facing Lafitenia Beach, renowned for its surfing, the 3,014 sq ft (280 sq m) villa is set on 1.58 magnificent acres (0.64 ha) of level grounds. With eight bedrooms in the primary home, accommodation is plentiful, as is living

and entertaining space. Numerous communal areas include a cozy sitting room with a wood-burning fireplace, a pair of living rooms, dual kitchens, and a dining room with access to the wide ocean-facing terrace. The estate also has a well-equipped three-bedroom annex with its own garage, while a second 516 sq ft (48 sq m) garage could easily be converted into further living areas. Tennis courts and beautiful vistas to the south are highlights of the gardens, and there is ample room to add a swimming pool. This delightful residence is just a few minutes' walk from the beach and a 10-minute bicycle ride from Guéthary and Saint-Jean-de-Luz.

OFFERED AT €6,360,000

INQUIRIES Côte Ouest Immobilier,
coteouest-immobilier.fr

ASSOCIATE Nicolas Descamps,
ndescamps@coteouest-immobilier.fr,
+33 5 59 26 82 60

ON THE WEB Search for C61287



THE MANOR

GUÉRANDE, LOIRE-ATLANTIQUE

- Historical 10-bedroom estate
- Close to beautiful La Baule

This extraordinary 19th-century property has undergone significant yet sensitive renovations in recent years, and the result is a breathtaking manor with more than 5,000 sq ft (465 sq m) of luxurious, light-filled living space and a total of 10 resplendent bedrooms, including three sumptuous suites. A contemporary kitchen with the latest appliances joins a long list of

highlights that takes in a cozy living room with a large fireplace, a charming reception/dining room, and a majestic staircase. Outside, there are multiple terraced areas from which to enjoy the stunning, tree-lined gardens, as well as a gorgeous heated swimming pool, a boathouse, a woodshed, a triple garage, and an independent apartment that is also newly updated. A former bunker dating back to the Second World War has exciting potential to be turned into a superb wine cellar if desired. All this is located on 2.5 sublime acres (1 ha) less than five minutes from sought-after La Baule—renowned for being one of the most beautiful bays in the world.

OFFERED AT €1,995,000

INQUIRIES **David Bilder Real Estate**,
davidbilder.com

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david@davidbilder.com,
+33 6 60 10 07 00

ON THE WEB Search for C61308



BREATHTAKING CHÂTEAU

SARLAT-LA-CANÉDA, DORDOGNE

- High-end designer furnishings included
- A grand total of 22 bedrooms

Majestic elegance characterizes this fabulous Neo-Gothic château set in the rolling hills of the Dordogne. The property is accessed through wrought-iron gates with a golden coat of arms, which reveal almost 50 acres (20 ha) of park-like grounds. Within the residence, 18,945 sq ft (1,760 sq m) of exceptionally renovated living space awaits. The first floor delivers a formal

dining room, a more intimate dining area, a main salon overlooking the pool and outdoor entertaining space, a graceful music room, and a premium kitchen with monumental fireplace. A stunning staircase leads to the second floor with its five refined bedroom suites, and five further suites on the third floor. Office space and staff rooms can be found on the top level, while the basement boasts a wine cellar, home theater, and bar. The amenities continue in the annexes with a gym, casino, pool and wellness area, bowling alley, and garage with space for a 10-car collection. A tennis court, lake, and helipad complete this astonishing offering.

OFFERED AT Price upon request
 INQUIRIES **Maxwell-Baynes Real Estate**, maxwellbaynes.com
 ASSOCIATE Kirsten Pollard,
 kirsten@maxwellbaynes.com,
 +33 6 74 27 26 86
 ON THE WEB Search for C61303



FRANCE

OCEANFRONT MAJESTY

THÉOULE-SUR-MER, ALPES-MARITIMES

- Family home with nine bedrooms
- Pool, terraces, sauna, and hammam
- Fantastic natural surroundings

Enjoying panoramic sea views, this grand villa occupies an enviable location amid dramatic scenery. The property is surrounded by the striking red rocks and pine forests of the Esterel mountain range, an area renowned for superb hiking and red beaches that contrast with the azure water. While offering excellent peace and

security, the house is only 20 minutes from the high-end shops, restaurants, and excitement of Cannes. Recently renovated, the nine-bedroom residence boasts almost 10,765 sq ft (1,000 sq m) of impressive interiors, with exceptionally large rooms extending on to breathtaking terraces overlooking the ocean. Set on 2.9 acres (1.1 ha) of landscaped grounds, with Mediterranean plants, the estate has direct access to the sea. There is a swimming pool, pool house, sauna, hammam, games room, car park, and a pair of independent homes for staff. Seven baths, a fireplace, a security system, and an office complete this standout proposition.

OFFERED AT €38,000,000
INQUIRIES Michaël Zingraf Real Estate, michaelzingraf.com
ASSOCIATE Angie Delattre, cannes@michaelzingraf.com, +33 4 93 39 77 77
ON THE WEB Search for C61323



IDYLIC DELIGHT

MONTPELLIER, HÉRAULT

- Indoor and outdoor swimming pools
- Multiple living and entertaining spaces

Three impressive stone buildings combine to create this exceptional property with all the characteristics of a luxury hotel. The interior space spans a total of 12,900 sq ft (1,200 sq m), including three large living rooms—two of which are on the first floor and the third on the upper level, dedicated to games, movies, and billiards—a marvelous “cathedral” lounge,

and another spacious salon with a fireplace. A stunning Bulthaup kitchen features an elegant fireplace that provides warmth for evening gatherings. Elsewhere, there is a refined office space with an aquarium built into the wall, and an outstanding relaxation area with a heated indoor pool, a Jacuzzi, a sauna, and a hammam. Breathtaking landscaped gardens are an idyllic delight, taking in jasmine-covered terraces, an ancient pond, multiple boxwoods, an outdoor pool, and a pool house. The estate boasts two separate entrances and space for four cars, as well as an independent caretaker’s apartment with terrace, completing the sublime picture.

OFFERED AT Price upon request
 INQUIRIES **Poncet & Poncet**,
 poncet-poncet.com
 ASSOCIATE Patrick Poncet,
 contact@poncet-poncet.com,
 +33 4 67 02 03 31
 ON THE WEB Search for C61309



AEGEAN SEAFLOWERS

MYKONOS

- Flexible accommodation across two homes
- Unobstructed sea and sunset views
- Excellent amenities and connections

Set on the water's edge, with views of stunning sunsets and the enchanting island of Delos, this unique offering comprises two beautiful villas spanning a total of 5,220 sq ft (485 sq m). Built in a contemporary Mykonian style, the residences can be used together, as one big dwelling, or independently by two families.

Each consists of a spacious salon, a kitchen, four en suite bedrooms, a half bath, and a staff room. Large verandas and terraces boast ample space for alfresco relaxation and entertainment, and both properties benefit from their own pool. Set on a peninsula plot of almost an acre (0.4 ha), the homes deliver the feeling of living directly on the water, yet Mykonos Town and the village of Ornos are within easy reach, as are superb beaches, Michelin-starred restaurants, elegant boutiques, and sophisticated hotels and beach bars. International connections are equally convenient, with numerous direct flights from Mykonos Airport to many popular destinations.

OFFERED AT €3,755,000

INQUIRIES **Ploumis Sotiropoulos**

Real Estate, ploumis-sotiropoulos.gr

ASSOCIATE Maria Vamvatsikou,

mariav@ploumis-sotiropoulos.gr,

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ON THE WEB Search for C61289



PENTHOUSE PANACHE

MAHARANI BAGH, NEW DELHI

- Sought-after location and private pool
- 3,993 sq ft (371 sq m) of living space

Located in a desirable upmarket neighborhood, this breathtaking three-bedroom, three-bath apartment was envisioned by one of the area's leading interior designers, with a focus on a sleek, modern aesthetic. Italian marble floors set an opulent tone in the spacious penthouse, alongside the luxuriously finished baths and fully fitted dream kitchen. The private rooftop

terrace is perfect for entertaining, with generous outdoor seating alongside a bar and swimming pool—an enviable amenity rarely found in such apartment buildings in New Delhi. In addition, the property has a well-equipped gym, and it also benefits from ample street parking. Situated directly opposite a beautiful garden, the building is just steps away from a local community center and a large public park that features a walking track. This unique residence offers sweeping views over the city and is in an ideal position, close to a wide selection of shops and restaurants, making it a wonderful oasis from which to explore the vibrant metropolis.

OFFERED AT US\$2,133,000

INQUIRIES Himmat & Rohini Singh

L.L.P., hrscindia.com

ASSOCIATE Himmat Singh,

himmat@hrscindia.com,

+91 98 1013 6747

ON THE WEB Search for C61395



HATHERTON

DARTRY, DUBLIN 6

- Six-bedrooms including staff accommodation
- Two-bedroom garden mews house

Dating back to the mid-1800s, this magnificent detached villa is positioned in the leafy heart of Dublin 6, on almost an acre (0.4 ha) of mature tree-filled grounds. Throughout its history, the home has played host to a wealth of fascinating occupants and this beautifully restored oasis is now ready to welcome in the next generation. Sensitively updated, and superbly maintained,

the six-bedroom, six-bath house is the perfect example of how to celebrate classical charm, while still providing ample comfortable space for modern living. At garden level, family life comes to the fore, with a large, bright kitchen; a living room; a breakfast room; and a separate entertainment room. There are two generous bedrooms on this level—one of which includes a bath and a kitchen, ideal for an au pair or housekeeper. Upstairs, four expansive en suite bedrooms with treetop views await, as well as a convenient office. With limitless potential, and just 11 miles (19 km) from Dublin Airport, this is a residence of unparalleled character.

OFFERED AT €6,800,000

INQUIRIES **Sherry FitzGerald**,
sherryfitz.ie

ASSOCIATE Michael Grehan,
michael.grehan@sherryfitz.ie,
+353 1 284 4422

ON THE WEB Search for C61281



ORGANIC TUSCAN ESTATE

CASTELLINA, CHIANTI

- Farmhouse with 10 bedrooms and 12 baths
- Separate two-bedroom guesthouse
- 28-acre (11.4 ha) organic olive grove

On the hills of Chianti Classico, in a secluded spot surrounded by woodland, sits this 68-acre (27.4 ha) estate. Thoughtfully restored, period features are in abundance, from superb exterior brickwork to the internal exposed beams and terracotta flooring. Traditional rustic Tuscan architecture has been sublimely blended with

modern elegance in the three-story, 10,598 sq ft (985 sq m) farmhouse. Currently operating as an *agriturismo*, facilities include an oval pool with stone sundeck, and a fitness area, situated among the well-maintained gardens. Organic olive groves on the property can produce up to 5,511 lbs (2,500 kg) of extra-virgin olive oil each year, and the olive mill has a processing plant, storage rooms, and bottling line, as well as a tasting room and shop. An additional 2.5 acres (1 ha) would be perfect for planting a vineyard, plus there is a charming stream that feeds into a pond, or there is the option to convert the compound back into a fabulous private home.

OFFERED AT €2,980,000

INQUIRIES **Agenzia Romolini**

Immobiliare S.r.l., romolini.com

ASSOCIATE Riccardo Romolini,

info@romolini.com,

+39 0575 788 948, +39 3356 960 513

ON THE WEB Search for C61394



VILLA MOSCA BIANCA

LESA, LAKE MAGGIORE

- Spectacular waterfront four-bedroom villa
- Direct lake access and private dock

Villa Mosca Bianca, located on the shores of Lake Maggiore, perfectly melds contemporary high-tech living with gracious environmental sensitivity. With direct lake access and a private dock, the home offers an exclusive waterfront lifestyle, blending eco-friendly design with cutting-edge technologies and resort-worthy amenities. The estate leverages its high vantage

within a mature forest to capture breathtaking views of storied Lake Maggiore from almost every room. Distinguished by walls of windows and projecting terraces, the layout is intended to facilitate a relaxed indoor-outdoor lifestyle and is beautifully positioned to capture 180-degree vistas of the lake, the mountains, and the brilliant sunsets. Designed and built to the highest standards by Design Haus Liberty and Roberto Manzetti, and boasting landscaping from award-winning Colin Okashimo, this impressive residence, with its sleek modern architecture and sublime panoramas, has been featured in several architectural journals.

OFFERED AT Price upon request
INQUIRIES Benedetti Real Service,
 irs-benedetti.com; **Christie's**
International Real Estate,
 christiesrealestate.com
ASSOCIATES Dr. Alexander
 Benedetti, ab@irs-benedetti.com,
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 gjames@christies.com,
 +44 20 7389 2942

ON THE WEB Search for C61283



DOLOMITES PIED-À-TERRE

ORTISEI, SOUTH TYROL

- Excellent access to skiing and hiking
- Parking for two cars

Situated in a highly sought-after location in the UNESCO World Heritage Site of the Dolomites, this wonderful two-bedroom apartment is only a few minutes' walk away from the heart of the charming village of Ortisei. Residence Verena was built to combine the traditional rustic style of the Alps with modern architecture to create something quite spectacular. Close attention to

detail and high-quality fixtures are in evidence across 979 sq ft (91 sq m) of interior living space. Relaxed, minimalist decor features gleaming wood floors and paneling that flows from room to room, delivering a seamless floor plan ideal for day-to-day living and entertaining. This is juxtaposed with the abundance of breathtaking scenic vistas stretching over the surrounding trees, rooftops, and mountain peaks that can be enjoyed from vast picture windows and the balcony. This customizable home is the perfect place from which to make the most of all the amenities Ortisei has to offer, including world-famous skiing and excellent hiking trails.

OFFERED AT Price upon request
 INQUIRIES **Benedetti Real Service**,
 irs-benedetti.com
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 +39 0473 236 613
 ON THE WEB Search for C61378



WATERFRONT VILLA JOY

COSTA SMERALDA, SARDINIA

- Extraordinary three-villa compound
- 4.7-acre (1.9 ha) waterfront peninsula
- Private dock, two beaches, and land for helipad

Perched on a private gated peninsula in the Tavolara Marine Protected Reserve, this exclusive estate comprises three villas, a plethora of bespoke services and amenities, and provides wonderful seclusion. Bordering the sea, the properties are enveloped by a gorgeous Mediterranean landscape. Large,

comfortable outdoor living areas include wide verandas and fully equipped dining areas, and there is also a private dock, a tennis court, a saltwater pool carved into the rock, private access to two secluded beaches, and land for a helipad. Crafted from high-quality natural materials such as stone, granite, and wood, and blending harmoniously with their beautiful setting, the primary residence, guesthouse, and dependence incorporate nine bedrooms between them. Almost half a mile (1 km) from any other house, and a few minutes from Olbia International Airport, Villa Joy is a breathtaking oasis in the heart of Gallura.

OFFERED AT Price upon request

INQUIRIES **Immobilisarda S.r.l.**,
immobilisarda.com

ASSOCIATE Giancarlo Bracco,
giancarlobracco@immobilisarda.com,
+39 0789 754 500

ON THE WEB Search for C61334



GRAND HILLSIDE RETREAT

NAPLES, CAMPANIA

- Eight bedrooms and seven baths
- Garden and sea-view roof terraces
- Private courtyard parking

Grand proportions are matched by epic Gulf of Naples views at this charming property, which benefits from an elevated setting in Grifeo Park. Within a gated lot, two multilevel buildings, a fabulous garden, and an expansive courtyard, plus a private road combine to create a unique and secure offering in the enviable Chiaia

hillside neighborhood. The primary villa spans 13,993 sq ft (1,300 sq m), its floors adorned with marble, natural stone, and superb parquet wood throughout, while fine 18th-century fireplaces display precious marble, and wooden shutters screen the spacious interiors from the heat of the day. Outside, the beautiful terraced garden provides a wonderful place for relaxing and savoring the peace and quiet while shaded by a centuries-old pink pepper tree. Atop both the main home and the 6,996 sq ft (650 sq m) dependence, impressive roof terraces deliver stunning, far-reaching vistas over the city, the local skyline, and the shimmering sea beyond.

OFFERED AT Price upon request
INQUIRIES **Rome Exclusive**,
romeexclusive.it

ASSOCIATE Giorgio Berti,
gberti@romeexclusive.it,
+39 06 321 8355

ON THE WEB Search for C61343



SLEEK AND CONTEMPORARY

MONTE CARLO

- Distinguished development
- Close to the area's finest amenities
- Vast terraces with panoramic sea views

Parc Saint Roman is one of the most beautiful and well-known developments in Monaco, located close to the prestigious Monte-Carlo Beach hotel, the country club tennis courts, the restaurants and facilities of the neighboring sports club, and the casino. The building boasts a wonderfully leafy park with a large outdoor

pool, as well as a 24-hour concierge service. Entirely renovated in a contemporary style, this sleek apartment delivers far-reaching sea views from Cap Martin to Cap Ferrat. Each room opens to its own terrace, increasing the natural light and providing marvelous indoor-outdoor living. The veranda has adjustable slats to offer shade, enhancing alfresco mealtimes and moments of relaxation. No detail has been overlooked in the polished open-plan kitchen with wine cellar, nor in the owners' suite with a bath tub, double vanity, shower, and hammam. This exceptional and sought-after property also includes two cellars and seven parking spaces.

OFFERED AT €28,900,000

INQUIRIES **Miells**, info@miells.com,

+377 97 97 79 29, miells.com

ON THE WEB Search for C61149



VILLA ÉMERAUDE

MARRAKECH

- Prime location in the heart of the Palmeraie
- Impeccably decorated with Moroccan art
- More than 4.9 acres (2 ha) of verdant grounds

Nestled among the palm trees of Marrakech's prestigious Palmeraie, Villa Émeraude forms a haven of privacy, tranquility, and tremendous beauty. Abundant living spaces of incomparable luxury stretch across the expansive floor plan, each more splendid than the last. Designed with extraordinary attention to detail, this stunning

property comprises a principal building that delivers 10 gorgeous bedrooms, four villas—each with its own bedrooms, baths, dressing rooms, and gardens—and six pavilions. With enough space for up to 60 people to stay, the estate is perfect for use as a hotel or as a private residence. A number of outdoor living areas are thoughtfully arranged around the exquisite main swimming pool, while further amenities include a sauna, a hammam with sumptuous spa, and a large gym. Each room, suite, villa, and pavilion is exceptional and unique in its decoration, making this a sublime Moroccan residence with impressive business potential.

OFFERED AT Price upon request
INQUIRIES **Kensington Luxury Properties**, kensingtonmorocco.com
ASSOCIATE Alex Peto,
marrakech@kensington.ma,
+212 524 42 22 29
ON THE WEB Search for C61325



VILLA DE ZANDHOEVE

ZANDVOORT, NORTH HOLLAND

- Heated drive and large garage with car wash
- Expansive terrace with swimming pool

Located on the “Golden Bend,” bordering the fabulous Kostverlorenpark, this unique villa with its stunning landscaped gardens was once home to Dutch writer Herman Heijermans. Grand steps introduce the house, where the covered entrance offers direct views via the hall to the lavish garden, swimming pool, and terraces. Sustainable materials have been used

throughout, such as Norwegian slate roofing, natural stone-clad façades, cedar windows, and mineral scratch plaster walls. Highlights of the first floor include a large dining room, which leads to a living room that features a natural stone fireplace and sliding doors to the terrace, a music room, a study, and an eat-in kitchen with Viking stove. Upstairs, a glorious owners’ suite with a dressing room and south-facing balcony is joined by two further bedrooms, with two more hosted on the top floor. The basement level delivers an array of entertaining options with its bar, lounge, gym, and hammam with sauna, completing the idyllic picture.

OFFERED AT €3,495,000
INQUIRIES **Residence 365 B.V.**,
r365.nl

ASSOCIATE Huib Haije,
aerdenhout@r365.nl,
+31 23 52 452 50

ON THE WEB Search for C61310



TRANQUIL FARM ESTATE

VILA FRANCA, VIANA DO CASTELO

- Five bedrooms and seven baths
- Almost 2.5 acres with pool and orchard
- Great investment opportunity

Located in a wonderfully quiet area, just 15 minutes from the center of Viana do Castelo and 45 minutes from Porto, is this fabulous farm with a five-bedroom home. Expanded and fully renovated throughout, generous interior spaces include two living rooms with fireplaces, a well-equipped kitchen, a library,

and a playroom, with natural wood floors and expansive windows creating a light, airy feel. Outside, nearly 2.5 acres (1 ha) incorporate an orchard, a stream, a well, agricultural areas, and granaries, as well as a support building. Leisure is also taken care of, with beautiful green spaces and an inviting swimming pool. There is an old ruin within the grounds with plans to construct an additional two-bedroom villa, making this an excellent investment opportunity. Nearby, the waterfront city of Viana do Castelo is rich with history and breathtaking architecture, and offers an array of shops, museums, and fine dining options within easy reach.

OFFERED AT €1,900,000

INQUIRIES **LUXIMOS**, luximos.pt

ASSOCIATE Ricardo Costa,

porto@luximos.pt, +351 224 057 008

ON THE WEB Search for C61312



MOUNTAIN-VIEW VILLA

PORTIMÃO, ALGARVE

- Fabulous pool area with barbecue
- Beautifully finished interiors

Stunning views of the Monchique mountains can be enjoyed throughout this spacious four-bedroom, five-bath villa. Traditional decor and architecture plus a warm, neutral palette all encourage a sense of calm, while expanses of glass allow light to flood in and create enviable indoor-outdoor living. Entertaining is simple, with its open, flowing floor plan, featuring a

living room with a wood-burning fireplace that opens into the dining space and also out to the terrace, where alfresco lounging and dining options, a barbecue and outdoor kitchen, and an enticing seawater swimming pool await. The fully equipped kitchen showcases a wine refrigerator, a storage pantry, and a generous laundry room. An intimate games room offers further socializing space, while privacy can be found in the convenient office. Positioned in a quiet residential area, the spectacular property is near both Alamos and Morgado golf courses, within easy reach of shops and amenities, and 40 minutes from Faro international airport.

OFFERED AT €1,480,000

INQUIRIES LUXIMOS,

algarve@luximos.pt,

+351 289 035 465, luximos.pt

ON THE WEB Search for C61313



STYLISH URBAN OASIS

CHIADO, LISBON

- Six bedrooms and six full baths
- Two independent entrances

In the heart of the Chiado district, within a delightful period property, this apartment has been carefully renovated with deluxe materials and finishes to create a modern masterpiece. Through a grand entry hall, the abundance of natural light is immediately arresting, and this wonderful airy feel continues throughout the home, with solid oak floors and white walls

elegantly showcasing its original features. An expansive living space, ideal for entertaining, flows into the superb Bulthaup kitchen, which is equipped with Gaggenau appliances, and a scullery and service area. The residence has a total of five bedroom suites, all accompanied by beautiful travertine baths, and the owners' suite features stunning crafted ceilings and is enhanced by a convenient 775 sq ft (72 sq m) walk-in closet. Further appeal is added by the excellent location, with Luís de Camões Square and good public transport connections close by, making this residence the perfect base for exploring all the attractions Lisbon has to offer.

OFFERED AT €3,800,000

INQUIRIES **Porta da Frente, Lda,**
portadafrente.pt

ASSOCIATE Rafael Ascenso,
info@portadafrente.pt,
+351 21 482 6830

ON THE WEB Search for C61396



CONTEMPORARY FARMHOUSE

NOORDHOEK, WESTERN CAPE

- Inviting family living spaces
- Eight bedrooms and nine baths in total
- Five secure acres, with space to build stables

This stunning property is part of the De Goede Hoop Estate, one of South Africa's premium developments and best-kept secrets. Positioned on five acres (2 ha) and nestled amid forest land, this one-of-a-kind home combines the essence of a traditional farmhouse with an exquisite contemporary edge. Delivering the ultimate in

serenity and bucolic beauty, the four-bedroom barn-style primary residence is characterized by voluminous spaces, wood-and-steel ceiling trusses, charcoal limestone floors, and natural materials. The light-filled kitchen is the heart of the house with its large, open fireplace, while four bedrooms include a main suite with doors to a superb wooden deck with outdoor bath and shower. A three-bedroom cottage and a new studio apartment can be found in the grounds, while the terrace is the perfect place to relax overlooking the pool. Sublime views can also be enjoyed from bridle paths and hiking trails on De Goede Hoop's private section of mountain.

OFFERED AT ZAR 39,500,000

INQUIRIES **Greeff Properties**,
greeff.co.za

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paulr@greeff.co.za, +27 82 550 4533,
Dale Gremels, dale@greeff.co.za,
+27 82 539 9393

ON THE WEB Search for C61342

CHRISTIE'S HONG KONG 2022 SINGLE OWNER COLLECTION: CHAMPION COLLECTION



PATEK PHILIPPE GRAND COMPLICATION REF. 5208P

ENQUIRY:
HARMMOND WONG
ASSOCIATE SPECIALIST, WATCHES HONG KONG
HARMMONDWONG@CHRISTIES.COM





SPAIN



CASA LAS BRISAS

NUEVA ANDALUCÍA, MARBELLA

- Stunning exterior space with multilevel pool
- Within Real Club de Golf las Brisas

This wonderful south-facing villa is located within tasteful and superbly manicured gardens. Multiple seating areas are positioned around an immense white barbecue space—perfect for gatherings with friends—while more formal dinners under the moonlight can be enjoyed in the outdoor dining room with its natural wood table. Dotted around the grand property,

fountains add to lush greenery to create a sense of tranquility, but the pièce de résistance is the spectacular multilevel pool flanked by sunny terraces. The elegant, spacious interiors are characterized by sophisticated aesthetics and state-of-the-art technology, where neutral colors are complemented by touches of wood for a warm, comfortable atmosphere. There are five sumptuous bedroom suites, plus two further baths, and the majestic living area is furnished with marble floors and sliding glass doors that lead out to the terrace. A high-end kitchen and a modern dining area, as well as a stunning home theater, complete this idyllic offering.

OFFERED AT €7,200,000

INQUIRIES **Costa Del Sol 365**,
costadelsol365.es

ASSOCIATE Hans Veenhuijsen,
info@costadelsol365.es,
+34 951 122 313

ON THE WEB Search for C61183



LA CASA CON VISTA

CALA CONTA, IBIZA

- Infinity-edge pool, garden, and terraces
- Seven en suite bedrooms plus staff room
- Gated community with concierge service

Glorious ocean views and 24-hour security are two of the many highlights of this new villa in a prestigious gated community just a short walk from the beach. Seven en suite bedrooms take in an owners' suite that boasts a rain shower and a bath tub with enviable sea vistas, plus staff quarters. A large living room with walls

of windows opens on to a delightful garden and pool area, where a fabulous covered seating and dining space awaits. The enticing infinity-edge pool can be heated to enhance its use in the cooler months, and offers plenty of room beside it for lounging. Facing southwest, the property enjoys sublime water panoramas and sunsets from its verdant garden and terraces. Elsewhere, convenient modern touches include a high-end music system connected to a fast-fiber internet connection. Perfect for extended families, the home also has a generous garage with space for two cars and bikes, an elevator, and is accessible for wheelchair users.

OFFERED AT €6,400,000

INQUIRIES **Estela Exclusive Homes**,
estelaexclusivehomes.com

ASSOCIATE Sandra Tejero Estévez,
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+34 971 931 562

ON THE WEB Search for C61326



BALEARIC BEAUTY

PORT D'ANDRATX, MALLORCA

- Stunning views and heated pool
- Five bedrooms and five full baths

Occupying a hillside plot in Cala Llamp, an idyllic bay close to Port d'Andratx, this newly built villa has been designed with chic modern comfort in mind. Sited on the southwestern tip of Mallorca, the property delivers spectacular sunset panoramas and vistas of open sea that extend as far as neighboring Ibiza. Maximizing those views, the primary living area and superb

pool terrace can be found on the upper level, where the open-plan living and dining room features wraparound floor-to-ceiling sliding windows that open on three sides. A further side terrace with elaborate wooden detailing forms an ideal alfresco dining space. On the lower floor are two impressive bedroom suites, while three additional bedrooms, a fitness area, and a wine cellar are housed at ground level. All floors are served by an elevator, including the underground six-car garage. Outside the home, dazzling light installations and attractive plantings afford a final flourish, creating a magical ambience when night falls.

OFFERED AT €8,700,000

INQUIRIES **Luxury Estates Mallorca**,
luxury-estates-mallorca.com

ASSOCIATE Patrick Pawlowski,
cire@luxury-estates-mallorca.com,
+34 971 673 934

ON THE WEB Search for C61352



EXCEPTIONAL LOCATION

FALSTERBO, SKÅNE

- Spacious guesthouse and six-car garage
- Walking distance to the beach and golf club

A statement of contemporary architecture with 10,764 sq ft (1,000 sq m) of living space on the peninsula of Falsterbo, the use of limestone and sandstone alongside traditional white stucco produces a striking first impression here. At ground level, a magnificent dining room boasts a double-height ceiling soaring to the second floor, and gives access to a mezzanine level. This

is the hub of the home and is flanked by the kitchen and a living room to create the perfect space for gatherings of any scale. Connecting the three floors are a windowed elevator and a spiral staircase. The house offers five bedrooms and five baths, including an extraordinary main suite with floor-to-ceiling windows, its own terrace, and a large walk-in closet leading to the sumptuous bath and steam sauna. On the basement level, a billiards room with bar and kitchenette is joined by a wine cellar, while outside, the pool, sauna house, and spacious guesthouse complete this outstanding home, just 40 minutes from Copenhagen Airport, Kastrup.

OFFERED AT Price upon request
INQUIRIES **Residence**, rc.se
ASSOCIATE Jonas Martinsson,
jonas@rc.se, +46 70 617 44 04
ON THE WEB Search for C61347



HISTORICAL CASTLE

LA CROIX-DE-ROZON, GENEVA

- Renovated castle with tower
- Countryside setting yet close to airport
- Six bedrooms plus attic space

Dating back to the 16th century, this delightful castle is set within its own park comprising a French-style garden, a fountain, 100-year-old trees, and two gravel courtyards. There are three entrances to the property, one of which is through a grand alley of trees. Renovated and enlarged in 1958, the period charm of the

building is now complemented by an array of contemporary comforts. A large entrance hall gives access to the characterful staircase in the tower and the first floor also has a two-room apartment for staff. Upstairs, a living room, dining room, kitchen, and pantry can be found, as well as two en suite bedrooms and an office, while the third floor hosts the owners' bedroom, its bath and dressing room, plus a living room with fireplace. There are six bedrooms in total, and the attic, with its high ceilings, could be fitted out as a seventh. The castle may be the stuff of dreams, but when reality calls, Geneva city and the airport are only 15 minutes away.

OFFERED AT CHF 11,000,000

INQUIRIES **SPG ONE S.A.**,

contact@spgone.ch,

+41 58 861 31 00, spgone.ch

ON THE WEB Search for C61321



LAKE-VIEW ELEGANCE

VICO MORCOTE, TICINO

- Historical village setting
- Perfect for indoor–outdoor living
- Heated pool, sauna, and fitness room

This bright, contemporary villa is beautifully located in a picturesque village at the southern end of Lake Lugano. The well-preserved town center features characterful narrow streets, a Baroque church, and a fabulous elevated position surrounded by woods and vineyards with breathtaking lake views. These vistas can

be enjoyed through the three-story property's floor-to-ceiling windows, which fill the clean, open interiors with natural light. Distinguished parquet floors create a feeling of warmth and intimacy, which extends into the eat-in kitchen with a large dining area—perfect for enjoying meals with family and friends. Living space totals 4,844 sq ft (450 sq m) and includes four bedrooms and four full baths, plus the outdoor dining area, heated swimming pool and spa, and gorgeous gardens with panoramic lake outlooks make entertaining a breeze. Ideally situated just six miles (10 km) from the heart of Lugano, this is a spectacular offering.

OFFERED AT CHF 6,900,000

INQUIRIES **Wetag Consulting**

Immobiliare S.A., wetag.ch

ASSOCIATE Philipp Peter,

peter@wetag.ch, +41 91 601 04 50

ON THE WEB Search for C61304



SECLUDED ESTATE

NIEDERBIPP, BERN

- Beautiful estate set within pastoral grounds
- Indoor swimming pool and wine cellar
- Within easy reach of local amenities

Nestled within the privacy and tranquility of its own estate, this outstanding country house benefits from an idyllic position surrounded by nature. Complemented by beautiful bucolic grounds, the generous 7,800 sq ft (725 sq m) principal home offers luxury rural living at its finest. Completely renovated in 2014 and

finished to an exceptional standard throughout, the residence delivers a well-planned layout designed with family living in mind. A wine cellar, a sumptuous indoor pool, an integrated four-car garage, and a second garage with room for two further vehicles—plus extra parking space available on the expansive forecourt—are among the many highlights, while a chic second building of 1,722 sq ft (160 sq m) provides more accommodation for staff or guests. Enjoying a peaceful location within easy reach of Bern, Basel, and Zurich, and close to good schools and shops in the local village, this magnificent complex is a one-of-a-kind opportunity.

OFFERED AT Price upon request
INQUIRIES **Wüst und Wüst AG**,
wuw.ch

ASSOCIATE Sarah Vogler,
sarah.vogler@wuw.ch,
+41 41 727 53 82

ON THE WEB Search for C60779



EXCLUSIVE PENTHOUSE

DOWNTOWN DUBAI

- Prime location overlooking the Burj Khalifa
- 10,805 sq ft (1,004 sq m) with five bedrooms

Alongside the vibrant Dubai Water Canal, with spectacular views of the city's renowned skyline, this impressive penthouse perfectly combines waterfront and cosmopolitan living. Unrivalled services and a stylish modern aesthetic create the pinnacle of luxury in the five-bedroom, six-bath home. From Italian travertine marble floors in every room to the sublime accents of

Jordanian limestone and East African zebrano wood paneling, sophistication is on display at every turn, while Savant smart-home features include built-in LED lighting and speakers, adding functionality and convenience beyond compare. The property also offers residents exclusive access to a club that spans the entire fourth floor of the building and encompasses a spa area with a gym and yoga room, as well as a lounge and screening room. In addition, the exquisite garden boasts an infinity-edge pool set in front of the canal, a sunbathing terrace, a barbecue station, and a sunken firepit that is ideal for picturesque evening get-togethers.

OFFERED AT AED 38,888,888

INQUIRIES **Dubai Premier Estates**,
dubaipremierestates.com

ASSOCIATE Jackie Johns,
jd@dubaipremierestates.com,
+971 50 394 4914

ON THE WEB Search for C61371

ASIA PACIFIC

Pages 113-118



PATEK PHILIPPE AQUANAUT REF. 5650P

CHRISTIE'S 佳士得



OVERBAYS

REPULSE BAY

- Sensational water views throughout
- Indoor and outdoor entertaining space

The pinnacle of luxury living has been reached here on Hong Kong's superb coastline. Located in a highly desirable residential area, tranquility and convenience are married with three levels of supreme opulence. Majestic gates reveal the stunning glass frontage of this modern home, and inside, classical decor characterizes the awe-inspiring double-height living room,

which leads to a secluded terrace with fantastic views. The upper levels can be accessed by a private elevator, as well as via the sweeping, grand spiral staircase. Here, four bedrooms, three of which are en suite, offer comfort and elegance, and the sumptuous primary suite is a serene oasis, framed by large picture windows. Practicalities have also been thoughtfully taken care of, with three staff rooms joined by a utility room and a family room. Bountiful outdoor space completes the proposition, a vast terrace with breathtaking Southside sea vistas extending the living area outdoors to create the perfect setting for alfresco entertaining.

OFFERED AT Price upon request
INQUIRIES Landscape Christie's
International Real Estate,
 landscape.com
ASSOCIATE Louis Wong,
 louis.wong@landscape.com,
 +852 9027 2100
ON THE WEB Search for C61298





IDYLIC GETAWAY

TAIPEI CITY

- Surrounded by mountains and lush greenery
- Close to downtown Taipei

Located within the spectacular landscape of Yangmingshan National Park, yet close to the bustling metropolis, this secluded estate offers an enviable lifestyle. The park itself is known for its cherry blossoms, hot springs, hiking trails, and the largest dormant volcano on the island, Qixing Mountain. Enjoying stunning views, the property includes a vast 5.79-acre

(2.34 ha) garden and two single-story houses. Perfect as vacation homes or as corporate guest accommodation, the buildings merge modern style with day-to-day comfort in their simple, elegant interiors. Floor-to-ceiling windows deliver dazzling panoramas of the nearby river and surrounding greenery, while an expansive covered terrace provides a relaxing space where family, friends, and colleagues can make use of the outdoor kitchen for alfresco entertaining in a tranquil environment. When the appeal of city life beckons, all the amenities of downtown Taipei and the iconic bamboo-shaped Taipei 101 skyscraper are only 45 minutes away.

OFFERED AT TWD 200,000,000

INQUIRIES **Jubon Assets**

Management, realty.com.tw

ASSOCIATE An Liu,

an@realty.com.tw, +886 2 3765 5678

ON THE WEB Search for C61299



DUPLEX PENTHOUSE

WATTHANA, BANGKOK

- 2,055 sq ft (191 sq m) of living space
- Fabulous downtown location

Delivering stunning views, thanks to its superb position high on the 33rd and 34th floors of a recently completed luxury development, chic and timeless modernity prevails in this sublime duplex. From the two sumptuous bedrooms, separate study, and generous living and dining space, the cityscape of north and west Bangkok provides a spectacular backdrop. Offered fully

furnished, masterful attention to detail can be found throughout. A Poggenpohl chef's kitchen features appliances from Gorenje by Philippe Starck and beautiful finishes in marble, which has been used to great effect to create wonderful highlights throughout the home. The overall concept behind the building is "Live as Art" and its residents benefit from large common areas, a rooftop pool with Jacuzzi, a fully equipped gym, and ample parking facilities. Perfectly located, the BTS Skytrain and MRT Subway interchange are both nearby, and Bangkok's best-known dining and shopping, including the Terminal 21 mall, are within easy reach.

OFFERED AT US\$2,185,000

INQUIRIES **Richmont's Luxury Real**

Estate, info@richmonts.com,

+66 62 496 6454, richmonts.com

ON THE WEB Search for C61393

NORTH AMERICA

Pages 119-184



ONE-OF-A-KIND LUXURY

DOWNTOWN VANCOUVER

- Five bedrooms and seven baths
- Landmark building in prime location
- Underground parking and storage lockers

Situated in the heart of downtown Vancouver, this unique 4,674 sq ft (434 sq m) residence is sensational in every way. Arranged across an expansive single level, three suites have been combined to create one home. Breathtaking panoramic ocean, city, and mountain views are accentuated by floor-to-ceiling windows in all

main rooms, and limestone floors enhance the principal living area—a neutral color scheme providing the perfect canvas for treasured art pieces and furniture. Entertaining is easy, with a large dining room served by a fabulous chef's kitchen. For more casual leisure time, a family lounge has a bar, while the study showcases custom millwork. Among five bedrooms, the owners' suite adds further opulence, with a gas fireplace and a lavish marble bath. Residents also benefit from a vast range of luxury hotel amenities, including valet parking, 24-hour concierge services, a gym, and a swimming pool, as well as dry cleaning and room service.

OFFERED AT C\$9,998,000

INQUIRIES faithwilson.com

faith@faithwilson.com

ASSOCIATE Faith Wilson,

faith@faithwilson.com,

+1 604 224 5277

ON THE WEB Search for C61350



THE OLD MILL HOUSE

SHAWNIGAN LAKE, VANCOUVER ISLAND

- Expansive grounds with pool and lake views
- Four bedrooms and flexible finished loft space

Overlooking scenic Shawnigan Lake, The Old Mill House conjures up all the character and charm of a bygone era, but offers the style and conveniences of a modern home. Beautifully situated on a gently sloping lot, this 4,200 sq ft (390 sq m) residence boasts signature features that maximize its remarkable setting, such as a wraparound porch, a sunny backyard, and

a pool. Inside, the cozy den with its river-rock fireplace is a welcoming retreat, beyond which the open living room, the dining room, and the gourmet kitchen radiate casual elegance. The thoughtful floor plan upstairs continues to impress, delivering a large primary bedroom with walk-in closet and en suite bath, alongside two further bedrooms, while a self-contained one-bedroom suite can be found downstairs. With easy access to fishing and swimming in summer, as well as the restaurants, galleries, and shops of Shawnigan Lake village, this is a very special property that will create a lifetime of memories for generations to come.

OFFERED AT US\$1,395,000

INQUIRIES Newport Realty,

newportrealty.com

ASSOCIATE Jordy Harris,

info@jordyharris.com,

+1 250 385 2033,

jordyharris.com

ON THE WEB Search for C61339



UNRIVALED REFINEMENT

FOREST HILL, TORONTO

- Five bedrooms and eight baths
- Billiards room, gym, and playroom
- Six-car underground garage

Nestled at the end of a circular drive within beautiful grounds, this remarkable two-story home represents a unique opportunity. Boosted by a superb location, the breathtaking property is a gem. The custom build showcases pristine bespoke finishes and impeccable craftsmanship throughout. Interiors are characterized by a

wonderful layout with 10,000 sq ft (929 sq m) of living space featuring soaring 12 ft-high (3.7 m) ceilings and magnificent natural light. Sumptuous principal living areas are ideal both for entertaining and family life, highlighted by a stunning gourmet kitchen and family room that together provide an appealing central heart. Further luxury is to be found in the billiards room, elegant library, and sunroom, while the accommodation takes in five en suite bedrooms, including a fabulous owners' suite with a fireplace, dual walk-in closets, and two spa baths. Magical gardens with a sensational pool complete the picture.

OFFERED AT Price upon request
 INQUIRIES **Chestnut Park Real Estate Limited, Brokerage,**
 chestnutpark.com
 ASSOCIATE Jimmy Molloy,
 jimmymolloy@rogers.com,
 +1 416 925 9191, jimmymolloy.com
 ON THE WEB Search for C61346



RIVER VIEW ESTATE

OTTAWA

- 27.8-acre waterfront estate
- Tennis court, baseball diamond, and dock

A perfectly manicured driveway passes a private baseball diamond with stands, putting greens, and a tennis court to reach this fabulous home. Set on a spectacularly landscaped 27.8 acres (11.2 ha), peaceful wooded trails and enviable seclusion are in abundance. The main residence offers the pinnacle of grand-scale luxury living with stunning water views. Arched hallways

with soaring ceilings lead to the spacious dining room, elegant living room, characterful library, open-concept kitchen with slate flooring and granite counters, and a family room featuring floor-to-ceiling windows. The entertainment wing boasts a generous recreation room with a full bar, a den, a second kitchen, a home theater, and a large fitness room that opens directly to the outside space, where lush grounds lead to 835 ft (254 m) of waterfront with a beach club-style dock. Elsewhere, the bedroom wing is beautifully sited for privacy, with its primary suite enjoying a custom walk-in closet, direct terrace access, and an expansive en suite bath.

OFFERED AT C\$8,800,000

INQUIRIES Marilyn Wilson

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+1 613 842 5000, Reba Wilson,

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+1 613 842 5000

ON THE WEB Search for C61365



THE ROYAL BROMONT

BROMONT, MONTREAL

- 18-hole golf course
- Successful business proposition
- Opportunity for residential development

This impressive compound presents wonderful residential and business opportunities in a desirable resort area, well known for its skiing, mountain biking, and golfing. At its heart is a highly rated 18-hole golf course designed by a well-regarded architect. A housing area of almost 9.4 acres (3.8 ha) is set within the

course, providing an enviable environment for future home sites, while the adjacent 30 acres (12 ha) is also included, offering further potential for development. Making the most of its exceptional environment, bordering the Yamaska River, within easy reach of the Roland-Désourdy Airport and only an hour away from Montreal, the spectacular acreage features a magnificent 16,000 sq ft (1,486 sq m) clubhouse, a boutique, services for planning tournaments, and an on-site gourmet restaurant. Superb profitability, with both immediate yield and long-term value, and an extraordinary quality of life make this a prime proposition.

OFFERED AT C\$12,000,000

INQUIRIES **Profusion Immobilier**,

profusion.global

ASSOCIATE Richard Beaumier,

rbeaumier@profusion.global,

+1 450 510 5010

ON THE WEB Search for C61397



THE ROLLER COASTER HOUSE

HAMPSTEAD, MONTREAL

- Six bedrooms and six baths
- Indoor swimming pool

Affectionately known locally as The Roller Coaster House, this property is one of the most enviable in the area. Singular in its design, both inside and out, the residence offers luxury and grandeur from its majestic position within a prime neighborhood. Upon entering, the main hall makes an immediate impression thanks to its high ceilings and the original late-1970s

architecture. Through a wall of glass, a 34 ft-long (10 m) indoor pool has soaring 24 ft-high (7 m) ceilings that flood the room with natural light, as well as a circular bar and garden access. Across the hall, the glass-walled great room delivers an expansive entertaining area, dining room, and beautiful kitchen with a balcony. A total of five guest bedrooms and five full guest baths, plus a lavish owners' suite that stretches across the entirety of its own floor, ensures there is generous accommodation, while a mid-level den with bath and pool access forms another fantastic space for gatherings. Spectacular and unique, this is a distinguished family home.

OFFERED AT C\$4,950,000

INQUIRIES **Profusion Immobilier**,

profusion.global

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+1 514 358 2440

ON THE WEB Search for C61391



OCEAN-VIEW HACIENDA

SAN JOSÉ DEL CABO

- Walking distance from the beach
- Roof terrace and stunning heated pool
- Four bedrooms plus staff quarters

Showcasing clay roof tiles, a characterful central courtyard, arched windows, and grand exposed ceiling beams, this charming home has all the beautiful hallmarks of a traditional hacienda, while benefiting from its location in a modern guarded and gated community. The 9,690 sq ft (900 sq m) furnished interior is spread over a

single story and includes four bedrooms, four baths, staff accommodation, an office, and a games room. Stunning ocean and mountain views can be admired from the rooftop terrace and patio, and there are more opportunities to enjoy the breathtaking surroundings on the 0.66-acre (0.27 ha) lot thanks to an 82 ft-long (25 m) heated infinity-edge pool, a barbecue area, and a garden with space to grow plants and vegetables. There is also a large car port and a three-bay garage. A short walk leads to the beach and beach club, providing access to a golf course, restaurants, bars, and a spa, while nearby bike paths offer the chance to explore.

OFFERED AT US\$2,500,000

INQUIRIES [2Seas Los Cabos,](mailto:2seasloscabos.com)

2seasloscabos.com

ASSOCIATE Nadia Dridi,

[nadiad@2seasloscabos.com,](mailto:nadiad@2seasloscabos.com)

+1 556 436 1542

ON THE WEB Search for C61367



MOUNTAIN OASIS

CAMELDALE, PARADISE VALLEY

- Custom-designed office with outside entry
- Gated access, two elevators, six fireplaces
- Owners' retreat with sitting area and wet bar

Located in prestigious Camelback Mountain, this beautiful hillside sanctuary sits on Camelback Mountain, amid more than 12 verdant acres (4.9 ha), and delivers spectacular views of the surrounding countryside. A picturesque welcome is offered by a long brick driveway, while inside the home itself, incredible wood craftsmanship can be

found, including Honduran mahogany doors and millwork, gorgeous ornate floor-to-ceiling windows, and inlaid cherry and stone floors. Further highlights take in a warm and inviting family room; a stunning kitchen with a center island, a breakfast area, and a walk-in pantry; and an extraordinary owners' suite complete with sitting area, wet bar, and enormous closet. Beyond the house itself, a recently renovated pool and spa, with diving rock and waterslide, set the stage for a private backyard oasis. This fantastic offering is completed by a detached guesthouse, an air-conditioned garage for six cars, two elevators, and a generous wine room.

OFFERED AT US\$10,000,000

INQUIRIES **Walt Danley Realty**,
waltdanley.com

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walt@waltdanley.com,
+1 480 991 2050

ON THE WEB Search for C61369



SLEEK MODERNIST LIVING

GLENDALE, LOS ANGELES COUNTY

- Sensitive restored 1954 home
- Expansive lot with two bonus rooms

Located in a tranquil neighborhood, shielded by a hillside of wild native plants and coast live oak, this post-and-beam Modernist 1954 house epitomizes the designs of renowned architects Buff & Hensman. Introduced by a discreet entrance from the street, a winding path of railroad ties flanked by black Japanese river stones and New Zealand flax plants leads to a

sheltered doorway of translucent glass. In step with the original palette, the home embodies a straightforward simplicity and is warm but uncluttered, displaying exposed dark-stained beams, woodlap siding, natural materials, earth tones, and new wood cabinets throughout. A thoughtful floor plan links the living room with fireplace to the open kitchen with its cooking island, while two baths have benefited from a sensitive renewal that retained many of the original fixtures and finishes. Outside, the expansive lot includes a large patio and two bonus rooms: a small studio/office, just a few steps away, and a generous storage area.

OFFERED AT US\$1,210,000

INQUIRIES **Dilbeck Estates**,
dilbeck.com

ASSOCIATES Chris Suarez and
Kim Benz, team@suarezbenz.com,
+1 818 949 1000

ON THE WEB Search for C61381



RESORT-STYLE PRIZE

CORONA DEL MAR, ORANGE COUNTY

- Five bedrooms and six-and-a-half baths
- Two spacious wings with the finest finishes

Perched atop the highest point in Corona del Mar, this one-of-a-kind masterpiece delivers unobstructed panoramic views. Inspired by the renowned Biltmore hotel in Santa Barbara, the Spanish Colonial-style estate is characterized by meticulous design. Upon entering through antique doors imported from Spain, an elegant two-story foyer with double staircase, hand-

painted murals, central dome, and access to the backyard is an impressive introduction. Superbly designed for entertaining, the floor plan offers two large wings that flow outdoors, inviting an abundance of natural light in. The main level of the western wing features a chef's kitchen, a temperature-controlled wine cellar, a formal dining room, breakfast room, spacious family room, and a guest suite, with three more suites hosted upstairs. In the eastern wing, a games room with wet bar, a media nook, a full bath, a sauna, and a home office—which could be used as a sixth bedroom—are found, while a lavish owners' suite occupies the entire upper level.

OFFERED AT US\$7,500,000

INQUIRIES **First Team Real Estate**,
firstteam.com

ASSOCIATE Pablo Rener,
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+1 949 278 4954

ON THE WEB Search for C61382



COASTAL MASTERPIECE

CAYUCOS, SAN LUIS OBISPO COUNTY

- Located just minutes from the beach
- Four bedrooms and three-and-a-half baths

Curb appeal is second to none at this newly built home. The stunning design encompasses masterful detailing, with recessed and sconced outdoor lighting, water-efficient landscaping, marine-grade stainless-steel railings, copper flashing and gutters, and a paver walkway leading up to the modern Therma-Tru front door. Abundant natural light and sea breezes

flow through the vast floor plan, which boasts sublime ocean views. Upstairs, the living room displays a vaulted ceiling, a gas fireplace with marble surround, and designer-selected finishes, while Shaker-style cabinetry, quartz countertops, and stainless-steel appliances adorn the gourmet kitchen. On the principal level, an impressive primary suite benefits from a luxury bath and walk-in closet, while the expansive deck is the perfect vantage point for sunrises and sunsets, and a covered patio with wet bar adds further alfresco space. This exquisite residence is within easy reach of top wineries and all the amenities the Central Coast has to offer.

OFFERED AT US\$2,995,000
 INQUIRIES **Richardson Properties, Inc.**, richardsonproperties.com
 ASSOCIATE Lindsey Harn,
 licence #01868098,
lindsey@richardsonproperties.com,
 +1 805 441 7744
 ON THE WEB Search for C61356



RARE OPPORTUNITY

MANHATTAN BEACH, LOS ANGELES COUNTY

- Currently under offer
- Five bedrooms and six full baths
- Ocean views and walking distance to the beach

A striking home in the sought-after Hill Section of Manhattan Beach, this five-bedroom, six-bath residence is characterized by high-end interior design, spacious outdoor decks, and 180-degree ocean and rooftop views. Spanning 6,483 sq ft (602 sq m), the property boasts all the essentials of luxury city living, including an elevator, home

theater, and an oversized three-car garage, plus additional parking—perfect for visitors. The outstanding location also puts residents within walking distance of the beach and downtown Manhattan Beach, home to lively restaurants, cultural events, and boutique shopping, while upscale grocery stores, coffee shops, salons, spas, and more are only minutes away. Rarely does an offering of this size come to market in this highly desirable neighborhood, making it an exciting proposition. Easy access to Los Angeles International Airport adds additional appeal to the character-filled dwelling, where blissful comfort and unmatched style await.

OFFERED AT US\$8,950,000

INQUIRIES **Strand Hill Properties**,
strandhill.com

ASSOCIATE Cindy Shearin,
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+1 310 200 8318

ON THE WEB Search for C61337



ALPINE BEAUTY

MAROON CREEK, ASPEN

- Five bedrooms and eight baths
- Luxury finishes and amenities

This stunning new construction, conceived by Alpinist Ventures, is just moments from four ski mountains, Maroon Creek and Aspen Golf Courses, and steps to the Moore Open Space. With a distinct nod to European craftsmanship, the residence integrates old-growth timbers, reclaimed wood, locally fabricated architectural steel, and a unique living roof. The building

risers effortlessly from the landscape, creating a seamless fusion with vistas of the surrounding peaks. Thoughtful layouts combine intimacy with dramatic open living spaces, making the house a dream both for entertaining and cozy family gatherings. Luxury amenities include elegant, hotel-style ski and boot lockers and generous seasonal storage. Alpinist Ventures is a partnership forged from a love of the alpine lifestyle, an insatiable spirit of adventure, and a deep respect for the people who built these mountain towns. Inspired by generations of craftsmen, the firm is renowned for delivering authentic experiences, both inside and out.

OFFERED AT US\$14,500,000

INQUIRIES **Christie's International**

Real Estate, Aspen Snowmass,

christiesaspenre.com

ASSOCIATES Jonathan Boxer,

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+1 970 948 2766

ON THE WEB Search for C61376



MAJESTIC PANORAMAS

HAMILTON CREEK, SILVERTHORNE

- **Luxury amenities including private helipad**
- **Impressive entertaining space**

Nestled beneath Ptarmigan Peak in a sought-after subdivision, this stunning ranch-style home is surrounded by National Forest and is an unsurpassed gem in Summit County. Encompassing six bedrooms, seven baths, an outdoor pool, a large great room, a private work-from-home office, and a home theater, the residence is designed to comfortably host

the entire family and many more. Sitting on 4.8 beautiful acres (1.95 ha), the house offers sublime inspiration in the form of sweeping and unhindered views of the Gore and Tenmile Ranges from each of its six bedrooms and the glorious panoramas that can be enjoyed from its expansive outdoor living and entertaining areas. In addition, a spacious six-car garage provides an abundance of storage for toys and gear, and a bonus room above could be used as caretaker's accommodation or as a further living space if desired. Already an extraordinary proposition, the property also includes its own helipad for added luxury and convenience.

OFFERED AT US\$3,500,000
INQUIRIES Christie's International
Real Estate, Summit Colorado,
 christiessummitcore.com
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 marty@christiessummitcore.com,
 +1 970 389 5068
ON THE WEB Search for C61377



SUPREME CITY LIVING

DENVER

- Breathtaking city and mountain views
- Five-star amenities plus two parking spaces

This contemporary condo delivers spectacular cityscape views, high-end fixtures and finishes, and generous living spaces. It features an open floor plan with a spacious living area, attractive fireplace, and expansive picture windows. Adjoining this is a dining space, and a gleaming kitchen with a center island, sit-up breakfast bar, and walk-in pantry. There is also access

to the balcony from this area. Two bedrooms are matched in their comfort levels by two stunning full baths and spacious closets. Situated within the Four Seasons, the residence benefits from such exclusive amenities as a 24-hour front desk, concierge services, security, priority valet, housekeeping, and a resident-only fitness center. All of the Four Seasons Hotel services, including full spa; outdoor, heated saltwater swimming pool; and a bellman are also available to residents. This exclusive offering is located in the heart of the city just a short distance from restaurants, shopping, and sporting and entertainment venues.

OFFERED AT US\$2,795,000

INQUIRIES Christie's International

Real Estate, Denver,

christiesdenverre.com

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+1 303 718 1085

ON THE WEB Search for C61380



BALI HAI

ISLAMORADA

- Unique octagonal design with seven pods
- Deep-water dock, pool, tennis court, and gym

A grand Balinese-influenced residence, this is a picture-perfect place to relax in the heart of the Florida Keys. The four-acre (1.6 ha) estate is introduced by bespoke gates, which open to a long, winding drive through the lushly planted gardens. Pitched, flared roofs; exposed trusses; and green stone columns make an immediate impression and combine beautifully with the

surrounding grounds. The principal house is thoughtfully laid out to cater for leisure time and entertaining with ease. A gourmet kitchen includes a sit-up counter and a butler's pantry, and there is a temperature-controlled wine cellar with the capacity for more than 1,000 bottles. Elsewhere, the main living room opens out to an oceanfront balcony overlooking the pool, spa, firepit, and private beachfront within the outstanding acreage. A spacious owners' suite boasts a balcony, as well as a sumptuous bath and a voluminous walk-in closet. Further accommodation is provided by a guest pod with multiple areas and separate entrances.

OFFERED AT US\$13,999,000

INQUIRIES **American**

Caribbean Real Estate,

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+1 305 664 4966, +1 305 451 4078,

americancaribbean.com

ON THE WEB Search for C61374



BEACHFRONT SANCTUARY

INDIAN ROCKS BEACH, PINELLAS COUNTY

- Fabulous entertaining space
- Gorgeous water and sunset views
- Balcony, sun deck, pool, and spa

This elegant custom residence offers exquisite beachfront living with endless panoramas of sun, surf, sand, and sea. Impeccably designed and beautifully landscaped, the recently built three-bedroom property is situated on Indian Rocks Beach and is arranged to capture the maximum natural light and glorious sunsets.

A Gulf-facing wall of three French doors leads out to an expansive balcony, while elsewhere a spacious games room boasts French doors to the sublime covered sun deck with saltwater pool and spa, an outdoor shower, and surround sound system—making this home as perfectly tailored to entertaining as it is to relaxation, both inside and out. Just steps away, beyond the tropical palm trees and gorgeous, colorful landscaping, a gate leads to the soft, powdery sand path down to the Gulf of Mexico. Inside, the villa is equally impressive, with exceptional finishes and smart features elevating the stylish dwelling into a sumptuous oceanfront oasis.

OFFERED AT US\$4,600,000
 INQUIRIES **Coastal Properties Group International, L.L.C.**, coastalpgi.com
 ASSOCIATE Scott Ferguson,
scott@fergusonpgp.com,
 +1 727 744 0993
 ON THE WEB Search for C61307



SCENIC WATERSIDE VILLA

SANTA ROSA BEACH, WALTON COUNTY

- Contemporary five-bedroom home
- Resort-style living with private beachfront

Positioned directly on the shores of the Gulf of Mexico, this prime offering boasts 150 ft (46 m) of pristine beachfront amid 1.2 acres (0.5 ha). Stunning views immediately awaken the senses upon entering the open-concept living, dining, and kitchen spaces, enhanced with beautiful wood beams, travertine floors, and a gas hearth. Outside, a generous covered porch leads to the

white sandy beach and the distinctive emerald waters of Florida's Panhandle. The first-floor gathering area is flanked by a pair of gulf-front bedroom suites and an office, all with sublime vistas. A large bonus room, laundry room, and oversized three-car garage are also on the first floor, while upstairs, three waterfront bedrooms with direct access to a vast covered porch can be found. Fabulous grounds for entertaining deliver a swimming pool, deck, and pool house equipped with a refrigerator, ice maker, TV, and half bath. All this is perfectly located within easy reach of the excellent restaurants and boutiques at Gulf Place in Santa Rosa Beach.

OFFERED AT US\$11,250,000
INQUIRIES Go To The Beach Real Estate, gotothebeach.com
ASSOCIATES Martha Stroop,
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mark@stroopgroup.com,
 +1 850 376 6435
ON THE WEB Search for C61375



RELAXED SOPHISTICATION

JUPITER, PALM BEACH COUNTY

- Four-bedroom home with pool
- Sought-after community with amenities

Located in The Ridge at the Bluffs, a desirable neighborhood set between the marina and the beach, this beautiful four-bedroom, three-bath home is one of the largest in the community and combines sophisticated elegance with carefree living. Inside, granite, marble, and polished wood flooring, vaulted ceilings, and skylights create a bright and airy ambience,

while the kitchen impresses with its gleaming white cabinets and stainless-steel appliances. On the main level, a series of interconnected secluded and open-plan living spaces lead out to a pool terrace, where a summer kitchen with high-end grill caters for an indoor-outdoor lifestyle with ease. Four bedrooms include a primary suite with custom cherry cabinetry, a generous walk-in shower, and a Jacuzzi tub. Impact-resistant windows and doors, accordion shutters, and a large attached two-car garage are fabulous practical features, while enviable community amenities take in tennis courts and a pool—all just steps from the beach.

OFFERED AT US\$1,099,000

INQUIRIES **Illustrated Properties**

Real Estate, Inc., ipre.com

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jhallas@ipre.com, +1 561 568 9226,

John Sousa, jsousa@ipre.com,

+1 561 339 1015

ON THE WEB Search for C61295



LAVISH OCEANFRONT ESTATE

HIGHLAND BEACH, PALM BEACH COUNTY

- Main suite with spa bath and private terraces
- Resort-style leisure amenities

This luxurious residence is superbly sited on a meticulously landscaped lot with 120 ft (37 m) of prime beachfront. A bespoke seven-bedroom mansion, it has been crafted from exceptional materials, with custom finishes and original interiors by award-winning designer Marc-Michaels. Its focal point and heart is the grand salon, where, flanked by a bar and a striking

stone fireplace, a curved double-height wall of windows presents captivating vistas of the infinity-edge pool and glittering ocean beyond. Elsewhere, dining rooms, catering kitchens, a wine room and vaults, a screening room, and a clubroom can cater for gatherings of any scale. Seven bedrooms include a sumptuous secluded owners' retreat, while a wellness level, a car collector's space, a pool, and a sublime alfresco entertaining area are just a few of the features that help make this the ultimate lifestyle estate. Walled and gated, the property offers supreme privacy, yet is also close to world-class shopping, dining, and cultural and sporting attractions.

OFFERED AT US\$42,000,000
 INQUIRIES **Premier Estate Properties, Inc.**,
premierestateproperties.com
 ASSOCIATE Carmen D'Angelo,
carmen@premierestateproperties.com,
 +1 561 910 3471
 ON THE WEB Search for C61291



STYLISH PENTHOUSE

PALM BEACH, PALM BEACH COUNTY

- Private terrace with ocean views
- Luxury marble finishes

Designed in the 1960s by Modernist architect Howard Chilton, the celebrated 300 Building presents his signature curvilinear silhouette and occupies a highly sought-after location within easy reach of Worth Avenue's boutique shops and restaurants. A beautiful patio with heated pool and spa surrounded by verdant tropical foliage, and a sophisticated lobby and

gym provide impressive residents' amenities, while white-glove services include an on-site manager, full-time doorman, and maintenance staff. This exceptional penthouse offers its own expansive wraparound terrace with panoramic ocean vistas, as well as a garage parking space. Inside, the sophisticated residence features high ceilings and honed limestone floors, its layout arranged to optimize the views. A grand foyer is perfect for displaying art and leads to a chic great room with built-in cabinetry and French doors to the terrace. Elsewhere, the luxurious owners' suite also has terrace access, a walk-in closet, a lavish bath, and an exercise room.

OFFERED AT US\$9,300,000

INQUIRIES **Premier Estate**

Properties, Inc.,

premierestateproperties.com

ASSOCIATE Rosalind Clarke, rclarke@premierestateproperties.com,

+1 561 655 5570

ON THE WEB Search for C61301



RENAISSANCE-STYLE BEAUTY

NAPLES, COLLIER COUNTY

- Five spacious bedrooms and six full baths
- Estate with its own lake, pool, and spa

Fabulously set in 3.32 acres (1.34 ha) of lush landscaping, this remarkable property affords an enviable sense of tranquility and privacy. Manicured palms, trees, and hedges envelop a private lake, the spectacular main house, and a guest residence. Built in 2005, the magnificent home offers 13,494 sq ft (1,254 sq m) of interior space. Sublime Renaissance-style architecture

and decor begins with the double Honduran mahogany doors that lead to a grand reception room. Superior craftsmanship is displayed in the hand-painted ceiling features and exquisite chandeliers, while swathes of imported marble flooring, stone, and hardwood bring additional luxury to the interior. There are five bedrooms, including a superbly remodeled owners' suite with dual baths. Further highlights take in two studies, an exercise room, a wine cellar, a cozy family room, a media room, a chef's kitchen, and a butler's pantry. In the grounds, even more amenities await, such as a pool, a spa, a putting green, a tennis court, and an outdoor kitchen.

OFFERED AT US\$15,500,000

INQUIRIES **William Raveis Real Estate**, raveis.com

ASSOCIATE Karl Faerber,
karl.faerber@raveis.com,
+1 239 248 1961

ON THE WEB Search for C61293



IMPRESSIVE FAMILY HOME

TUXEDO PARK, ATLANTA

- Five bedrooms and eight baths
- Mature landscaping and a level backyard

Thoughtfully situated on 1.4 acres (0.6 ha), this sublime residence displays exceptional finishes throughout. A striking first impression is made by a grand entrance foyer, which opens out to a formal dining room and a living room. Marble countertops, stainless-steel appliances, and an oversized island characterize the chic kitchen, which also benefits from a keeping room with

a fireplace, a light-filled breakfast room, and a temperature-controlled wine cellar. Also to be found on the principal level are two spacious offices and a bright sunroom that overlooks the pool. Plentiful accommodation takes in five bedrooms, all en suite, including a sumptuous owners' suite with dual vanities, soaking tub, shower, and walk-in closet. Leisure is catered for in the basement, which houses a gym, a half basketball court, two recreation rooms, and a sauna, while outside the luxury continues, with manicured grounds, a heated saltwater pool, and a covered patio with fireplace and grill, as well as a four-car garage with a motor court.

OFFERED AT US\$7,950,000

INQUIRIES **Ansley Real Estate**,
ansleyre.com

ASSOCIATE Bonneau Ansley
+1 404 900 9594, +1 404 906 3161

ON THE WEB Search for C61404



EXQUISITE TOWNHOUSE

HISTORIC DISTRICT, SAVANNAH

- New build with luxury fixtures and fittings
- Main home, apartment, and carriage house
- Prime location within a vibrant city

One of three resplendent townhouses currently being built in Savannah's Historic District, this elegantly conceived estate will incorporate a stunning principal residence with top-of-the-line finishes and an elevator, a garden-level apartment/in-law suite, a courtyard, a garage, and a carriage house. The perfect juxtaposition

of old and new, the main house is a ground-up construction, while the historic carriage house, which dates back to the 1800s, is undergoing a complete renovation. This property delivers a unique chance to customize a brand new home in a highly sought-after location, just steps away from the amenities of Calhoun Square. Buyers will also have the exciting opportunity to work hand-in-hand with the project's well-regarded architects and builders to create a personalized dwelling to suit all the needs of contemporary luxury living. All three buildings are presently under construction, with their anticipated completion date being late summer 2022.

OFFERED AT Price upon request

INQUIRIES Seabolt Real Estate,

seaboltrealestate.com

ASSOCIATE Taavo Roos,

taavo@seaboltrealestate.com,

+1 912 429 6729

ON THE WEB Search for C61364



CROSSBUCK ALLURE

KETCHUM, BLAINE COUNTY

- New four-bedroom, four-bath home
- Close to world-class ski resorts
- Year-round sports and leisure activities

This modern, four-bedroom mountain home within the brand-new Crossbuck development combines timeless design with a spectacular wilderness location. A luxurious property, it boasts high-end finishes, including white-oak hardwood flooring, quartz countertops, Wolf and Sub-Zero appliances, and a series of vast

windows that capture the light and abundant views of the Rocky Mountains. Ideally situated in downtown Ketchum, the house is just a few minutes' walk from the region's most refined restaurants and shops, as well as a bike path, Blue Ribbon fishing stream, and the renowned Sun Valley ski area. An all-year-round outdoor destination, the winter season offers Nordic, Alpine, and backcountry skiing, snowshoeing, and snowmobiling, while in the summer, activities such as fly-fishing, mountain biking, rock climbing, and river rafting come to the fore. The area also recently received Dark Sky Reserve status, making it a stargazers' dream.

OFFERED AT US\$3,875,000

INQUIRIES **Sun Valley Real Estate**

L.L.C., sunvalleyrealestate.com

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+1 208 309 7035

ON THE WEB Search for C60957



ROUND HILL PRESTIGE

POTOMAC, MONTGOMERY COUNTY

- Nine bedrooms and 10 full baths
- Heated pool and large home theater

This bespoke fieldstone estate situated on two acres (0.8 ha) showcases fine millwork, rich materials, and 13 fireplaces over 24,000 sq ft (2,230 sq m) of finished space. A gallery hall leads to a dramatic, two-story great room with mahogany paneling and soaring stone fireplace. Arched entries introduce the formal living room, dining room, and striking replica of the Oval

Office. Planes, trains, and automobiles all have their spaces: a full-scale airplane suspended in the billiards room; a model train circulating the first floor; and a double-height garage that can hold 10 cars. Limestone floors, marble and teak countertops, a breakfast bar, and double-sided fireplace distinguish the chef's kitchen. Upstairs, a lavish owners' suite—one of seven bedrooms and eight full baths on this level—boasts a deck, two baths, dual walk-in closets, and a sitting room opening to a library, also accessible from the great room. Entertainment can be found in a 21-seat theater or in the grounds with a patio, English-style gardens, and a saltwater pool.

OFFERED AT US\$8,995,000
 INQUIRIES **Long & Foster Real Estate, Inc.**, longandfoster.com
 ASSOCIATE Wendy Banner,
info@bannerteam.com,
 +1 301 365 9090
 ON THE WEB Search for C61318



COVINGTON HOUSE

EASTON, TALBOT COUNTY

- Attractive gardens, heated pool, and gazebo
- Hidden elevator to all four levels

This stylish residence seamlessly blends family living with home working thanks to the perfect combination of comfort, convenience, and an exceptional office suite. The first floor provides cozy spaces for relaxing, as well as a generous living room and a light-filled sunroom, but this is also a house designed for entertaining, with a sumptuous kitchen, a secondary kitchen, a

butler's kitchen, and an elegant dining room, plus a hidden elevator that serves all four levels. The owners' suite was created with sophistication in mind, complete with a full boudoir bath, a half bath, and a large dressing room/closet. Down the hall are two exquisite guest bedrooms, a full bath, and a mini laundry station. Outside, the heated pool with multiple fountains doubles as a reflection pool, and a laundry is housed in the basement. There is also an artist's studio, a double garage, and the superb home working suite, including an office, a conference room, galley with coffee station, and patio, allowing visitors to meet in privacy with garden views.

OFFERED AT US\$2,895,000

INQUIRIES Long & Foster Real

Estate, Inc., longandfoster.com

ASSOCIATES Martha Witte Suss,

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+1 410 310 9387

ON THE WEB Search for C61320



HARBORFRONT LUXURY

WOODS HOLE, BARNSTABLE COUNTY

- 14-bedroom home in a tranquil location
- Sumptuous living space rich with charm
- Deep-water dock and magnificent views

Majestically set on a four-acre (1.6 ha) elevated peninsula, this 14-bedroom property provides panoramic views of Quissett Harbor and beyond to Buzzards Bay. The house was built around 1908 in an eclectic Cape Cod style with almost 12,000 sq ft (1,115 sq m) of well-proportioned living space featuring high ceilings, detailed

moldings and wainscoting, and large windows framing extraordinary vistas. Covered porches and balconies augment the impressive space outdoors, while there is also a carriage house with its own meeting room and three bedrooms upstairs. Since 1975, the residence has been owned by the National Academy of Sciences and operated as a conference center, for which minor modifications were made. It now offers the potential for multiple uses, including being restored into a breathtaking family home. The tranquil location, spectacular architecture, and deep-water dock for a large yacht combine here to create a peerless New England proposition.

OFFERED AT US\$27,500,000

INQUIRIES **LandVest, Inc.**,
landvest.com

ASSOCIATE Stewart Young,
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+1 781 405 3174

ON THE WEB Search for C61384



UNIQUE COUNTRY ESCAPE

FREMONT, NEWAYGO COUNTY

- Six bedrooms and eight baths
- Magnificent grounds of almost 20 acres

The ideal retreat from the hustle and bustle of life, this spacious six-bedroom home is nestled among almost 20 acres (8 ha) with pastures, a water feature, and a pond. Entertaining is made simple, with beautifully finished living spaces spanning more than 10,000 sq ft (930 sq m), including two separate kitchens with Sub-Zero appliances, a large bonus room, and a walk-out

basement. The newly remodeled upper level features hardwood flooring and high-quality carpets throughout. Within the grounds, the acreage boasts three outbuildings for storage—one of which is presently set up as a commercial catering kitchen. The perfect investment, the property allows for a plethora of uses—having previously run as an equestrian estate, it has a heated barn with two stalls and small holding paddocks, while the current owners are awaiting approval for Event Space zoning. Deeded access to Fourth Lake and proximity to the dining, shopping, and nightlife of Grand Rapids make this a tranquil sanctuary in a coveted location.

OFFERED AT US\$2,500,000

INQUIRIES **Autograph**,
autographre.com

ASSOCIATES Lora Higdon,
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+1 734 626 0969, Patricia Ratner,
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+1 231 631 6124

ON THE WEB Search for C61187



VICTORIAN-STYLE CHARM

BOYNE CITY

- Two-car garage and outdoor parking
- Breathtaking lake views inside and out
- Spacious great room for entertaining

Inspired by classic Victorian design, this home combines a beautiful vintage aesthetic with all the conveniences for a modern luxury lifestyle. A great room overlooking Lake Charlevoix and the Harborage Marina is a particular highlight, its custom walnut fireplace the perfect backdrop for entertaining or enjoying a cozy evening at

home. This room opens out on to the spacious deck, providing a closer look at the lake and surrounding area, and delivering a stunning location from which to enjoy unobstructed panoramas of the Fourth of July fireworks. An incredible primary suite and a laundry on the principal level make single-story living possible for owners and afford plentiful privacy when hosting family or guests on either the lower level or the second floor. Situated just a stone's throw from the public beach, shopping, dining, and all downtown Boyne City has to offer, numerous amenities can be reached in minutes, leaving vehicles safely behind in the two-car garage.

OFFERED AT US\$1,500,000

INQUIRIES **North Harbor**

Real Estate, nhchristiesre.com

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ON THE WEB Search for C61176



REED POINT RANCH

REED POINT, SWEET GRASS COUNTY

- Prime off-grid compound with multiple homes
- Enchanting setting with far-reaching views

Set on an incredible 640 acres (259 ha), Reed Point Ranch offers endless opportunities, from use as a private family compound to a unique recreational property or as a corporate retreat. The eight-bedroom primary lodge is rich with rustic charm, featuring a custom stacked log construction. This is joined by three impeccably maintained three-bedroom guest cabins. There

is also a three-bedroom caretaker's home, a main shop, and full off-grid power generation systems and fiberoptic internet connection on site. Located just 90 minutes from Bozeman and 60 miles from Billings, the acreage delivers a variety of terrain, with timbered draws, rolling meadows, and sublime vantage points with vistas extending out to Granite Peak and the Beartooth Mountains. The diverse topography hosts a vast array of wildlife, from big game to upland range birds, and the famed Yellowstone River and Reed Point access is only seven miles (11 km) away—ideal for fishing. This is a dream proposition for the best in outdoor pursuits.

OFFERED AT US\$7,250,000

INQUIRIES PureWest Real Estate,

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SUBLIME ALPINE HAVEN

CRESTVIEW, LAS VEGAS

- Magnificent four-bedroom home
- Detached two-car garage

Possessing the grand scale to match its stunning aesthetic, this beautifully completed home delivers the pinnacle of custom craftsmanship. Boasting breathtaking vistas of the remarkable alpine terrain of the national forest, the estate feels a world away from the hustle and bustle of the city, yet is conveniently located just a 45-minute drive from The Strip. The residence

is a sight to behold, its handsome construction of custom paneling imported from Estonia complementing the marvelous surroundings. Through regal iron doors, the interior opens up to the sublime great room—its grandeur only rivaled by the spectacular views through a vast array of windows that reaches up to the soaring vaulted ceiling with crystal chandeliers. Further highlights incorporate the modern touches of a floating staircase, an impressive stone fireplace, Cristalino countertops in the kitchen, a superb cathedral-ceiling breakfast nook, and a divine entertaining deck—the perfect place to watch nature in this year-round mountain retreat.

OFFERED AT US\$5,500,000

INQUIRIES **Elite Homes US, L.L.C.**,

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ON THE WEB Search for C61402



CHÂTEAU DE LA ROCHE

ALPINE, BERGEN COUNTY

- Two gated hilltop acres
- 25,700 sq ft with seven bedrooms

A magnificent French-inspired manor, Château de la Roche is sited on two acres (0.8 ha) in an exclusive enclave. Beyond its impressive façade, the 25,700 sq ft (2,323 sq m) home is a glorious synthesis of palatial living spaces and exquisite details. Grand reception rooms and intimate family spaces can cater for both large-scale entertaining and comfortable everyday living,

while seven bedrooms and 12 baths offer ample accommodation. Remarkable custom millwork, hand-carved cornices, and marble floors grace the interiors, and vast windows enhance the tranquil views of the cultivated grounds. Smart technology covers all aspects of contemporary life, from audio to security. Other highlights include a dazzling kitchen, a sensational great room with cathedral ceiling, and a recreation level with a 2,000-bottle wine cellar, a home theater, a gym, a spa, a pub, and staff quarters. Outside, a verdant oasis awaits, with lawns, a swimming pool, spa, cabana, and outdoor kitchen—all just 45 minutes from Manhattan.

OFFERED AT US\$25,000,000
INQUIRIES Christie's International
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 christiesrennj.com
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ON THE WEB Search for C61191



EAST HILL ESTATE

ENGLEWOOD, BERGEN COUNTY

- Four acres with five-car garage
- Six bedrooms, 10 full baths, and five half baths
- Top-of-the-line kitchen with center island

A mere five miles (8 km) from New York City, resting atop a gated four-acre (1.62 ha) knoll, sits one of this neighborhood's most sought-after estates. The 32-room mansion showcases 25,000 sq ft (2,323 sq m) of luxury living space. From the grand foyer and elegant formal living and dining rooms, to the expansive, welcoming

family room with wood-burning fireplaces, the gourmet kitchen, and outstanding light-filled breakfast room, plus the six gorgeous bedroom suites, every facet of life is catered for in superb modern style. An array of recreational options includes a home theater, a bowling alley, and a professional recording studio, while relaxation can be enjoyed in the dramatic art gallery wing or the stunning indoor pool under a sublime glass ceiling. All this is framed by lush grounds that encompass multiple terraces, manicured landscaping, a two-story carriage house, and more. Here, timeless sophistication meets 21st-century living in the most magnificent way.

OFFERED AT US\$9,990,000

INQUIRIES **Christie's International Real Estate, Northern New Jersey,**
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ON THE WEB Search for C61192



LAUREL HILL

MILL NECK, NASSAU COUNTY

- Close to Manhattan and international airports
- Impressive 12-bedroom mansion

Commanding 57 serene wooded acres (23 ha), with sweeping hilltop panoramas of Oyster Bay Harbor, Laurel Hill is one of Long Island's rarest remaining Gold Coast estates. Renowned for its Gilded Age properties, notable residents, and waterfront lifestyle, the prestigious North Shore enclave of Mill Neck is the perfect spot for this incredible home. The majestic Tudor-

style mansion offers 14,252 sq ft (1,325 sq m) of living space, a total of 12 bedrooms, seven full baths, and three half baths. Visitors are greeted by an airy foyer with a staircase curving to the second level. Built for elegant entertaining, the dining room easily seats 20, and most reception rooms, such as the exquisite sunken living salon, open to flagstone patios—some covered and some open-air so they can be enjoyed all year round. A three-bedroom guest cottage, two-bedroom carriage house, and garages for nine cars can also be found on the sprawling acreage, as well as sublime gardens, a pool with pool house, a tennis court, and a greenhouse.

OFFERED AT US\$18,500,000
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 +1 917 656 3230
 ON THE WEB Search for C60881



PRESTIGIOUS MANSION

UPPER EAST SIDE, MANHATTAN

- Six spacious bedrooms plus staff quarters
- Roof terrace and south-facing garden
- Grand marble staircase and elevator

Magnificent in both scale and detail, this seven-story mansion sits on one of Manhattan's most distinguished blocks. Dating back to 1910, the residence comprises 17 perfectly proportioned rooms on a prominent 100 ft-deep (30 m) lot. A limestone façade, a majestic balcony, seven wood-burning fireplaces, a sweeping marble

staircase, and an elevator are just a few of its stunning features. An extensive restoration has preserved the building's vintage elegance while modernizing the living space. The main level incorporates a home office and a chef's kitchen with breakfast room leading to the terrace and verdant, south-facing garden, while the second floor boasts 13 ft-high (4 m) ceilings, a dining room, and a mahogany-paneled living room. Six bedrooms include a palatial owners' suite that occupies the entire fourth floor, while there are also staff quarters provided at garden level. A den, gym, media room, and a fabulous roof terrace complete this impressive offering.

OFFERED AT US\$26,400,000
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 ON THE WEB Search for C61385



AWARD-WINNING DESIGN

PARK SLOPE, BROOKLYN

- Four-bedroom, four-bath townhouse
- Rooftop deck with spectacular views

Located in the heart of Park Slope, just steps from Prospect Park, this historical property integrates stunning architecture with gorgeous interior design, and won an award from the American Institute of Architects. No detail has been overlooked in the thoughtfully designed, state-of-the-art kitchen, from the Sub-Zero and Miele appliances to the sublime Calacatta

marble waterfall island, and a spacious dining area leads to the garden, which is perfect for entertaining beneath the Japanese maples. A dramatic floating staircase ascends to the media room, equipped with double pocket doors and blackout curtains. The primary bedroom has a sumptuous bath and a floor-to-ceiling wall of closets, while two bedroom suites on the third level also offer ample storage space. With its own private entrance and bath, the lower floor has a generous layout that can serve as a guest suite, office, or playroom. A walkout rooftop deck with spectacular outlooks over downtown Manhattan completes the impressive picture.

OFFERED AT US\$6,000,000
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THE FLYNN

CHELSEA, MANHATTAN

- Three bedrooms and three-and-a-half baths
- Top-of-the-line finishes

Ideally located to enjoy everything Chelsea has to offer, this south-facing, three-bedroom home delivers stylish luxury spaces throughout. The apartment incorporates an oversized living and entertaining area with a fully operable window wall that opens to overlook the area's famous landmark carriage houses. A state-of-the-art kitchen includes Italian custom cabinetry, Miele

appliances, and granite countertops, while the opulent owners' suite provides a sitting area, a large walk-in closet, and garden outlooks, its five-fixture, marble-and-limestone en suite bath featuring top-of-the-line fixtures. A powder room, customizable closets, and Crestron home automation that controls lighting, heating, and air conditioning are additional highlights. The Flynn building is a benchmark of contemporary excellence situated just moments away from the finest shopping, restaurants, and galleries, as well as The High Line. Residents' amenities take in a 24-hour attended lobby, a gym with a dry sauna, a roof deck, and bicycle storage.

OFFERED AT US\$4,595,000

INQUIRIES **Christie's International Real Estate Group,**

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ON THE WEB Search for C61386





TOP-FLOOR TROPHY

UPPER EAST SIDE, MANHATTAN

- Five-bedroom penthouse
- Glorious park and skyline views
- Roof terrace and new fitness center

This extraordinary residence is located in one of Fifth Avenue's most sought-after limestone-clad cooperatives. It occupies the entire front of the building and captures marvelous views of Central Park and the Manhattan skyline. The edifice was designed by world-renowned architect J. E. R. Carpenter in 1922, who was

responsible for many of the most impressive residential structures in the area and chose this as his personal home. A private elevator opens on to a gallery that leads to a stunning expanse of entertaining areas, as well as a vast, sun-filled kitchen, while natural light streams through oversized windows overlooking Central Park's boat pond. The south wing incorporates four bedrooms and four baths, including a lavish owners' suite with dual baths and superb closet space. Another bedroom and bath, plus a staff suite, can be found upstairs. Residents benefit from a range of luxury services, as well as a roof terrace, a gym, and ample storage.

OFFERED AT US\$26,900,000
INQUIRIES Christie's International
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HISTORICAL SIGNIFICANCE

UPPER EAST SIDE, MANHATTAN

- Highly sought-after Fifth Avenue address
- Coveted pre-war building of architectural note
- Spacious interiors with one-of-a-kind features

A great example of architectural elegance, this rare residence occupies the entire 12th floor of one of Manhattan's most coveted buildings, designed by the architects of the iconic Grand Central Terminal. Located in the heart of the Upper East Side, the apartment is graced with timeless beauty and expansive vistas of the

Metropolitan Museum of Art, the fountains of David H. Koch Plaza, and the Central Park South skyline. True to the original details of the Beaux Arts style, a real sense of Parisian grandeur is evoked from the vast windows and exceptionally high ceilings. The voluminous south-facing living room is joined by a corner library with a wood-burning fireplace, while a splendidly refined dining room is perfect for entertaining on a large scale, aided by a chef's kitchen that is superbly equipped with top-of-the-line appliances. Three sumptuous en suite bedrooms are housed in their own separate wing and all afford more breathtaking views.

OFFERED AT US\$14,000,000

INQUIRIES **Christie's International Real Estate Group,**

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ON THE WEB Search for C61239





THE HEIGHT OF LUXURY

NOMAD, MANHATTAN

- Exclusive Ritz-Carlton Penthouse Residences
- Wellness floor, rooftop bar, and superb services

Soaring high above Manhattan's skyline, this collection of just 16 exclusive penthouses brings together panoramic city views, five-star services, and unrivaled amenities to create the ultimate in luxury city living. Designed by world-famous architect Rafael Viñoly, style takes center stage, with exceptional finishes and details throughout, and the option to purchase the properties fully

furnished and turnkey. One-bedroom residences are offered from US\$3,550,000, and among the selection of sumptuous homes available is this spectacular two-bedroom corner penthouse with unparalleled vistas of the Empire State Building and the Statue of Liberty. World-class custom interiors include a Poliform kitchen with honed white quartzite island, and lavish baths with marble floors and walls. Residents, their families, and guests can stay for up to 120 nights per year, plus owners can elect to have their dwelling expertly managed by the Ritz-Carlton team when not in use. These Penthouse Residences represent the perfect New York pied-à-terre.

OFFERED AT From US\$3,550,000

INQUIRIES Christie's International Real Estate Group

christiesrealestate.com

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ON THE WEB Search for C61389



WALNUT HILL

UPPER NYACK, ROCKLAND COUNTY

Situated majestically at the end of a winding drive, this custom property is perfectly located near the quaint village of Nyack and Hook Mountain State Park. The four-bedroom home is perfect for relaxing and entertaining alike, with a superb great room, a chef's eat-in kitchen, a formal dining room, and a sparkling pool.

OFFERED AT US\$1,570,000
INQUIRIES Christie's International Real Estate, Westchester and Hudson Valley, christiesrehudsonvalley.com
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ON THE WEB Search for C61354



CONTEMPORARY DREAM HOME

KATONAH, WESTCHESTER COUNTY

This five-bedroom, five-bath residence has been recently updated to provide luxury living at its finest. Ideal for alfresco entertaining, there is a deck with a firepit, an elegant pool, and a pool house with kitchen. A newly completed walk-out basement level and three-car garage complete the perfect picture.

OFFERED AT US\$1,499,000
INQUIRIES Christie's International Real Estate, Westchester and Hudson Valley, christiesrehudsonvalley.com
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ON THE WEB Search for C61277



RIVER-VIEW HIDEAWAY

NYACK, ROCKLAND COUNTY

With fabulous river views, a quiet cul-de-sac location, and an endless array of amenities, this four-bedroom property is an impressive offering. Ideal for entertaining, living and dining rooms flow seamlessly, the kitchen opening to the backyard oasis with hot tub, waterfall with koi pond, and 1.2 landscaped acres (0.5 ha).

OFFERED AT US\$1,275,000
INQUIRIES Christie's International Real Estate, Westchester and Hudson Valley, christiesrehudsonvalley.com
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ON THE WEB Search for C61275



TRANQUIL RAISED RANCH

WHITE PLAINS, WESTCHESTER COUNTY

A soaring light-filled entry hall introduces this spacious home, leading to an open-plan living area, a dining room, a stunning great room, then out onto the deck for alfresco entertaining. Six bedrooms include a large primary suite, while a gym, sunroom, and family room add further fabulous spaces.

OFFERED AT US\$1,098,000
INQUIRIES Christie's International Real Estate, Westchester and Hudson Valley, christiesrehudsonvalley.com
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ON THE WEB Search for C61355



COUNTRY GRANDEUR

NISSEQUOGUE, SUFFOLK COUNTY

- Six bedrooms with Carrara marble baths
- More than two secluded, gated acres (0.8 ha)
- Fully equipped entertaining barn

Behind a classical gated entry lies an exquisite residence of unparalleled appeal—a place where prime location, seclusion, elegance, and comfort combine. Tucked away on lush, level grounds, reminiscent of a picturesque English estate, the main house is impressive in every way. Beyond its noble stone-and-stucco façade, a grand-scale

interior with highest-quality finishes awaits. A Brazilian cherry floor runs through a dramatic double-height living and entertaining space with dual fireplace; the executive chef's kitchen boasts top-of-the-line appliances, Carrara marble, and slate countertops; and the “royal banquet” dining room features French doors on to the idyllic patio. A separate entertaining barn is equipped to host all sizes of gatherings. Six bedrooms include a sumptuous owners' suite and a guest room or office on the main level, plus four further suites on the upper floor. An entertainment room, home theater, and gym all enhance the luxury lifestyle on offer.

OFFERED AT US\$2,499,000
INQUIRIES Coach Realtors,
 coachrealtors.com
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ON THE WEB Search for C61292



ELEGANT MOUNTAIN RETREAT

SYLVA, JACKSON COUNTY

- Fully furnished, turnkey property
- Gated country club community

Benefiting from a beautiful location amid the verdant woodland of the Balsam Mountain Preserve, this enchanting family retreat is a fabulous opportunity. Set on 2.17-acre (0.88 ha) grounds bordered by protected land, the house is a secluded sanctuary shielded by mature trees that create an intensely private sense of place. Lavish interiors are elegantly appointed to

complement the sublime architectural details of the home, highlighted by a flagstone fireplace and rustic timber beams. The balanced design continues throughout the three sumptuous bedrooms, a home theater, a cozy library, and a farmhouse kitchen with center island. Owners can also join the nearby country club, where a championship Arnold Palmer Signature golf course, equestrian facilities, and hiking trails await. Delivering indoor-outdoor living in the shape of multiple decks and a restful alfresco seating area with fireplace and superb views of the Blue Ridge Mountains, this fully furnished, turnkey estate is a one-of-a-kind offering.

OFFERED AT US\$5,250,000

INQUIRIES **Ivester Jackson**

BlackStream,

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+1 828 712 5445

ON THE WEB Search for C61212



SOUTHERN CHARM

MILLS RIVER, HENDERSON COUNTY

- Commercial or residential opportunity
- Offered turnkey in an excellent location

This one-of-a-kind family compound is located just 10 minutes from Asheville's airport and Pisgah National Forest. Nestled in the gently rolling valley and surrounded by the beautiful Blue Ridge Mountains, the estate offers privacy as well as convenience. The principal house has five bedrooms, all with en suite baths, as well as plenty of space for living and entertaining,

with a chef's kitchen and wonderful outdoor spaces to relax and enjoy the views. Also on the five-acre (2 ha) property is a carriage house with two more bedroom suites, and a large caretaker's apartment that is perfect for short-term rentals. There is potential for the current property manager to continue in this role, so future owners would be free to appreciate their mountain home with ease. Meandering trails throughout the acreage make the most of the natural environment, while Asheville, Brevard, and Hendersonville are just a short drive away. As an added bonus, this amazing proposition is offered fully furnished and turnkey-ready.

OFFERED AT US\$3,450,000

INQUIRIES **Ivester Jackson**

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ON THE WEB Search for C61080



IMPECCABLE CRAFTSMANSHIP

ASHEVILLE, BUNCOMBE COUNTY

- Expansive entertaining spaces
- Two home offices/gyms

This outstanding residence is set in perfectly manicured grounds, with a majestic backdrop of mature trees, a distinctive sweeping deck, and a charming architectural turret providing an enchanting first impression. Highest-quality craftsmanship has been employed, utilizing fabulous natural materials such as Tennessee stone for walls and pillars, as well as Canadian

red cedar timbers, blending the property into its mountain setting. This recognition of the natural environment can also be seen in the green technologies that have been applied, with solar panels aiding radiant floor slabs and the hot-water system. These are enhanced by the finest fixtures and finishes throughout, such as Rocky Mountain hardware and Perrin & Rowe faucets, while in the superb kitchen, appliances by Wolf, Sub-Zero, and Miele can be found. The main living room is ideal for grand-scale entertaining, while intimate family time can be enjoyed in the turret room and glass-paneled snug, overlooking the sublime canopy of trees.

OFFERED AT US\$3,675,000

INQUIRIES **Ivester Jackson**

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ON THE WEB Search for C61078



THE GLAM HOUSE

SURF CITY, PENDER COUNTY

- Scenic Topsail Island setting
- Cul-de-sac site with waterway and ocean views
- Ideal as a vacation rental or family home

Lavished with care by the current owners, this four-bedroom home with sublime water views, a sociable open floor plan, and a fabulous pool terrace is a dream offering, convenient to nearby Wilmington. Presently used as an established vacation rental, the house has been excellently maintained over recent years. Bright interiors

feature a large chef's kitchen, with plenty of space for gatherings, while the main level also delivers living and dining rooms, a den, and a well-equipped one-bedroom guest retreat. The second floor hosts the attractive owners' suite with outdoor tub and Jacuzzi, and two additional bedrooms and baths are on the third level. Outside, the terraced garden boasts a gorgeous pool at its heart, as well as expansive walk-in storage rooms for beach essentials, outdoor showers, and more. The residence is offered fully furnished, with a vast range of property management materials available to ensure a smooth transition into rental, if desired.

OFFERED AT US\$1,800,000

INQUIRIES **Ivester Jackson**

Distinctive Properties, ijcoastal.com

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ON THE WEB Search for C61201



NORTH CAROLINA, UNITED STATES

LAKESIDE CHÂTEAU

CORNELIUS, MECKLENBURG COUNTY

- Four bedrooms and six baths
- Private pier with lift and two docks

On the shoreline of exquisite Lake Norman, the exclusive community of The Peninsula is home to a breathtaking 8,910 sq ft (827 sq m) residence that provides the perfect base from which to enjoy everything the sought-after area has to offer. Sociable everyday living spaces are central to the property, ranging from a gourmet kitchen with island and breakfast nook, to the

glorious lakeside great room. When it comes to entertaining, the dining room with butler's pantry caters for more formal gatherings, while the lower lake level offers something for every occasion, with a games room, bar, media room, home theater, and wine cellar. Outside, sublime water views can be savored from the expansive loggia with bar, kitchen, and fireplace, as well as the resort-style terraced pool and spa with waterfall. For a secluded sanctuary, the owners' suite—one of four bedrooms—is unrivaled, with its spa bath, laundry room, Juliet balcony, and office with fireplace. A private pier and full home automation complete the idyllic picture.

OFFERED AT US\$4,500,000

INQUIRIES **Ivester Jackson**

Distinctive Properties,

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ON THE WEB Search for C61349



ENGLISH-STYLE GRACE

MALVERN, CHESTER COUNTY

- Main house and separate apartment
- Period features meet contemporary detail
- Four acres with gardens, pool, and tennis court

Inspired by the architecture of English country homes, this residence is a showpiece, offering a perfect blend of traditional and contemporary features. Its impressive, two-story center hall provides a warm welcome with oak wainscoting, limestone floors, and excellent craftsmanship throughout. This leads to a large formal dining

space, a marvelous two-story great room, and a bright, beautifully remodeled conservatory. Beyond these are a more intimate family room, a well-equipped chef's kitchen, and a breakfast area. The main house has four bedrooms and four full baths, an office space, and a finished basement, plus there is also a charming one-bedroom apartment above the four-car garage. Four acres (1.6 ha) of grounds incorporate a heated pool, a tennis court, and lush, attractive gardens. Located on a quiet street, surrounded by wonderful open space, the property is close to shopping and award-winning schools, and has easy access to major transportation routes.

OFFERED AT US\$2,750,000
 INQUIRIES **Long & Foster Real Estate, Inc.**, longandfoster.com
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 +1 484 433 9611
 ON THE WEB Search for C61319



THE WOFFORD HOUSE

SPARTANBURG, SPARTANBURG COUNTY

- Fully renovated four-bedroom home
- Mature gated gardens

Designed by well-known architect Gottfried Norman, the remarkable Charles Pinckney Wofford House combines elegant Neoclassical architecture with elements from the Arts and Crafts movement. Originally built in 1909 and since meticulously restored, the four-bedroom home radiates charm, from its delightful foyer with barrel ceiling to its inviting east and west

parlors, beautiful staircase, and large galleried landing. Entertaining is a dream, thanks to the exquisite dining room and butler's pantry, while a chic kitchen boasts professional appliances, sleek granite countertops, a breakfast bar, and direct access to an oversized covered porch—the ideal setting for taking in the manicured landscaping and lush grounds. Upstairs, four bedrooms and two full baths include a luxury owners' suite with fireplace, dressing room, and office. Three more bedrooms and a balcony with hot tub complete the second floor, and there is also a craft/media room and a basement that could be perfect for a gym and wine cellar.

OFFERED AT US\$1,325,000

INQUIRIES **BlackStream**
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ON THE WEB Search for C61344



DECKED OUT

PAWLEYS ISLAND, GEORGETOWN COUNTY

- 4,000 sq ft (372 sq m) of covered decks
- Six bedrooms and large multi-use garage

The gated waterside paradise of “Decked Out” crowns the northernmost tip of Pawleys Island. Glorious panoramic outlooks over the Atlantic Ocean, Midway Inlet, Litchfield Beach, and the lush Lowcountry marshlands extend in every direction. Impeccably maintained, the property benefits from an elevator and encompasses a spacious open floor plan with rustic hickory

floors. The gourmet kitchen and dining area feature stainless-steel appliances and quartz countertops, blending seamlessly with the family room, and expansive hurricane-impact windows with oversized sliders allow natural light to flood in and deliver wonderful vistas throughout. Outside, an extensive bar area with 60-inch TV screen and two pool decks create a luxury alfresco entertaining space, while the heated saltwater pool is just steps from the beach, where a private covered floating dock provides easy access to Pawleys Creek. This is the ideal location for a plethora of water-based activities or simply to watch the sun go down.

OFFERED AT US\$5,250,000

INQUIRIES **The Lachicotte Company**,
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ON THE WEB Search for C61366



RARE ARCHITECTURAL GEM

HISTORIC CHARLESTON

- Five bedrooms and five-and-a-half baths
- Period details meet present-day touches
- 6,092 sq ft (566 sq m) in a desirable location

Built in the late 1700s, this Federal-style home captivates at every turn. An arched entrance introduces the period charm seen throughout the residence, including soaring ceilings and original woodwork and mantels. Among the expansive interior spaces is a picture-perfect formal living room, while an impressive dining

room with adjoining wet bar is ideal for large gatherings. Overlooking the verdant garden, the kitchen showcases beamed ceilings, wood floors, and a sitting area with fireplace, while on the second level, an elegant drawing room sits opposite the primary bedroom wing with its luxury owners' suite. A striking wood and glass stair tower connects this space to the upper level of a dependency, which hosts a sitting room, bath, and laundry room. There are two generous bedroom suites on the third floor and more accommodations on the top level. Situated just steps from the Battery and White Point Garden, this is a rare South of Broad gem.

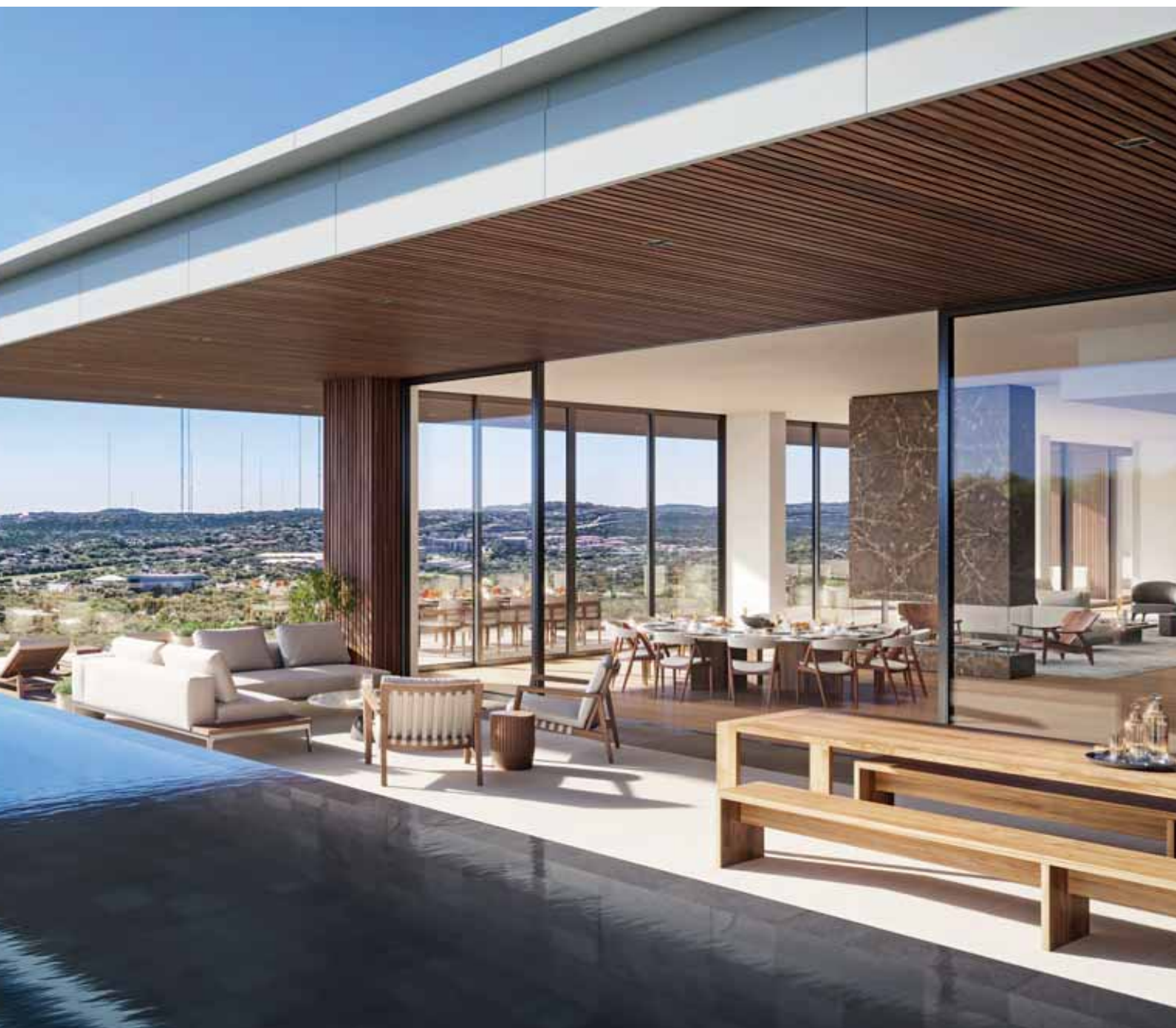
OFFERED AT US\$5,250,000
 INQUIRIES William Means Real Estate, L.L.C.,
 charlestonrealestate.com
 ASSOCIATE Helen Geer,
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 +1 843 224 7767
 ON THE WEB Search for C61296

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FOUR SEASONS

PRIVATE RESIDENCES LAKE AUSTIN

- Four Seasons' gold-standard luxury amenities
- Just 20 minutes from downtown Austin
- 145 acres (58 ha) with marina and clubhouse

Rising 380 ft (116 m) above Lake Austin to take in breathtaking views of the water, Pennybacker Bridge, the PGA golf course, and the Austin skyline, The Penthouse completes the vision of ultra-luxury living at Four Seasons Private Residences Lake Austin. A dedicated lobby opens on to an entry gallery revealing a dramatic

138 ft-wide (42 m) home comprising five en suite bedrooms and six-and-a-half baths. A terrace offers a 40 ft (12 m) infinity-edge pool, outdoor living room, and kitchen, while interior spaces take in a formal dining room, grand drawing room/salon, chef's kitchen, wine cellar, study, and media room. The primary bedroom suite is a tranquil sanctuary with a spa-sized bath, bar, two dressing rooms, and a gym. This is just one of 179 dwellings that enjoy exclusive access to amenities including multiple pools, a private restaurant, a theater and lounge, a spa, a fitness center, an orangery, nature trails, and a marina and clubhouse—accessible via a funicular.

OFFERED AT Price upon request
INQUIRIES Moreland Properties,
moreland.com

ASSOCIATE Eric Moreland,
eric@moreland.com,
+1 512 480 0844

ON THE WEB Search for C61357





PALATIAL SOPHISTICATION

RIVER OAKS, HOUSTON

- Fully renovated and automated home
- Seven bedrooms and eight baths
- Owners' suite with its own balcony

At the heart of this grand property is an elegant indoor pool that sets this home apart, with its glass-paneled ceiling, spectacular chandeliers, and multiple seating areas. The sun-drenched space can be viewed or accessed via numerous rooms in the house, ensuring it is always the center of attention. However, a vast array of

highlights extend across this fully renovated and automated residence, which encompasses 21,500 sq ft (1,997 sq m) of living space, taking in seven bedrooms and eight full baths. The palatial foyer features marble columns and flooring, and a state-of-the-art kitchen has a spacious island, marble countertops, beautiful tile backsplash, and stainless-steel appliances. On the second floor, the owners' suite delivers a seating area, a balcony, and a walk-in closet. Elsewhere, a refined study with timeless wood flooring, custom shelving, and ornate gold-trimmed details, and an attached garage can be found. This bold offering really makes a splash.

OFFERED AT US\$16,000,000
 INQUIRIES **Nan and Company Properties**, nanproperties.com
 ASSOCIATE Nancy Almodovar,
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 +1 713 963 9554
 ON THE WEB Search for C61322



SPANISH-STYLE ALLURE

ALEDO, PARKER COUNTY

- Picturesque 25-acre (10 ha) setting
- Additional 4,000 sq ft (372 sq m) guesthouse
- Four bedrooms and five full baths

Through stunning double gated grounds, along a winding, tree-lined driveway, this beautifully designed 5,818 sq ft (540 sq m) villa emerges. Immense wooden doors make a striking first impression to the charming Spanish-style home. Arranged across a single story, the light and airy interiors are adorned with custom ceiling

beams, wood and stone floors, and produce a natural flow. Spacious living and dining areas wrap around the phenomenal outdoor living space, complete with resort-like pool, delivering a wealth of areas in which to gather and relax. The chef's kitchen is ideal for entertaining, with a Thermador range nestled in an arched, brick alcove. In addition to the primary property, a well-appointed two-bedroom, two-bath cottage provides a private retreat for guests, while a large second study downstairs gives the option to create a further bedroom. The adjoining 50 acres (20 ha) with a large metal multipurpose building is also for sale, offering vast potential.

OFFERED AT US\$3,250,000

INQUIRIES **Uterre**, ulterre.com

ASSOCIATES Rick Wegman,
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ON THE WEB Search for C61348



UPSCALE EXCELLENCE

VIENNA, FAIRFAX COUNTY

- Grand living and entertaining spaces
- In-law suite with private entrance

Encompassing more than 10,000 sq ft (929 sq m) this mansion-sized home impresses on every level. Style, size, quality, glamour, and location all combine in the meticulously updated and expanded residence. Inside, a two-story foyer with a curved staircase opens to the formal living room and dining room. The similarly dramatic two-story great room with picture

windows looking out over the decks and valley below is joined by a vast island kitchen with dining area that leads to a light-filled solarium. A multipurpose room connects to the fabulous new addition of a two-level private in-law suite offering two bedrooms, two-and-a-half baths, a cathedral-ceiling great room, a recreation room, a workstation, and a kitchen, and can be accessed independently. The main house boasts three large bedrooms on the upper level, plus an owners' suite with double-sided fireplace, grand bath, and walk-in closet, while a lower level opens to the patio and has a recreation room, a bedroom, a gym, and a cozy kitchen.

OFFERED AT US\$2,750,000
 INQUIRIES **Long & Foster Real Estate, Inc.**, longandfoster.com
 ASSOCIATE Lilian Jorgenson,
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 ON THE WEB Search for C61311



SUMPTUOUS FAMILY HOME

ARLINGTON, ARLINGTON COUNTY

- Seven en suite bedrooms
- Main kitchen plus caterer's kitchen
- Close to parks, schools, and shops

Ready to move into, this superb seven-bedroom home presents the highest quality and abundant space throughout. Almost 8,000 sq ft (743 sq m) of interiors feature open-plan living areas with up to 12 ft-high (3.7 m) ceilings and an array of thoughtful details. Situated at the heart of the residence, the kitchen delivers a top appliance

package, a large quartz island, and exquisite cabinetry, plus there is a fully equipped second caterer's kitchen. An expansive family room is anchored by a cozy modern gas fireplace, and the principal level also hosts an office and an en suite bedroom. Upstairs, five bedrooms, all with their own baths, include a lavish owners' suite, while downstairs, there is a media room, an exercise room, a walk-out recreation space with wet bar, and a further en suite bedroom. Add in a verdant garden, and an ideal location close to Washington, D.C., with easy access to shops, restaurants, parks, and sought-after schools, and this is a one-of-a-kind offering.

OFFERED AT US\$2,875,000

INQUIRIES **Long & Foster Real**

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ON THE WEB Search for C61316



PLEASANT PROSPECT FARM

EASTVILLE, NORTHAMPTON COUNTY

- 170 bucolic acres with shoreline and pier
- Main home, two guesthouses, and pool house
- Garages, workshop, swimming pool, and gym

One of Virginia's grandest and most storied waterside estates, dating back more than 250 years, Pleasant Prospect Farm is a remarkable property and the ideal retreat for entertaining. Encompassing an entire peninsula, the farm spans approximately 170 acres (68.7 ha), with 1.5 miles (2.4 km) of superb private shoreline

on Cherrystone Inlet. The 3,375 sq ft (314 sq m) home is arranged over two levels and features two bedrooms, a full basement, an 800-bottle wine cellar, and charming architectural details throughout, including a central foyer with original staircase. Two separate guesthouses and two detached garages ensure visitors are accommodated with ease, while a pool house with Roman-style bath offers a quiet sanctuary. Other highlights take in a full woodworking shop, a windmill, a new irrigation system, and a pier—all set amid a captivating landscape of fields and woodland, studded with fruit trees and vegetable, herb, and flower gardens.

OFFERED AT US\$15,485,000

INQUIRIES **Long & Foster Real**

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ON THE WEB Search for C61336



CHÂTEAU MARGAUX 1953

4 magnums

Estimate: \$18,000 - \$30,000

Price realized: \$75,000

WORLD RECORD ACHIEVED, HIGHEST PRICE PER BOTTLE

Christie's Los Angeles, February 2022

INVITATION TO CONSIGN WINE

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CHRISTIE'S

ISLANDS & OCEANS

Pages 185-192



CORAL COVE

PARADISE ISLAND

- Harbor views and generous private dock
- Four large bedroom suites with balconies
- Fabulous entertaining space, indoors and out

This chic island retreat is located on a secluded, protected lagoon within the prestigious Ocean Club Estates. Both the principal home and the grounds have been upgraded to maximize the exceptional outdoor space, with brand-new pools and decking areas overlooking the harbor and a fully renovated cabana—an impressive

indoor–outdoor living area with a bar, a bath, and vaulted ceilings. The 9,600 sq ft (892 sq m) residence is a picture of elegance, with grand living and dining areas and a gorgeous, refined wood-paneled study defining the main level. There are four spacious and luxurious en suite bedrooms on the upper floor, all of which have their own balconies—three overlooking the waterways and one boasting excellent golf-course views to the rear. Completed by a full-length dock that can accommodate yachts of up to 120 ft (36.5 m) in length, this is an unparalleled home base for adventures on the glittering Atlantic waters of The Bahamas.

OFFERED AT US\$7,995,000
 INQUIRIES **H.G. Christie Ltd**,
hgchristie.com
 ASSOCIATE John Christie,
john@hgchristie.com,
 +1 242 357 7572
 ON THE WEB Search for C60790



HARBOUR BREEZE

TUCKER'S TOWN, ST. GEORGE'S PARISH

- Prime Rosewood location
- Pool, spa, verandas, and water views
- Boat house, dock, and mooring

Situated near beaches and private clubs, with Castle Harbour views and enviable sightlines across the Rosewood golf course, this four-bedroom Tucker's Town residence is full of appeal. Marble floors flow throughout the 5,000 sq ft (465 sq m) home, with French doors in the living and adjoining dining room

opening to a deep veranda. A recent addition is the family room, which combines a study, informal dining, and a lounge, and leads to the open-plan kitchen with access to the outdoor barbecue. The main-floor owners' suite is also new and enjoys veranda access, plus upstairs three more bedrooms and an office can be found. A pool and hot-tub spa await outdoors, while a short walk away is the private waterfront parcel including a boat house with storage, seating area, and a delightful terrace. Residents can also make use of the Rosewood residential concierge, making Bermuda home ownership easy from afar.

OFFERED AT US\$7,963,000
 INQUIRIES **Sinclair Realty Ltd.**,
sinclairrealty.com
 ASSOCIATE Karin H. Sinclair,
estates@sinclairrealty.com,
 +1 441 334 8437
 ON THE WEB Search for C61359



WATER'S EDGE

VIRGIN GORDA

- Two delightful bedrooms
- Indoor-outdoor living and two pools

Nestled amid captivating giant granite boulder fields, secluded contemporary elegance lives in harmony with the natural environment at this breathtaking property. Set over three gently curving buildings, outdoor living has been embraced, with folding glass used to superb effect to enhance the panoramic ocean views. In the main building, the great room opens

to the outer decks, allowing the refreshing sea breeze in, while the kitchen and dining area impresses with its custom wood cabinetry and tortoiseshell granite countertops. The second building can be utilized as either living space or sleeping quarters, and the third structure reveals two spacious en suite bedrooms, both with direct patio access alongside the plunge pool, and one with its own kitchenette. Sublime outdoor spaces feature hidden nooks for sun lounging and stargazing, an inviting 24 ft (7 m) pool with a charming river and footbridge, and a patio and deck that afford generous alfresco entertaining space, including a bar area.

OFFERED AT US\$4,500,000

INQUIRIES **Smiths Gore B.V.I.**

Limited, smithsgore.com

ASSOCIATE Morgana Tilling,
morgana.tilling@smithsgore.com,
+1 284 547 7769

ON THE WEB Search for C61360



SEA-VIEW SPLENDOR

SEVEN MILE BEACH, GRAND CAYMAN

- Impeccably designed four-bedroom property
- Situated in The Residences at The Ritz-Carlton

With unobstructed views of the Caribbean Sea, this magnificent 7,225 sq ft (671 sq m) property delivers privacy, sophistication, and luxury in abundance. Situated in The Residences at The Ritz-Carlton, one of the most highly desirable addresses in the region, this is an exclusive opportunity to purchase one of the largest apartments in the development. Featuring

spectacular finishes throughout, the incredible home boasts a world-class interior space, with four spacious bedrooms and four luxurious baths. Inspired by Caribbean contemporary style, the residence showcases a soft neutral palette, with blue tones complementing the sea below. Each of the multiple living areas leads out to a generous terrace with stunning vistas of Seven Mile Beach, while the expansive open-plan layout seamlessly connects the light-filled living, dining, and kitchen spaces. Concierge services, 24-hour security, and access to a range of exceptional facilities are just some of the benefits of this breathtaking dwelling.

OFFERED AT US\$17,340,000

INQUIRIES **Provenance Properties**

Cayman Islands,

provenanceproperties.com

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ON THE WEB Search for C61088



COVETED LUXURY CONDO

SEVEN MILE BEACH, GRAND CAYMAN

- Two terraces with glorious views
- Access to leading hotel amenities

One of the most coveted homes on Seven Mile Beach, this two-bedroom condo enjoys ocean views from every room, with two terraces that overlook the Caribbean Sea. The magnificent owners' suite delivers a walk-in closet, marble finishes, and soaking tub, while a second superb bedroom benefits from water vistas, an en suite bath, and a walk-in closet. A spacious den

could be perfect for use as a home office, and the chic custom kitchen, featuring Miele and Sub-Zero appliances, is a delight, with its marble countertops and Kohler finishes. Also included is access to a shared owners' rooftop terrace, The Nest, with bar and barbecue area, as well as cabanas to soak up the idyllic sunrise and sunset panoramas. Additionally, residents can use all the amenities of AAA Five-Diamond award-winning Kimpton Seafire Resort + Spa, just a short walk away. A leading designer is on hand to provide turnkey furniture packages for residents wishing to place their property in the optional rental program managed by the resort.

OFFERED AT US\$4,589,000

INQUIRIES **Provenance Properties**

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april.mcintosh

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+1 345 526 5673

ON THE WEB Search for C61370





VILLA VLI

GUSTAVIA

- Three-bedroom city oasis
- Swimming pool, screened patio, and deck

Clean lines, pale wood, and natural light define this sumptuous villa on a peaceful street. When designing the two-story home, architectural practice Architectonik reimagined elements of the island's traditional aesthetic, and in doing so crafted a residence whose interior spaces work in perfect harmony with the exterior. On the first floor, high-end Italian furniture from

brands such as Cassina and B&B Italia brings chic comfort to the main living area, while in the kitchen, a central island in dark stone is both stylish and practical. At the heart of the property sits a patio, a deck, and an inviting indigo-blue swimming pool. Leading from a striking glazed corridor, three bedrooms can be found on the upper level, where neutral tones, eye-catching pops of color, and tactile materials reinforce the soothing atmosphere while adding a modern touch. Located near shops, restaurants, and the idyllic sands of Shell Beach, this contemporary jewel is an intimate retreat in the heart of Gustavia.

OFFERED AT €6,400,000

INQUIRIES **Sibarth Real Estate**,
sibarthrealestate.com

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+590 590 29 88 91

ON THE WEB Search for C61294



IMPULSE BEACH ESTATE

TURTLE COVE, PROVIDENCIALES

- Eight bedrooms and eight full baths
- Vast entertaining areas, indoors and out

Occupying 1.3 acres (0.52 ha) on a desirable stretch of pristine beachfront, Impulse Beach Estate is an astonishing offering. Within the high-end villa, 21,000 sq ft (1,950 sq m) of immaculate, luxurious space offers generous areas within which to relax and entertain, six sumptuous bedrooms—all with en suite baths—and fabulous amenities such as a full gym

and a sauna. A clever upside-down floor plan maximizes the unrivaled vistas over Grace Bay Beach and the turquoise waters beyond, giving residents and guests a spectacular panorama from the upper entertaining level. Designed to accommodate large groups of friends or a multigenerational family gathering, the home features ample seating, a vast bar, a 108-inch (2.74 m) ultra-HD projection TV, and a sleek professional-grade gourmet kitchen. Outside, wraparound terraces, further seating, barbecue grills, and a pool make alfresco life a breeze. For cocktails at sunset or stargazing at night, the rooftop sky lounge is not to be missed.

OFFERED AT US\$15,000,000

INQUIRIES **Regency,**

theturksandcaicos.com

ASSOCIATE Walter Gardiner, Jr.,

walter@tcibrokers.com,

+1 649 231 6461

ON THE WEB Search for C61297



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PALLADIUM HARDWARE
Hermès, 2017



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CHRISTIE'S

SOUTH & CENTRAL AMERICA

Pages 193–197



CHALET PIRE CO

BARILOCHE, RIO NEGRO

- Main home, apartment, and two guesthouses
- Stunning water views and two private docks

This triple-lot offering incorporates more than 4.5 acres (1.8 ha) with a breathtaking lakeside home of 2,583 sq ft (240 sq m) at its heart. The property is situated on the shores of Moreno Lake and its structures have been designed to make the most of the stunning views of the stratovolcano of Tronador. Built in an alpine style, the main house has a distinctive soaring

roof and vast picture windows that showcase the sparkling waters, which are just steps away. Inside, gleaming wood floors flow throughout the principal living spaces to create a cozy and relaxing ambience. The elegant floor plan takes in an open living/dining room connected by a shared fireplace, three bedrooms, three full baths, and a kitchen, while a self-contained apartment provides a further bedroom, bath, and living/dining space. Elsewhere within the compound there is a generous guesthouse with a large bedroom and bath, and a staff house with a garage and three bedrooms. Two private docks complete this impressive proposition.

OFFERED AT Price upon request
INQUIRIES **ReMind Group S.A.**,
remind.com.ar

ASSOCIATE Andrés Amos,
andres.amos@remind.com.ar,
+5411 4325 4325

ON THE WEB Search for C61379



DREAM CONDOMINIUM

ITU, SÃO PAULO

- 16,000 sq ft with 10 stunning bedrooms
- Impeccable landscaping and infinity-edge pool

Situated in the highly desirable Terras de São José neighborhood, this 10-bedroom residence delivers more than 16,000 sq ft (1,486 sq m) of luxurious living space. The property is designed for idyllic indoor-outdoor living, with striking glass walls that flood the interiors with natural light and provide easy access to the immaculate gardens and alfresco entertaining areas. Six of

the 10 bedrooms are lavish suites, with sublime baths and large closets, while the spacious and welcoming family room is the perfect place for both relaxing and hosting guests. Additional highlights incorporate a state-of-the-art chef's kitchen that connects to an attractive living room, a generous wine cellar, and a stunning infinity-edge swimming pool with sensational views. The Terras de São José community offers an excellent array of amenities, encompassing 20 tennis courts, riding stables with 50 stalls, three soccer fields, two volleyball courts, a jogging track, a heliport, a chapel, and a golf course, making this a prime proposition.

OFFERED AT BRL 26,000,000
 INQUIRIES **Axpe Imóveis Especiais**,
axpe.com.br
 ASSOCIATE Luiza Cazarin,
luiza.cazarin@axpe.com.br,
 +55 11 3074 3600
 ON THE WEB Search for C61373



CASTELLO PACIFICO

SANTA CRUZ, GUANACASTE

- Dramatic design and spectacular views
- Four-bedroom home plus staff quarters
- Direct access to a secluded sandy beach

Perched atop a promontory, with 360-degree vistas of the ocean, beaches, and a wildlife refuge, this majestic residence enjoys regular visits from native monkeys and parrots. While delivering plenty of privacy, the property is just minutes from shops, fine restaurants, and local amenities. Vast wooden gates open to a long

driveway lined with palms and then to a central courtyard with exquisite water features. From here, a corridor leads to the sleeping quarters, all of which overlook the sumptuous pool and the ocean beyond. Four en suite bedrooms can be found in the main house, plus there is a two-bedroom caretaker's home. Dramatic sunsets can be savored from the airy veranda, which houses an English-style garden, while a wooden stairway leads down to a secluded sandy cove. The estate provides extensive indoor-outdoor areas, making it perfect for entertaining on a grand scale, while also offering inviting family spaces for comfortable everyday living.

OFFERED AT US\$7,900,000

INQUIRIES Costa Rica Resort
& Estate Properties,

costaricachristies.com

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ON THE WEB Search for C61317



INVITATION TO CONSIGN

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CHRISTIE'S

SIGNATURE STYLE

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MAJESTIC SEAVIEW VILLA

GRIMAUD, VAR, FRANCE

Breathtaking views over the Gulf of Saint-Tropez can be enjoyed from this newly built 18th-century-style villa. The interiors display the finest craftsmanship, delivering onyx marble baths, original Louis XV parquet floors, stone columns, and handmade ornaments. Its peaceful setting offers all the comforts for luxury living, including a landscaped park, large terraces, a swimming pool, and a tennis court, as well as a caretaker's house and a guesthouse. Price upon request.

Michaël Zingraf Real Estate

Cécilia Laurent, sainttropez

@michaelzingraf.com, +33 4 94 97 97 97

HARBOR PENTHOUSE

VICTORIA, BRITISH COLUMBIA, CANADA

With a premier location on Victoria's Inner Harbour, this unique top-floor penthouse suite encompasses nearly 3,900 sq ft (362 sq m) and features large Palladian windows with stunning bird's-eye views of the harbor and beyond. The three-bedroom, three-bath residence—situated in the exclusive Shoal Point development—is surrounded by 3,500 sq ft (325 sq m) of marble-inlaid deck, and exterior highlights include an outdoor firepit and hot tub. C\$7.8m

Newport Realty Ian Brown and Jonathan Gittins, info@newportrealty.com, +1 250 385 2033



DOWNTOWN OASIS

DENVER, CO, U.S.A.

Amazing views of the city and Pikes Peak characterize this luxurious two-bedroom residence. A spacious floor plan with wooden floors is enhanced by a superb fireplace, and a contemporary gourmet kitchen with modern appliances lies at the heart of the home. Part of the Four Seasons Private Residences, amenities include a concierge, housekeeping, a spa and fitness center, a business center, and a heated saltwater pool. \$2.795m

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ALLEN B. DUMONT ESTATE

CEDAR GROVE, NJ, U.S.A.

Sitting atop the First Watchung mountain, this historical estate is the former home of American inventor and engineer, Allen B. DuMont. Conveniently located for both suburban and urban life, the property is composed of two unique residences, both with striking views of the New York City skyline. The main home is architecturally impressive with castle-like elements, while its charismatic sister estate resembles a countryside manor. Price upon request.

Christie's International Real Estate,
Northern New Jersey

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TROPICAL LIFESTYLE

PROVIDENCIALES, TURKS & CAICOS

Paradiso Del Mar is a spectacular estate rivaled only by its divine surroundings. Three stories rise to a glorious penthouse suite with luxury bath and wraparound deck, delivering unparalleled vistas in every direction. Ten bedrooms, nine baths and three half baths are incorporated in the 25,000 sq ft (2,323 sq m) floor plan that can cater for almost any lifestyle or event, and this leads out to a magnificent beachfront entertaining area with an infinity-edge pool, cabanas, a firepit, a yoga deck, and an outdoor screen. \$15.75m
Regency Robert Greenwood, robert
 @tcibrokers.com, +1 649 432 7653



GET IN TOUCH

Contact details for the exclusive affiliates of Christie's International Real Estate

Beautifully positioned amid the rolling hills of the Dordogne, this regal château has a wealth of entertaining spaces to go with its 22 bedrooms. On the market with Maxwell-Baynes Real Estate; see page 85 for details.



Europe, Middle East, India & Africa

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Above: Situated in a prime location in the center of Vienna, this magnificent penthouse has all of the elegant city's cultural highlights on its doorstep. On the market with Avantgarde Properties; see page 76 for details.

Left: Boasting space for up to 60 people, and set in the heart of the Palmeraie, Villa Émeraude is a jewel in Morocco's crown. On the market with Kensington Luxury Properties; see page 97 for details.

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A golfer's paradise within Real Club de Golf Las Brisas, Marbella's Casa Las Brisas is surrounded by lush grounds and elegant terraces, ideal for total relaxation. On the market with Costa Del Sol 365; see page 104 for details.





With floor-to-ceiling windows taking in vistas of the Vancouver skyline, mountains, and the ocean, this vast apartment also benefits from high-end hotel amenities. On the market with faithwilson; see page 120 for details.

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Ilija Pavlovic, Sonja Cullaro

Four acres (1.6 ha) on an elevated peninsula overlooking Quissett Harbor combine visual drama with absolute privacy at this majestic Massachusetts estate. On the market with LandVest Inc.; see page 146 for details.





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Above: Timeless elegance abounds at Château de la Roche, a French-inspired manor within easy reach of New York City. On the market with Christie's International Real Estate, Northern New Jersey; see page 152 for details.

Right: Fine craftsmanship is evident in every corner of this charming home in Asheville, North Carolina. On the market with Ivester Jackson BlackStream; see page 168 for details.



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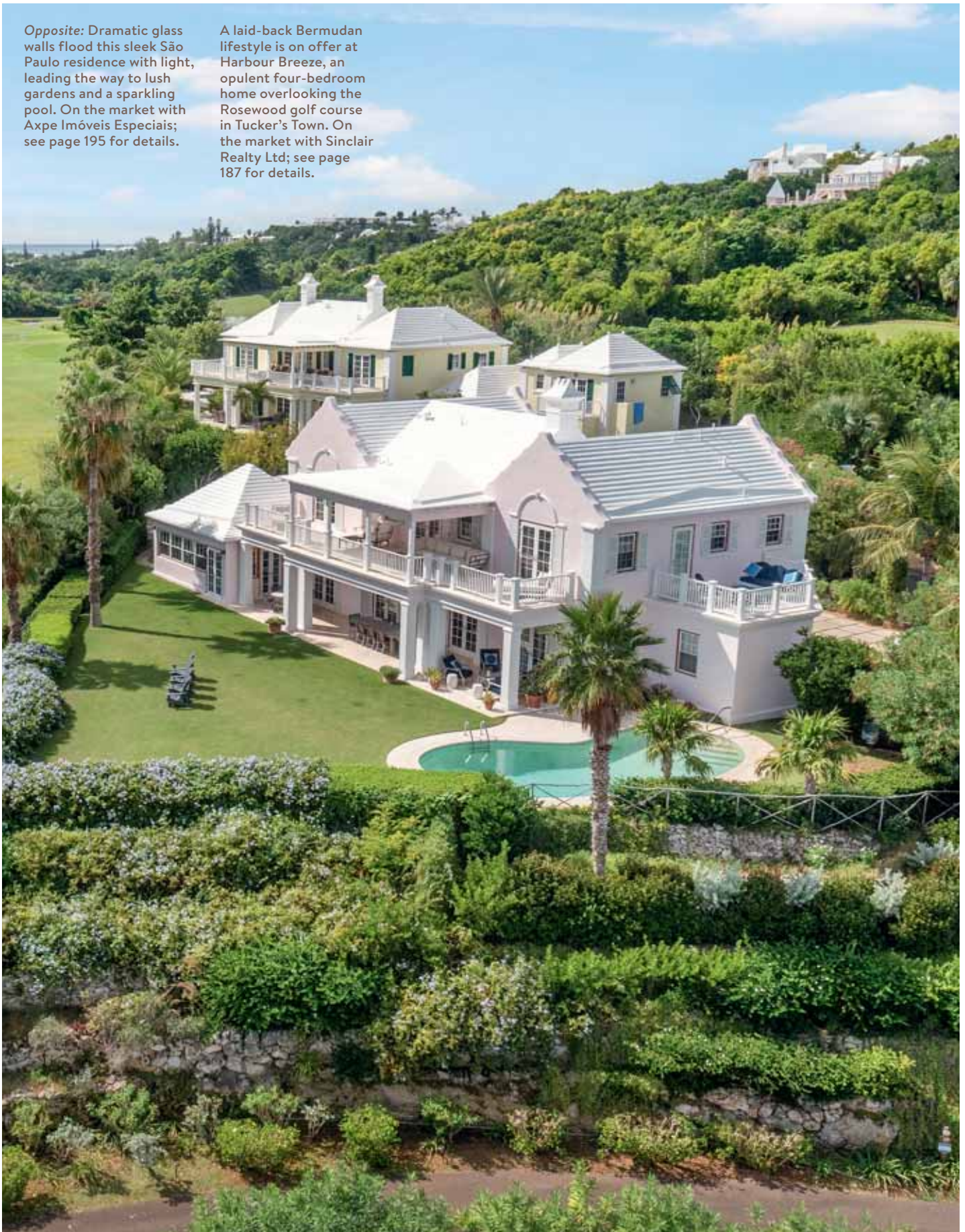
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Opposite: Dramatic glass walls flood this sleek São Paulo residence with light, leading the way to lush gardens and a sparkling pool. On the market with Axpe Imóveis Especiais; see page 195 for details.

A laid-back Bermudan lifestyle is on offer at Harbour Breeze, an opulent four-bedroom home overlooking the Rosewood golf course in Tucker's Town. On the market with Sinclair Realty Ltd; see page 187 for details.





ICON

SPIRIT OF ECSTASY

CHARLES SYKES, 1909

You may never have heard of Eleanor Velasco Thornton but you will have seen her likeness on a road near you. In 1909 John Douglas-Scott-Montagu, 2nd Baron Montagu of Beaulieu, commissioned artist Charles Sykes to design a bespoke ornament for the hood of his Rolls-Royce Silver Ghost. Sykes called upon the modeling skills of Velasco Thornton and in her image created *The Whisper*, a figurine with a billowing gown. When Claude Johnson, then managing director of Rolls-Royce, was tasked with commissioning a suitable mascot for the company's vehicles he turned to Sykes to create something that would "convey the spirit of the Rolls-Royce, namely speed with silence, absence of vibration, the mysterious harnessing of great energy, and a beautiful living organism of superb grace." Sykes modified his *Whisper*, giving the *Spirit of Ecstasy*, as it came to be called, the wing-like extensions that make it so instantly recognizable today. A new, more aerodynamic version has recently been unveiled to adorn the Spectre EV, Rolls-Royce's first fully electric car.



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