

THE FINEST HOMES, TRAVEL AND LIFESTYLE Vol 29 No 5

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ABOUT THE DEVELOPER

Ghelamco is a renowned, multi-award-winning, international developer, with landmark projects across Belgium, Poland and France. Ghelamco constantly strives to achieve greener and more sustainable ways of designing and delivering their projects, whilst creating energy efficient and aesthetically inspiring architecture.



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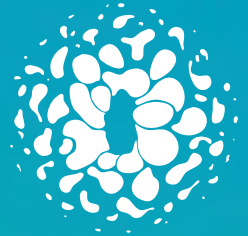
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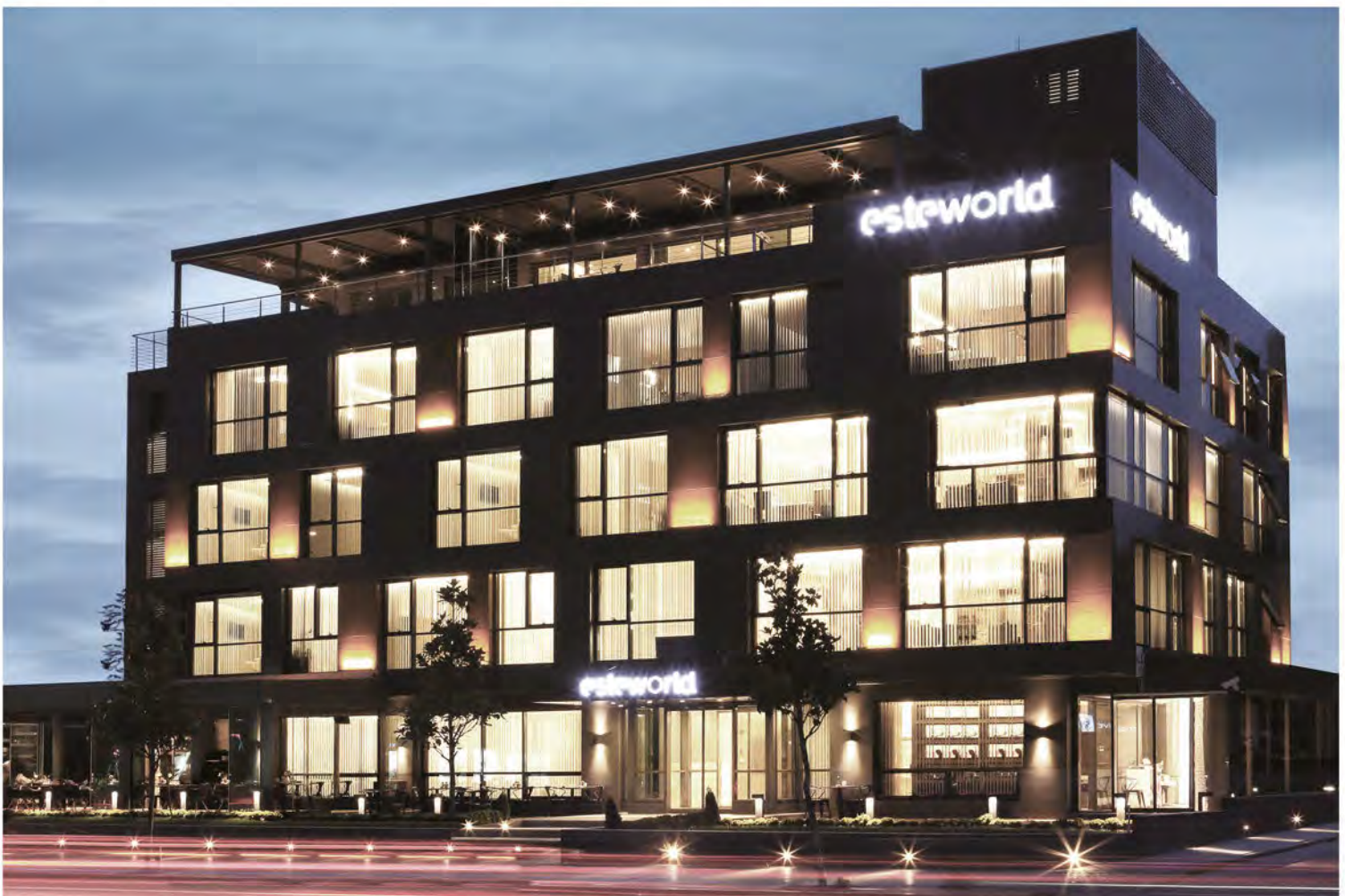


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Design Partners International is a multinational firm based in Istanbul delivering projects, application, control and consulting services in architecture and interior design. It's mission includes providing high quality and timely solutions by efficient teamwork in line with the architectural criteria.

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READERS PLEASE NOTE: Some properties will be actually priced in foreign currency and subject to exchange fluctuation. Property buyers should allow for extra financial costs such as legal advice, local taxes etc. which may not be covered in the advertised prices. The descriptions of properties, the contents, whereabouts and price are given in this magazine as a guide only. Please request further details from the advertiser as required. Private advertisers are responsible for their own descriptions. Please take care to verify what you are buying in writing before proceeding. The publisher suggests all buyers of property seek independent legal advice before entering into any contract to purchase. All information and prices were correct at time of going to press – fluctuations in the currency market mean that some prices will have changed. Supplied editorial material cannot be returned.



Welcome!



In this edition we celebrate a beautiful renewed collaboration with Emirates Airlines, and we've gone as far as to include a stunning special feature on the property market in Dubai, and will continue to do so for future issues. Dubai, with its opulent buildings and equally opulent homes attracts property investors the world over. We've also put a spotlight on hotels, interior designers, landscape architects and developers in the country.

Now, turn your attention to our recurring London feature. This time we shed light on the capital's mixed-use developments. Shahwali Bashir, Director at Copperstones highlights that "people tend to invest in mixed-use developments, because, as so much is happening in our daily lives people look for a development that can offer everything from cafés to restaurants, retail stores, gyms to in-house entertainment, along with options from green spaces and offices to schools and transport in proximity." So, if you're looking for ease and a brilliant location to invest in or to raise a family, then London has always and will always tick every box.

Looking for a place in London to rest your head whilst you come to a decision on which property to invest in? Well, we've got you covered! Our London Luxury Hotels feature will point you in the right direction, showcasing properties that offer their guests the highest levels of luxury through personalised services.

Further highlights include features on superyachts, wellness resorts and celebrity homes – all selections tailored to what we know you'll absolutely love! Now sit back and enjoy reading this issue as much as we have enjoyed putting it together.

Victoria Taylor

victoria@ipropertymedia.com



15

The Dubai Special

Dubai boasts exceptional properties and outstanding hotels



28

LONDON

Mixed-use developments offer a new way to live

38

HOTELS

Exceptional hotels that you'll have to see to believe

44

FOR SALE

Regal residences once occupied by famous A-listers

52

NEWS

Find out about the newly appointed and forthcoming developments around the world

58

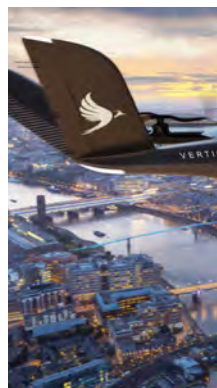
DESIRE

Take flight in the VX4, and the Overture by Boom Supersonic

63

FINERY

Our latest collection of stunning jewellery, fashionable must-haves, and beauty treatments



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InternationalPropertyTravel



IntPropertyTravel

69

WATCHES

Statement timepieces for the avid collector



73

LUXE

Extraordinary designs to add to your stunning wardrobe collection



77

ART

Andrea Marechal Watson previews forthcoming exhibitions and fairs



81

DRIVE

Latest news and views from the glamorous world of motoring



96

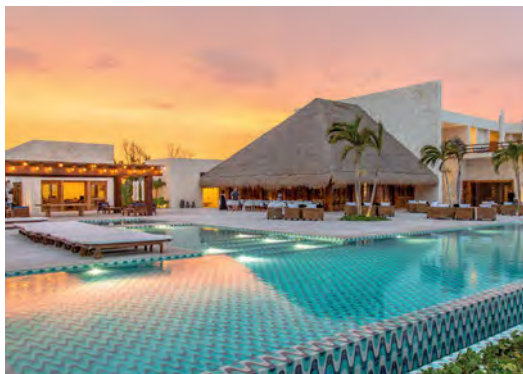
INTERIORS

Two interior designers share their advice on how to create spectacular interiors



SUPERYACHTS

Enjoy a family holiday in one of these sleek and stunning designs



107

Worldwide Wellness

Retreats that will leave you feeling rejuvenated and re-energised



125

World's Best

We reveal the winners of the 2022-2023 Asia Pacific Awards





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Escape TO DUBAI

Built up mostly in just the last 50 years, this country's sheer beauty must be seen to be believed



“The most sought-after area in Dubai this year is Palm Jumeirah, the renowned man-made island with stunning residences overlooking the Arabian Gulf.”

FAMED FOR ITS OPU-
LENCE AND HOME TO
an array of attractions,
“Dubai’s real estate
landscape is more
favourable than ever for local and
international investors,” says Luke
Remington, Managing Director at
Haus and Haus.

Luke continues by stating, “One of the key benefits of Dubai is the 0% income tax, which means more overall revenue for people choosing to invest here. There are also proactive measures by the government including expat-friendly policies, visa reforms and buyer incentives. Property investors can expect high rental returns, increased ROI and great capital appreciation in the main communities of the city. Dubai is also an exceptionally safe city, with a large number of investors attracted for that reason alone. Or perhaps it’s the year-round sunshine!”

Hannah Worrall, Senior Prime Sales Consultant, Chestertons adds, “Due to strong regulation from Dubai Government, Dubai is recognised as a ‘safe haven’ for investors and is increasingly known globally for high property ROI. This particularly rings true for apartment investments, which can offer a 6-9% gross ROI if leased annually, and up to 15% if leased monthly. The sought-after areas time and again for investment are typically Palm Jumeirah, Jumeirah Beach Residence, Dubai Marina, Downtown Dubai and Dubai Hills. Dubai Hills aside, these areas are well suited to short-term rental due to their high tourist traffic, and many investors are now opting to lease their property on a monthly basis in order to maximise their ROI; whilst still being able to



Ultra luxe

This six-bedroom villa is the ultimate representation of the Dubai lifestyle. The clean, modern designs evoke a sense of serenity across the four floors, with spectacular views of the city skyline and a large swimming pool to relax in after a long day. Looking for entertainment at home? Host a movie night in the cinema room with family and friends, or take the lift and enjoy a breathtaking sunset at the penthouse level.

Situated in the exclusive Jumeirah Golf Estates, this community offers a limited collection of contemporary villas in a peaceful and private setting. Home to the famous DP World Tour Championship and with a prestigious location in the city, it is the perfect neighbourhood for a family home or a lucrative investment.



Price on application

Jumeirah Golf Estates

► www.jumeirahgolfestates.com



Hannah Worrall
Senior Prime Sales
Consultant,
Chestertons



Luke Remington
Managing Director
Haus and Haus





Stunning penthouse

This three-bedroom penthouse is set in a highly sought-after location adjacent to the Opera House, with full Burj Khalifa and fountain views and walking distance to Dubai Mall.

A particular feature of this luxurious apartment is the full-length entertaining terrace that creates a perfect indoor/outdoor lifestyle combination. The main living room has been considerably designed to optimise the view and is furnished with contemporary wraparound seating, a feature cinema wall and a stunning inset ceiling with chandelier.

The spacious dual aspect kitchen is fully fitted with the latest technology and appliances, opening out to a large breakfast bar area and beyond to a formal dining room. The private quarters benefit from a further family room with terrace and inner hallways leading to the bedroom suites and master suite. The bathrooms are all upgraded with ambient designer lighting, luxury ceramics and feature walk in rain showers.

Price per year £201,293 / €233,373 / \$231,419

Chestertons

► www.cheestertonsmena.com

access the property for their own use whenever they choose.”

“A very attractive aspect of the Dubai property market is the fact that it remains open to all international buyers and investors with no limitations or complicated requirements,” says Luke. “In fact, being a UAE resident or being physically present during the purchase process is not necessary. Depending on the type of property that you’re looking for, freehold and leasehold areas grant full ownership to investors from all over the world – and while being a resident is not a requirement, buyers can expect to get visa benefits through their investments.”

“Rental prices continue to perform well, having risen by over 10% on average year-to-date, and rents often appear to increase in line with sales prices for the same property,” says Hannah. “The market is still very much in favour of landlords, and this is encouraging many tenants to purchase homes. However, we don’t expect this to affect rental prices negatively, as Dubai’s population continues to grow. Given the heightened demand for villa purchases and lower supply of villa rentals, we are seeing especially strong ROIs in freehold villa communities such as District 1, Palm Jumeirah, and local villa communities such as Jumeirah and Umm Suqeim.”

Dubai is brimming with a host of activities which makes the country even more desirable for property investors and their families. “There is something for everyone in Dubai – top retail facilities, world famous restaurants, gorgeous beaches, and of course, wonderful landmarks like the Burj Khalifa and the Dubai Frame,” says Luke. “You can go swimming under the sun one day and then snowboard at Ski Dubai the next. Visit the renowned Atlantis waterpark with



Seamless blend

As a part of the stunning new Peninsula master planned community, this exciting development offers two-, three- and four-bedroom apartments and four- and five-bedroom penthouses.

Jumeirah Living Business Bay offers 82 branded residences exquisitely designed and coupled with curated amenities. Each property is fitted and designed to the highest quality. Every space blends seamlessly into the next, with tasteful details and unique elements to awaken your senses.

Nestled in the heart of Dubai, Peninsula offers residents a unique combination of urban city vibes, a prime location, and an exclusive waterfront lifestyle. From swimming pools, a yoga deck, sauna and steam rooms, to the luxury cinema and fully equipped gym, there are plenty of options for you to relax and unwind. The best part? They are all footsteps away from your home.



Price on application

Select Group | t: +971 4 368 3355

► www.select-group.ae





Incredible location

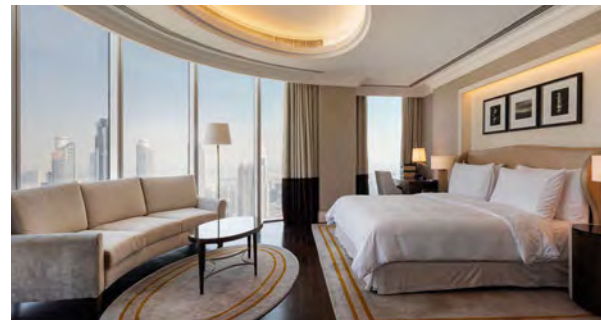
Set in the heart of The Opera District in Downtown Dubai, Il Primo is only steps away from the iconic Dubai Opera. In spacious, masterfully designed apartments with incredible views of the city's iconic structures, this building offers a great place to experience life. Il Primo also comes with an unrivalled array of facilities and is surrounded by year-round entertainment.

The spectacular location of Il Primo ensures that residents are only steps away from Burj Khalifa, the Dubai Mall, Souk Al Bahar, the lively Sheikh Mohammed bin Rashid Boulevard, and many iconic venues that add to Downtown Dubai's glamour. With its proximity to major roads and the Dubai Metro, residents can easily reach the entire city.

£4.62m / €5.35m / \$5.31m

Luxury Property Portfolio

► www.luxuryportfolio.com



High-end lifestyle

This fully furnished four-bedroom apartment is located in The Address Boulevard, a five-star branded hotel and residential complex in the centre of Dubai.

Offering a unique blend between urban vibrancy and resort style living, residents can enjoy full access to all hotel facilities for a life of exceptional comfort. With floor-to-ceiling windows and unobstructed views of the Burj Khalifa and Dubai Fountain, every day will feel like a holiday.

Experience the magic of Downtown Dubai with world class dining, retail and entertainment options just a few minutes away. This is the epitome of luxury living in one of the city's most prominent locations.



Price on application

Emaar Properties

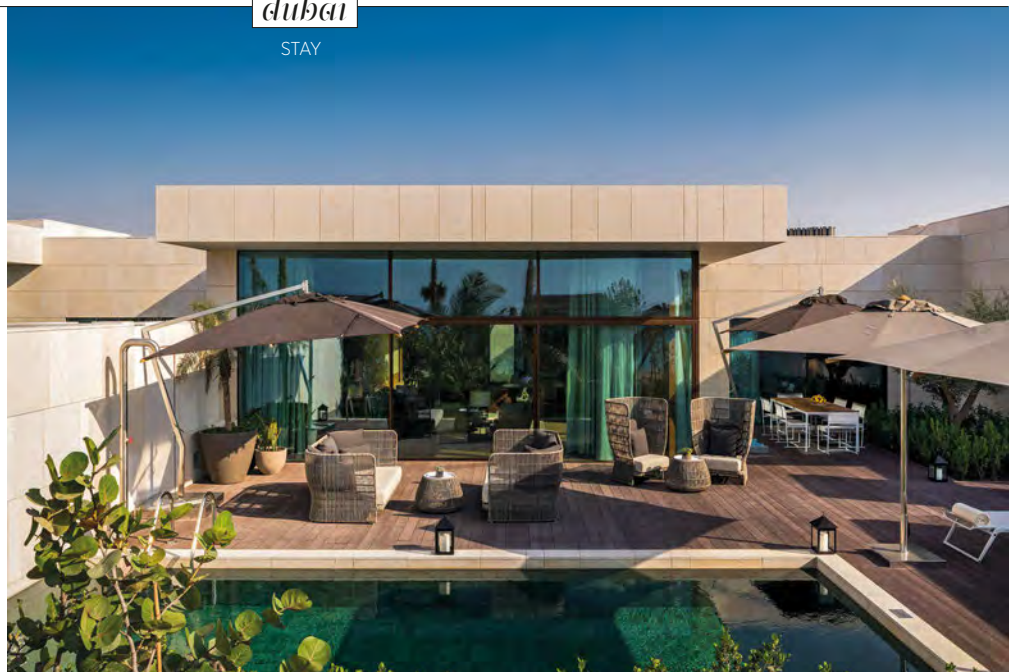
► www.emaar.com

the family or camp in the desert with your friends. That's the beauty of this city – there are no limits when it comes to entertainment and leisure.”

Hannah also speaks on other activities... “The more well-known activities are Ski Dubai, Dubai Fountains, At The Top (Burj Khalifa), Dubai Mall Aquarium, Aquaventure Waterpark and most recently, the Museum of the Future. Some lesser-known attractions include Dubai Safari, Dubai Gold Souk, Miracle Garden, Butterfly Garden, the Queen Elizabeth II floating hotel and, of course, Dubai's beautiful beaches. The restaurant options at Bluewaters Island and the Souk Madinat offer stunning water views.”

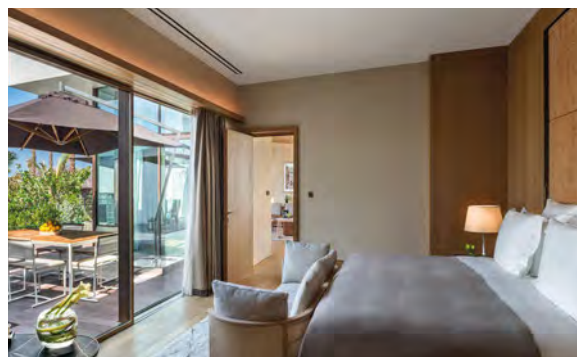
The future of Dubai's property market looks bright, as Hannah says, “We have witnessed a fundamental transformation of the Dubai property market over the past 2-3 years. There has been a huge influx in the number of people moving to Dubai in the wake of COVID and remote working, which has underpinned price rises. Average residential prices have seen a near 14% rise since late 2020 and are now 9.5% above their pre-pandemic level.

“Recently introduced government incentives to attract talent, such as the newly implemented Golden Visa and Property Visa, are set to increase the number of new residents further. Interest rate hikes may dampen the market slightly; however, we continue to see a large number of families, young entrepreneurs and high-net-worth individuals looking to make Dubai their home. There is also a strong pipeline of future projects from developers.”



Bulgari Resort Dubai

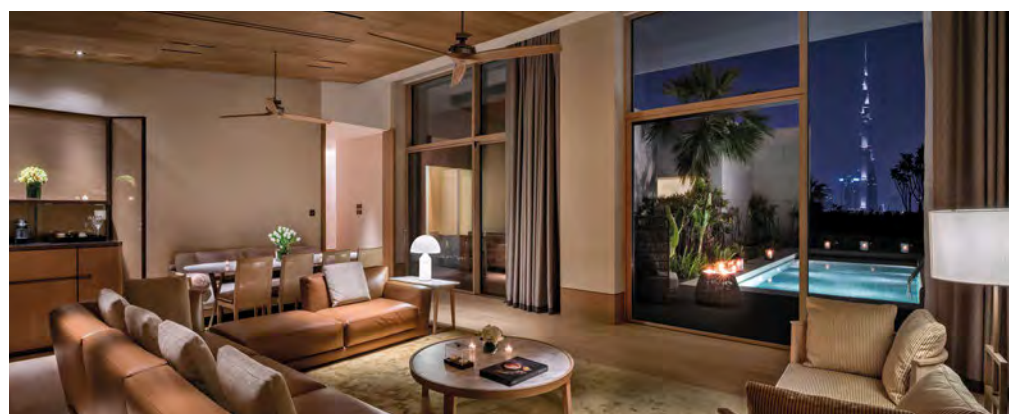
An outstanding resort set on a seahorse-shaped island in Jumeirah Bay



Bulgari Resort Dubai

► www.bulgarihotels.com

Bulgari Resort Dubai brings Mediterranean style to the Middle East. Surrounded by ocean views and home to the first Bulgari Yacht Club & Marina, its nautical spirit inspires the Resort's design, making it an oasis of luxury minutes from the mainland. The resort has an offering of suites, villas and rooms. The Bulgari suite is spread across 120m², has a spacious living area, magnificent marble bathroom and a stunning wrap-around terrace with a full sea view in addition to a two-person hydromassage. The 540m² Bulgari Villa, the biggest on the property, is the very ultimate in luxury and privacy. With its spectacular oval pool, additional 500 square-meter garden and wooden decked terrace, a private home cinema, indoor hydromassage and hammam, the Bulgari Villa is the ultimate luxurious destination for family and friends. Guests can also choose from a range of superb luxury dining options, including Il Ristorante - Niko Romito, which was awarded two Michelin stars by The Michelin Guide Dubai 2022 and is one of the top dining destinations in the region.





Fraser Suites Dubai

First-class facilities and services awaits at this award-winning aparthotel



Fraser Suites Dubai

► www.frasershospitality.com

High amid the gleaming skyscrapers along the coastline of the glittering Arabian Gulf stands Fraser Suites Dubai – a luxurious, award-winning aparthotel in Dubai with a panoramic view of the emirate’s striking skyline. The bright lights and big city vibe beckon from the top 23 floors of Sidra Tower along prestigious Sheikh Zayed Road which serves as the gateway to Dubai’s skyscrapers.

While located at the epicentre of the city’s bustling business and entertainment action, Fraser Suites Dubai offers a tranquil sanctuary within its luxurious residences, combined with Gold Standard hospitality. An abundance of natural light streams into each spacious and stylishly appointed hotel room, studio, or apartment, which also enjoys sweeping views of the Arabian Sea and city skyline. Cool off from the city heat at the stunning rooftop pool which looks out to the iconic Burj Al Arab and beyond – the gentle rippling of water offering an oasis of calm from the bustling city below.





Four Seasons Resort Dubai at Jumeirah Beach

A beachfront oasis with a variety of spacious accommodations



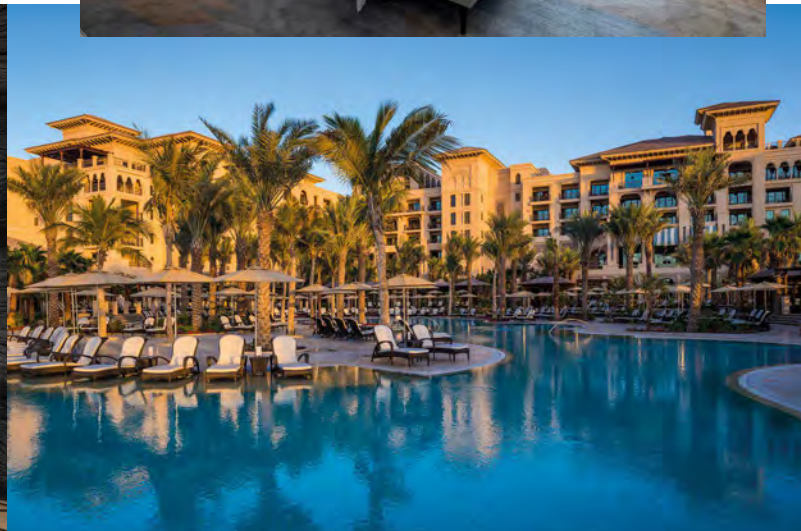
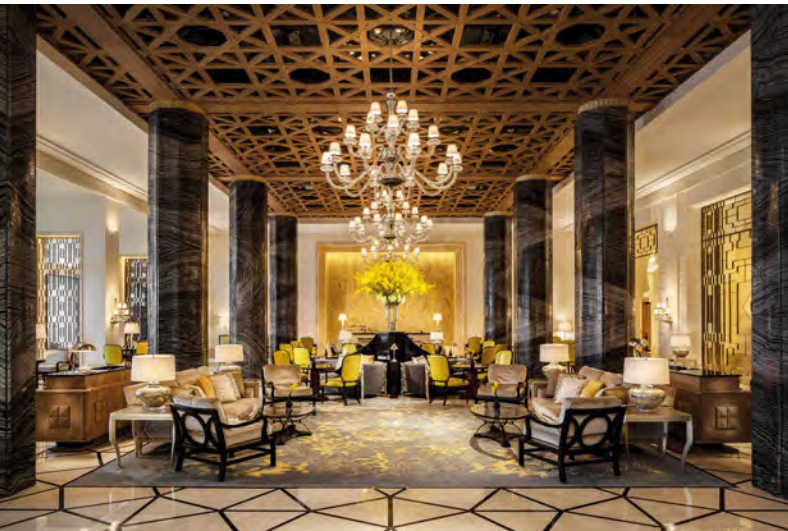
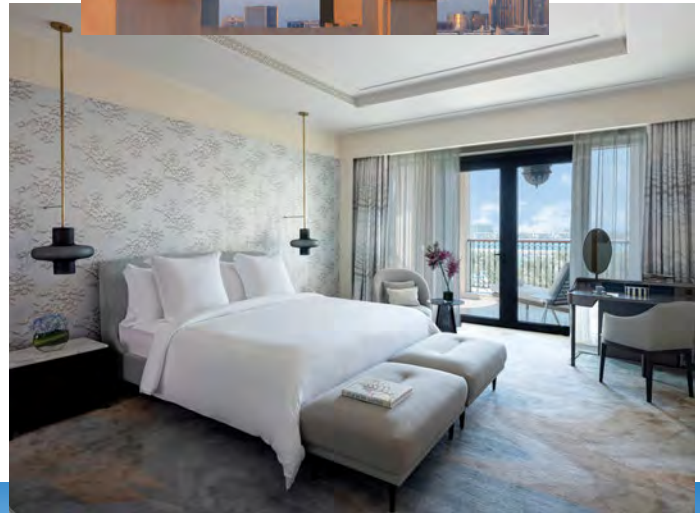
This beachside resort is a traveller's playground, with the waters of the Arabian Gulf on one side and Dubai's iconic cityscape on the other. Dine alongside views of Burj Khalifa at sunset at the resort's open-air Mercury Lounge, join in on an adventure of a lifetime in the desert, or simply spend the afternoon relaxing poolside in your private cabana.

All rooms and suites at Four Seasons Resort Dubai are decorated in a modern style with a touch of Arabic elegance. Each

suite includes a living area with a flat-screen TV and a dining area. A PlayStation or Xbox is available upon request. The gleaming bathroom has custom Murano glass pendant and features a deep soaking tub, mirror with built-in TV and a separate rain shower. The hotel offers two tennis courts and a jogging track by the beach. There are also special programs for younger guests designed to engage their minds in a casual, fun environment.

Four Seasons Resort Dubai

► www.fourseasons.com



dubai

STAY



One & Only Royal Mirage

Dubai's most intimate beach resort



On a kilometre of private beachfront along Jumeirah Beach overlooking the amazing landscape of The Palm Island Bay, One&Only Royal Mirage commands a regal presence, just minutes away from Dubai Marina.

Indulge in abundant space, luxurious rooms and suites, nine inspiring restaurants, and dramatic, Arabesque

architecture at One&Only Royal. More than 65 acres of immaculate gardens, soothing fountains, arches, domes and intricate Arabic details awaits. Meandering pathways lead down to a one-kilometre sweep of Jumeirah Beach. Peaceful and serene, you'll feel instantly at home.

Enjoy the sea breeze in your hair and the sand at your feet at The Beach Bar & Grill by Mauro Colagreco, where relaxed alfresco lunches ease into starlit nights. Dine on timber decks at the water's edge, as you soak up stunning views of the private beach and Palm Island Bay. Rest assured you will find everything you need and much more at this beautiful resort.



One&Only Royal Mirage

► www.oneandonlyresorts.com



Transforming our Future

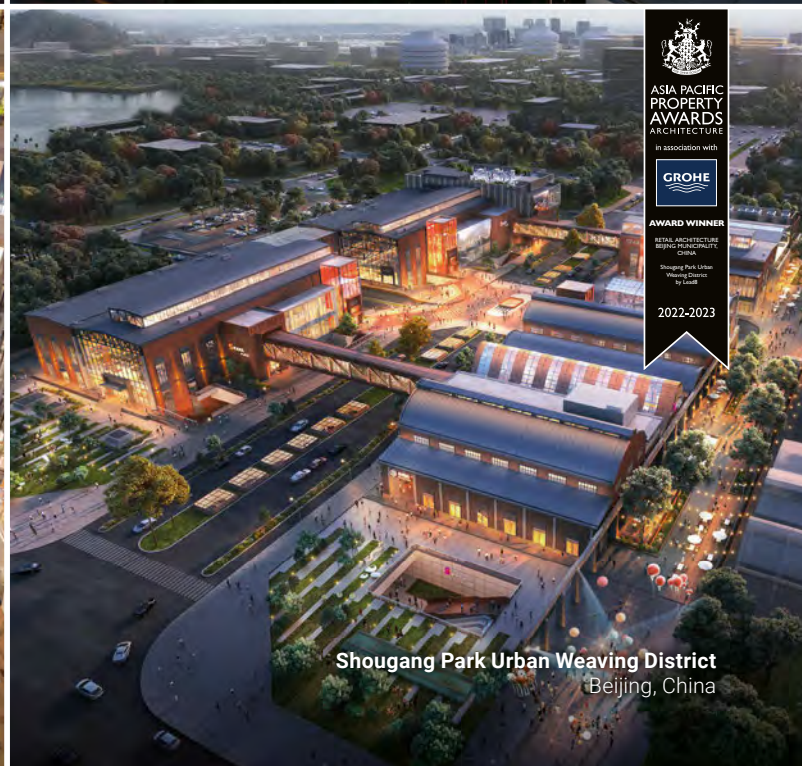
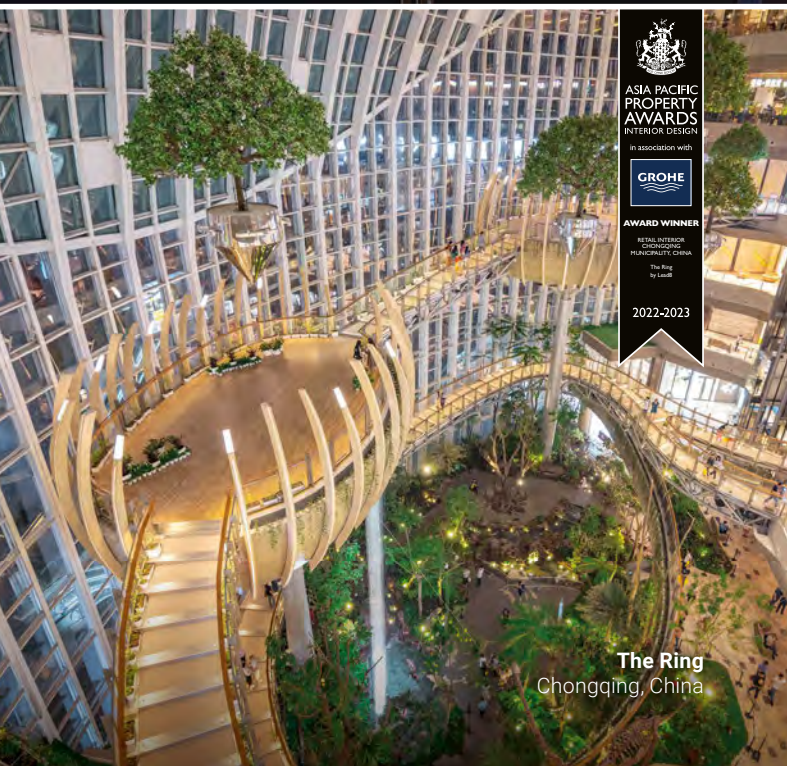
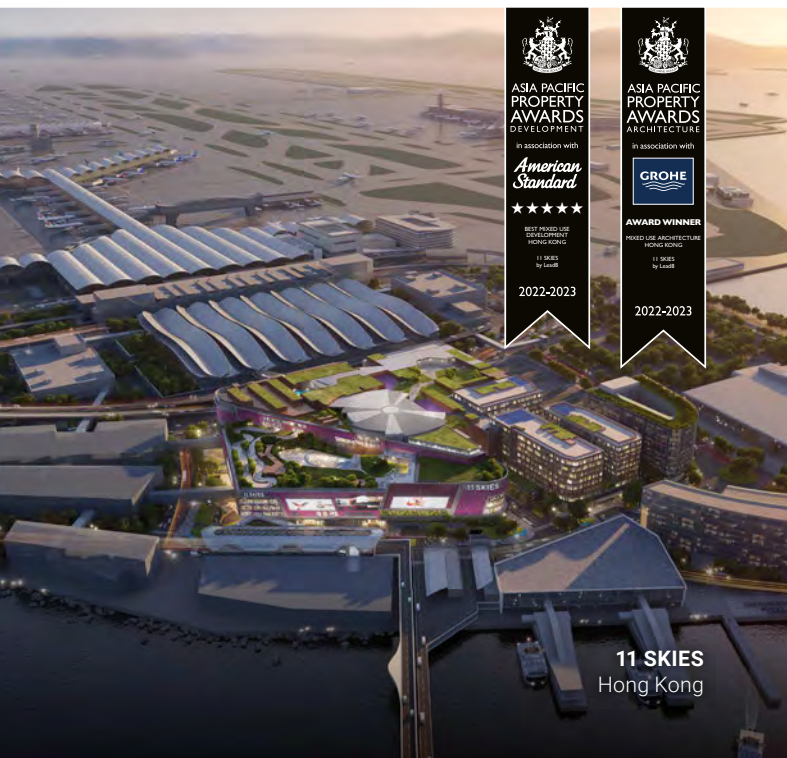


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Jumeirah Al Naseem

A cool and contemporary beachside hotel

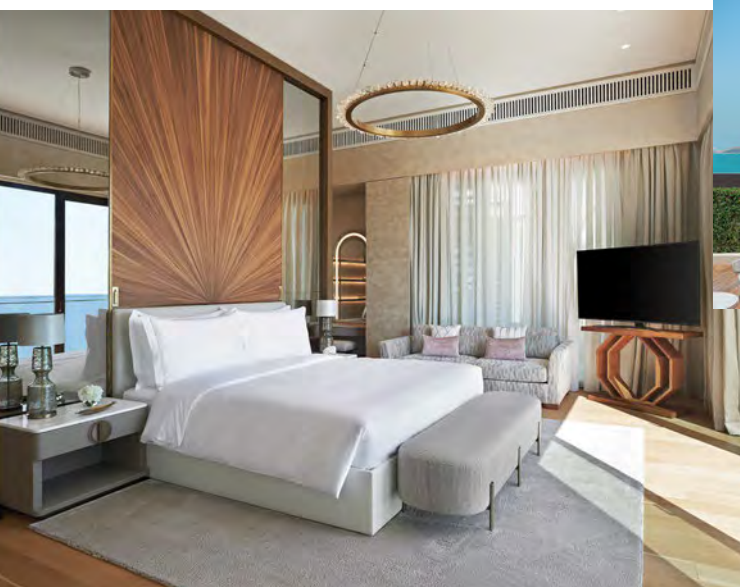


Jumeirah Al Naseem is a luxuriously understated beachside retreat. Providing a breath of fresh air from the hustle and bustle of Dubai, the hotel offers a warm and inviting, yet energetic atmosphere, while also incorporating authentic Arabian history and design throughout. With 435 rooms and suites available, and 11 restaurants and bars to choose from, this is the perfect hotel for those looking for a resort that has it all, right on your room's doorstep. Dining options include the beachfront Rockfish, an exquisite seafood dining concept that last year partnered with Seafood Souq to become the first restaurant in the region to have certified traceable seafood implemented across its menu, and Kayto, where guests can enjoy unrivalled Peruvian dining. The hotel is also home to Dubai Turtle Rehabilitation Project, which is in its 18th year and works to save and rehabilitate sick and injured turtles from local waters.



Jumeirah Al Naseem

► www.jumeirah.com



Extraordinary PROJECTS

With the glittering 2022-2023 Arabia Property Awards event scheduled for Thursday, 6th October 2022 at Habtoor Grand Resort, Dubai, we take a look back at some of our Dubai-based winners from 2021-2022.



XBD COLLECTIVE A villa positioned in the exclusive area of District One, Dubai

This design features a tailor-made villa unique to the tastes of a family of four. The four-bedroom residence, with its an impeccably detailed interior scheme won many hearts almost immediately.

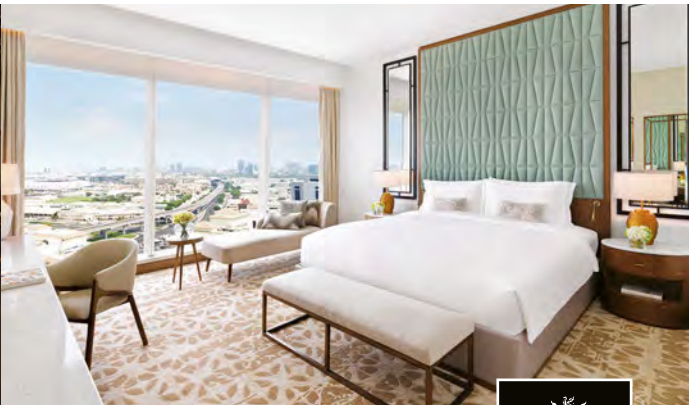
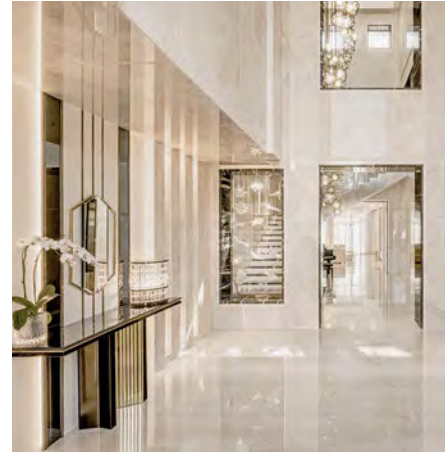
Large open spaces were created to host family and peers, whilst more understated family spaces were needed for privacy and comfort. The design consisted of rich materials and textures, specialist joinery,

high-end finishes and strategically placed decorative and indirect lighting to create ambience and heighten the sense of luxury. Upon entering the property, an impressive entranceway is covered in Crema Dolce marble, vertical gold accents and crystal elements. Eyes are further drawn to a black, St. Laurent marble window that features a custom-made, crystal chandelier design of molded glass leaves.



XBD Collective

► www.xbdesign.com



WA INTERNATIONAL Timeless interiors created by WA International

Sofitel Dubai's exterior is shaped as an immense Obelisk standing 51-storeys tall in the heart of Dubai. Impressive Pharaonic columns stand tall within the 18-metre high entrance lobby, beautifully carved with ancient Egyptian hieroglyphics. A nine-metre wide golden falcon sculpture takes centre stage over the reception desks. The falcon symbolises the Pharaonic God of the sky Horus representing immense power. Falcons are also the UAE's national bird and a potent symbol of the nation's strength and heritage.

The French restaurant's design elements include luxurious Egyptian motifs and bold

colours such as white, black and gold. You will also find fluted columns, plaster reliefs and bulbous light fittings.

The executive club offers an impressive 360 view of Dubai. The colours were kept light and fresh with touches of pale green. Mirrored columns with Art Deco palm leaf patterns were used to reflect the views throughout the space. Touches of French sophistication and contemporary ancient Egyptian accents can also be found throughout. All these interior elements blend seamlessly to create a truly spectacular design.



WA International

► www.wa-international.com



DSA ARCHITECTS A truly bespoke development with beautiful amenities

The Jawaher Al Saadiyat development is located in an exclusive area of Saadiyat Island overlooking a golf course. The development will deliver 83 high-end villas and townhouses with supporting community facilities including a gym, minimart, café, restaurant, salon, swimming pool, multi-use games area and an open parkland within a gated community.

The development has been designed to create a safe and vibrant community where the outdoor public parks/spaces

and street character complement the individual residences. The exclusive six-bedroom villas and some five-bedroom villas have been placed to the north of the site where they have an uninterrupted view of the golf course. The bulk of the development comprises four-bedroom villas which is the most popular format for growing families.

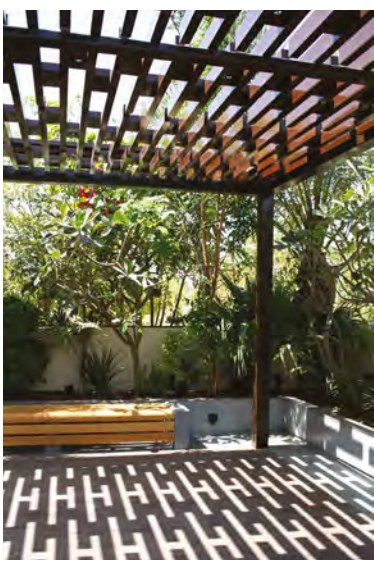
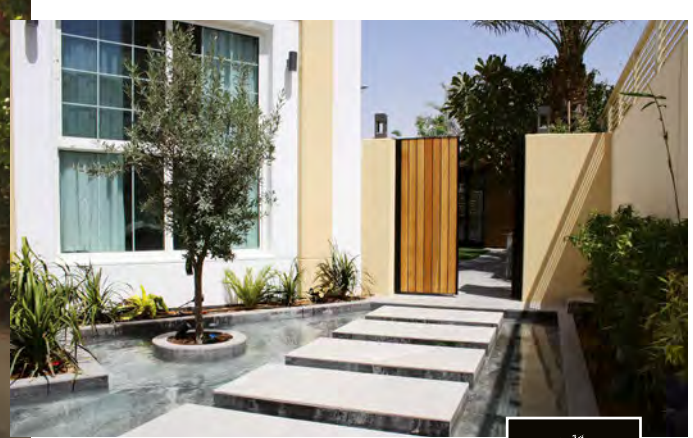
The architecture is contemporary with sleek lines and a mix of modern materials and textures. The planning of the villas and townhouses integrates both external

and internal spaces, seamlessly producing more user-friendly residences that reflect the modern lifestyle.

All villas have two kitchens, a show kitchen and a service kitchen with external access. They also include a lift shaft which can be fitted out by the owner in the future. All villas have staircase access to the roof, whilst the five- and six-bedroom villas have two staircases. Numerous design features not only enhance the spaces but also create an atmosphere of comfort and relaxation.



DSA Architects
 ► www.dsa-arch.com



NGS ARCHITECTS Areas where guests can enjoy some leisurely time

The O/2 Mudon project is situated within one of the most revered residential areas in 'New Dubai'.

The brief was to create zones for greeting guests, including a work area, a play area for the kids, swim/spa, an outdoor dining setting, and a BBQ area overlooking the pool. The project was to be fully automated and controlled by the touch of a button. The client also asked for the architecture to be crisp, clean and efficient.

NGS architects kept existing trees and added a larger variety of plants to make the surroundings more exotic. The man cave was pivotal to the arrangement and

architecture of the whole project. It was fitted out with a pantry equipped with a bar, fridge, sink and ample cabinet/drawer storage.

The pool area features hydrotherapy jets, a water curtain, nozzles and year-round temperature control. The BBQ area is a one-piece marble slab structure with storage underneath. It has a stainless-steel BBQ pit as well as a lighting system/sink and a smoke extractor feature. Overall, the project is a place to be alone, indulge in hobbies, work and hang out with family and friends. **IP**



NGS Architects
 ► www.ngsarchitects.com

One-of-a-kind developments

Discover a new way to live



Shahwali Bashir
Director
Copperstones



London is vibrant – a multicultural city that offers everything you can think of – quality education, global cuisines, the world’s best healthcare facilities, a well-connected transportation system and an overall incredible lifestyle. The city really exemplifies its diversity.

Jacob Sullivan, Sales and Marketing Director at Regal London states: “Central London’s social scene is now back in full swing, and people are remembering what they love so much about living in the

city, including the convenience and benefits that come with having the capital on your doorstep. Although the City of London was historically considered ‘just’ a financial hub, the fast-growing lifestyle offering, foodie scene, vibrant nightlife and thriving arts, design and creative heritage is boosting its status as a highly desirable place to live.”

Shahwali Bashir, Director at Copperstones adds: “Living in North London, areas like Muswell Hill, Highgate, Hampstead, and East Finchley will give you a completely different residential



experience than living in southern London including Battersea Power Station, Nine Elms, Vauxhall and Chelsea. That's just an example of how different and diverse the city can be. London's fast-paced life and multi-cultural environment draw people's attention to it as a hub of Europe. It provides many job opportunities, and salaries are high allowing a comfortable lifestyle. London has its own charm!"

The ease of investing in a beautiful mixed-use development is potentially what draws investors in, but Shahwali is more versed in providing insight, and states, "I would say that people tend to invest in mixed-use development, because, as so much is happening in our daily lives people look for a development that can offer everything from cafés to restaurants, retail stores, gyms to in-house entertainment, along with options from green spaces and offices to schools and transport in proximity.

"Another recent global trend is to choose a residence on the outskirts of the city – mostly because these developments offer open green spaces and facilities for relaxed lifestyles.

"Battersea Power Station is one such outstanding development that is located on the banks of River Thames but is well-connected to the central city. What distinguishes it from several other modern-age developments in London is not just its scale but the great amount of activities for residents including restaurants to cafes, cinemas to bars,

plenty of exceptional green spaces and parks."

Jacob alludes to the fact that, "The investment proposition is a key consideration for many buyers – looking at where there's the best opportunity for a strong rental yield and long-term capital growth, especially in an area like the City where demand for homes is rising fast."

He continues: "Location and connectivity is key, especially for those looking to invest in a property as their London base or for their children studying in the capital. Increasingly, buyers don't just want to live somewhere with great lifestyle offering on the doorstep, but somewhere from which wider London is easily reached – whether that's a show in the West End or shopping on Bond Street."

Future prospects for living in London and within a mixed-use development will set the tone for investors who are thinking about moving to this beautiful area. Shahwali says, "Besides luxury housing, planning for the right number of new homes (expected to come in the

Striking penthouse

The Sky Villas are one-of-a-kind residences located at the very heart of the building. This stunning three-bedroom apartment is set on the 11th and 12th floor of the iconic Battersea Power Station with plenty of external space and beautifully landscaped rooftop gardens inspired by the classic garden squares of Chelsea and Kensington.

Price on application

Copperstones Properties

► www.copperstones.com

next few years) and a new wave of affordable housing can re-balance the London housing market. The introduction of mixed-use developments in all parts of London will undoubtedly be successful for London's economy and create stronger communities where everyone can feel welcome.

"Moreover, considering the environmental perspective, such residential and commercial developments must be planned where there will be reduced car dependency. It will improve citizens' health and make London an eco-friendly place to live." Jacob adds, "London will always be a top choice for buyers. Its position as a stable and safe market still stands, as does the unrivalled education, lifestyle, and cultural offering, which naturally make it an appealing investment proposition. With lots of choice across the capital, new developments need to stand out to global buyers – and the ones that do are those that flex to the way people are living now, be it flexible working, a bigger focus on wellbeing or a great, well-connected location."



Jacob Sullivan
Sales and Marketing
Director
Regal London



london



Gateway to London

The Haydon, located in Aldgate, represents the latest project from renowned developer, Regal London. The Haydon's 87 luxury residences offer modern city living at its very best, bringing together exceptionally designed apartments, in an exciting, well-connected pocket of the capital. Residents also enjoy an impressive suite of amenities, including gym with spa pool, dedicated yoga room and fitness studio, and a state-of-the-art private cinema. Furthermore, beautifully landscaped gardens and an extensive 11th floor residents' terrace provides residents with an urban oasis above the City.

Prices start from **£625,000 / €725,084 / \$720,503**

Regal London

► www.regal-london.co.uk





We founded Vilea Property Boutique, a premium real estate agency because we know that extraordinary properties require more. Every real estate is an individual, personal history that reflects your needs, dreams and demands - that is what we believe in.

„The value of luxury apartments is systematically growing. Analysts are optimistic about the real estate market in the premium segment. The value of these properties is to increase systematically, especially in large urban agglomerations and their vicinity. It is increasingly difficult to find an investment in an attractive location, with the highest standard of finish and high-class amenities. Customers and Investors evaluate the premium and luxury real estate market very positively, not only in terms of capital investment, but also as a new place to live. The priority of the Vilea agency is to connect people with unique properties from the premium segment. Our experience and presence on the market for nearly 10 years allows us to reach the best-selected and sought-after properties. We consciously built a boutique agency, we value quality more than quantity.

Our company is known for its individual attitude to each client and each real estate offer. We build a long-term relationships with our clients. We are personal advisers and trusted real estate agents.” – summarizes Adrian Kołodziej.



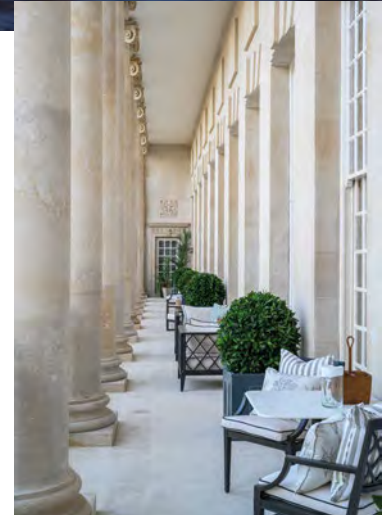
Adrian Kołodziej

Founder of Vilea Property Boutique. In the real estate business since 2003 when he began investing in luxury apartments in Warsaw.

Feel free to contact us, we will be happy to talk about your real estate. We offer assistance in the sale and rental of houses, villas and apartments. We provide services in particular for luxury properties for sale and rent. Check out our real estate offer and learn about our history.



“Central London’s social scene is now back in full swing, and people are remembering what they love so much about living in the city.”



A statement address

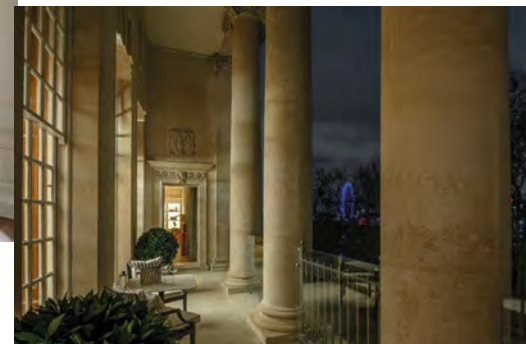
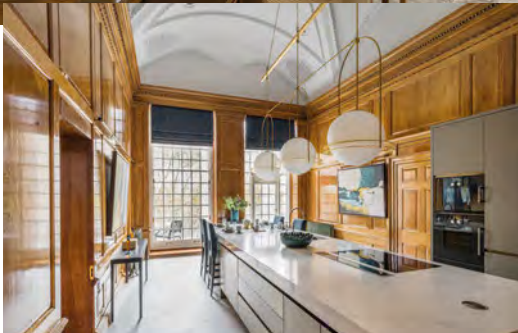
Last year, luxury developer St Edward unveiled The Heritage Collection at 9 Millbank – a selection of five superlative Grade II listed homes overlooking the Houses of Parliament and the River Thames. Situated within the impressive former Imperial Chemical Industries’ (ICI) headquarters on the upper levels of Westminster’s 9 Millbank, each exquisitely designed property captures the essence of British heritage, celebrating a bygone era of craftsmanship and style. Ranging from 2,550sq. ft. to 9,717sq. ft., The Heritage Collection residences have been delicately designed to work with the existing fabric of the building to preserve and showcase its wealth of refined and historic features.

£18m / €21m / \$20.8m

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Modern luxuries

Boutique property developer MKM Developments has launched Whetstone Green Apartments, a net zero carbon development with an EPC rating of "A". Located on a brownfield site of a former church hall in North London's Whetstone, the gated development offers a total of 20 one-, two- and three-bedroom flats of which 40% are already reserved.

Located a mere 5-minute walk from Whetstone High Street, which has previously been voted one of London's healthiest High Streets, the apartments have no boilers

which equals no fossil fuels. Instead, each residence features Sunamp Thermo ePV – a new generation instant hot water system that replaces the old-fashioned boiler and utilises clean energy from the building's solar PV panels. It's four times smaller than a traditional boiler and up to four times more energy efficient.

Prices start from £400,000 / €463,720 / \$461,590

Whetstone Green | t: +44 0 20 8446 6888

► www.whetstone.green



Well-connected

Chapel Row is an exclusive development of eight beautifully designed, four-bedroom townhouses being marketed by newbuild sales agent Red Loft.

Located in the heart of leafy North London, in an elevated position known colloquially within the area as 'The Northern Heights', Chapel Row sits at the nexus of the highly sought-after neighbourhoods of Crouch End, Highgate and Finsbury Park. Rising to their hilltop location, six of the eight homes benefit from a roof-top conservatory and terrace, offering exceptional vistas that take in the iconic London skyline. In addition, each townhouse comes with a private garden.

Designed by Brady Mallalieu Architects, Chapel Row has been designed to blend sympathetically with the existing traditional surrounding streetscape. Similarly stylish inside, contemporary kitchens are complete with integrated Bosch appliances including a double fan oven, fridge-freezer, and wine cooler. Oak veneer doors and stainless-steel ironmongery fittings have been used throughout. Bathrooms feature quality chrome taps and brassware to the basin and bath/shower.



Prices start from £1.08m / €1.25m / \$1.24m for a four-bedroom townhouse

Red Loft Property | t: +44 0 20 7539 3745

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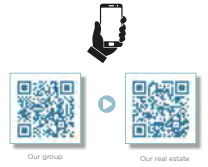


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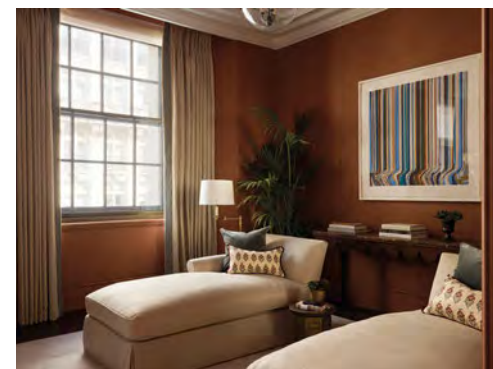
info@mangalaresortandspa.com

www.mangalaresortandspa.com



Beyond exceptional

The first dressed homes have been unveiled at one of London's most iconic landmarks, formerly known as the Old War Office. Design studio Angel O'Donnell has created a unique three-bedroom apartment, filled with an impressive array of collector's pieces, and has paid great attention to texture and diverse materials throughout the residence. Opening this winter, The OWO will be home to 85 Raffles branded residences, a 120-bedroom flagship Raffles hotel and a collection of eleven restaurants and bars.



£14.25m / €16.52m / \$16.45m

The OWO

► www.theowo.london





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INQUIRIES: Faith Wilson

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Fashioned in a rich European design with a classic limestone exterior, this visionary architectural masterpiece creates a rare blend of modern grandeur combined with a welcoming ambience. A stunning great room encompasses a state-of-the-art kitchen, dining and living rooms, while a comprehensive gym, golf simulator, media rooms, a home office, a four-car garage and four sumptuously-ensuited bedrooms along with a luxurious principal bedroom suite, offering a symphony of family delights. Outside is a tantalizing all-season recreational playground with a magnificent heated swimming pool, hot tub, games court, cabana and kitchen. This home is a work of art, balancing ease of living with the epitome of sophistication. It is a property like no other.





The Royal Lancaster

This superbly run 411-bedroom luxury hotel sits at one end of Hyde Park with the most amazing views across the Italian Gardens and beyond



SPREAD ACROSS 18 FLOORS, guests can expect exquisite facilities, effortless service and some of London's most impressive suites to provide refuge. The trick is to book a hotel where you can comfortably stay put only to emerge in the afternoon feeling refreshed and energised, and the Royal Lancaster provides that atmosphere and so much more. The hotel interiors gave designers scope to be grand and imaginative, with exquisite marble flooring throughout and soft caramel hues that create a sense of calm.

Distinct modern light installations, brushed gold features, timeless furnishings and clean, minimalistic designs, create an enticing environment to meet with friends, business colleagues, host a virtual event or somewhere simply to escape to, relax and unwind.

Best known for their panoramic views, guests at Royal Lancaster



London who book a Deluxe Room or categories above will be delighted by the wrap-around windows with views as far as the eye can see, from Wembley Stadium to the Shard and beyond. All 411 rooms feature a king-sized bed, comfy sofa, smart TV, marble bathrooms with rain showers and White Company amenities, whilst suites also include separate lounge areas and in The Royal Suite a separate dining area and deep-set marble bath.



The Royal Lancaster Hotel
 ► www.royallancaster.com



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Andaz London Liverpool Street

Capturing the hotel's location, history and heritage, the rooms at the Andaz Hotel are beautifully designed



LOCATED IN THE HEART OF EAST LONDON and with vibrant Shoreditch at its doorstep, Andaz London offers modern and spacious rooms and suites, six restaurants and bars, health club and a gym; perfect for a weekend getaway or work trip. Hotel customers are offered the following room facilities: free local calls, direct-dial phone, multi-line phone, in-room safe, climate control, clock radio and voice mail. In addition there is a minibar, blackout drapes/curtains and desk in the rooms. Premium bedding is yet another great feature of Andaz Liverpool Street. Rooms are also equipped with extra towels/bedding items. The Andaz Design suite in particular was designed by Sir Terence Conran and features interiors inspired by East London. The king bedroom and large lounge space includes Eames and Karusselli chairs, a Savoir bed and a replica of the coffee table Sir Terence designed for his own home. The Andaz large suite provides the ultimate in luxury, and includes a separate bedroom with king bed, lounge space and work area.

Andaz London Liverpool Street
 ▶ www.hyatt.com/andaz/london





The Goring

London's last remaining family-owned luxury hotel



SET ON A QUIET, LEAFY STREET IN BELGRAVIA, ONE of London's most desirable areas, The Goring is well located to enjoy the best that the city has to offer. Only a royal wave from Buckingham Palace and just a toss of a tote from Knightsbridge and Mayfair, the hotel is perfectly placed for shopping or theatre, work or play.

The suites provide something extra special, with Gainsborough silk-lined walls, separate sitting room and bedroom areas and an in-suite cocktail hour served by footmen. The jewel in the crown is The Royal Suite – an incomparable penthouse suite with exquisite hand-woven silks and bespoke furniture, as well as a number of royal artefacts and antiques to surprise and delight. The Goring's bedrooms are arranged over six floors and have views of either The Goring Gardens or Beeston Place. Each room has been individually decorated by renowned British designers such

as Russell Sage and Nina Campbell, featuring selected wallpapers, crisp Italian linen and lovingly crafted bespoke furniture. Refined elegance blends with subtle, state-of-the-art technology, including complimentary WiFi, air conditioning, mood lighting and TV with digital on-demand entertainment. The marble bathrooms feature luxury Asprey amenities and the finest Egyptian towels and bathrobes.



The Goring
▶ www.thegoring.com





SWISS SOPHISTICATION IN LUXURY ARCHITECTURE

Based in Zurich, Switzerland, Studioforma is an architecture and design studio that creates interior concepts, large scale architectural projects, furniture and product designs. Founded in 2002 by Alex Leuzinger and his former business partner, the company has transitioned from an architectural start-up to an internationally recognised design and architecture studio.

Studioforma acts on their maxim “designing without boundaries”. Their attention to detail makes the difference, be it in architecture, interior or product design. A persistent signature is the quality Studioforma delivers in all their projects and how they skillfully combine materials, surfaces, textures, and colours to create volumes and spaces.

Thanks to their experience in the luxury retail market, they have established a significant network of partners in countries such as France, Italy, China, Japan, and Germany, to mention a few.

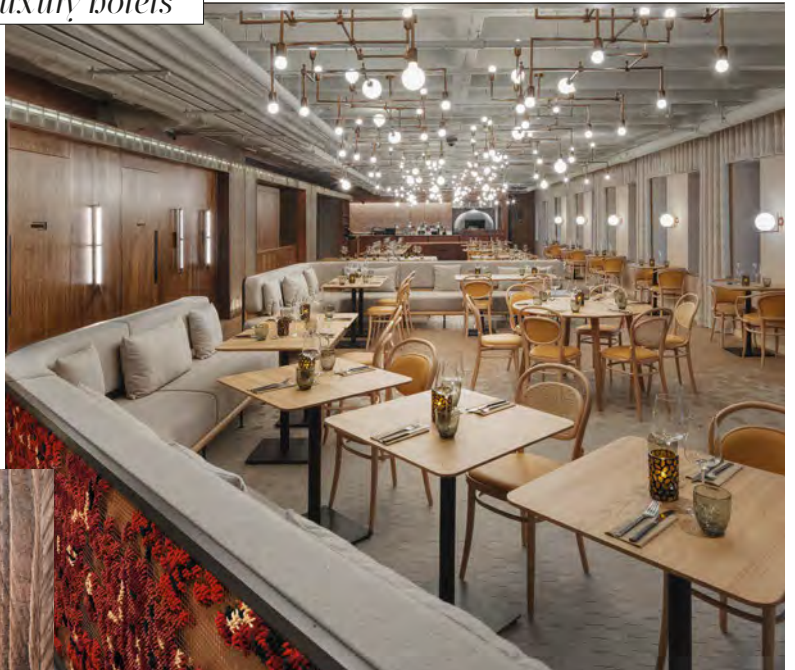
“designing without boundaries”



LEFT Alex Leuzinger, Owner of Studioforma Design.
RIGHT Luxury apartment in Paris designed by Studioforma.

Canopy by Hilton London

A vibrant hotel with an East London vibe




LOCATED WITHIN THE NEW Minories development in the eclectic and vibrant heart of the City – just five minutes’ walk from Liverpool Street - the 340-room Canopy by Hilton London City hotel opened in November 2021.

Owned and operated by 4C Hotel Group and designed in collaboration with UK-based architects and interior design company ACME, the hotel is the first Canopy by Hilton hotel in the UK. The property is part of a growing portfolio of locally inspired contemporary hotels that encourage guests to experience their surrounding neighbourhood. Canopy by Hilton London City is perfect for those looking to immerse themselves in London’s lively East End, not least its buzzing foodie scene.

The hotel’s interior design reflects the rich culture of the area’s historic textile industry. Inspired by the Huguenot silk weavers who settled in Spitalfields in the 17th Century, the rooms and dining spaces feature floral patterns and woven fabrics reminiscent of the techniques employed by the Huguenots.

Canopy by Hilton London City is home to three locally-inspired food and drink spots: Florattica, a roof top bar which will offer great views of the capital (opening Spring 2022); aCafe offering locally roasted coffee by day

and unique cocktails, craft beers and wines by night; and signature restaurant Penny Squares.

Penny Squares opened in March 2022 with a delicious menu of modern British cuisine: a fresh take on the tastes that define the area, rich with spice and flavour. Never the home of riches and royals, it has been the ordinary people who made the East End so extraordinary, and the Penny Squares menu pays homage to those who came from all four corners of the world to settle here over the centuries. Penny Squares is, in fact, named after a quilting technique, once known as redwork. This technique was taught to schoolgirls as an essential part of a young woman’s upbringing in the 19th century. Penny Squares remembers the embroidered mark left on the city by the talented inhabitants of yesteryear. 



Canopy by Hilton London

► www.hilton.com



HALL of FAME

Regal residences once occupied
by famous A-listers



Truly private

Spanning over 11,300 square feet and situated on a more than half-acre lot, this home, owned by Emmy-winning actress Sofia Vergara and husband Joe Manganiello, features soaring ceilings and hardwood floors. Further amenities include a full-sized gym, theatre and wine room. No expense was spared on the remodel and design of this home, which also boasts a new chefs' kitchen, beautifully landscaped large back yard with pool/spa and BBQ, and five bedrooms.

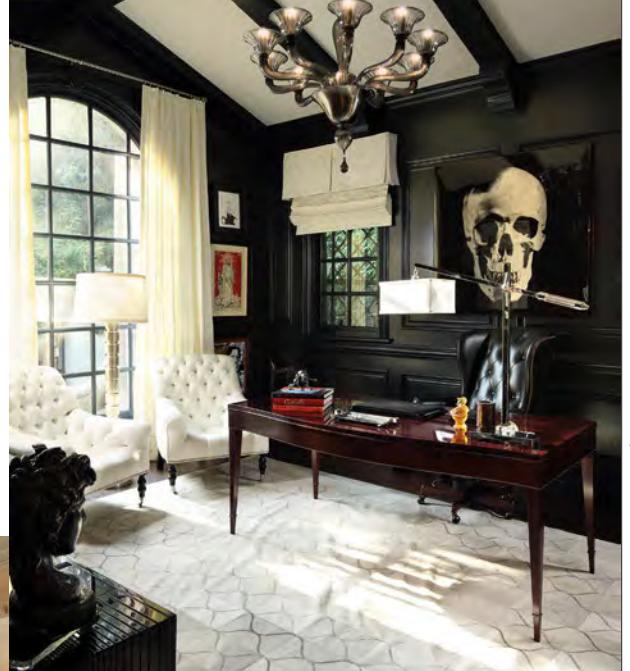


Image: Michael McNamara / Sotheby's International Realty

£2.6m / €3.04m / \$3.05m
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t: +1 310 754 52 38
▶ www.sothebysrealty.com





Original character and charm

The late actor Willie Garson, best known for his role as Stanford Blanch on *Sex & The City*, lived in this beautiful, authentic, c. 1920 Spanish three-bedroom, three-bathroom home which is now for sale. Located in highly coveted Valley Village on an oversized, park-like 10,250 sq. ft. lot, this home comes complete with an inviting pool.

The dramatic living room boasts a beamed vaulted ceiling, built-in bookshelves, wood-burning fireplace, and a large window overlooking colourful bougainvillea and lush foliage, offering the ultimate in privacy. The formal dining room with built-ins opens to a charming kitchen with stainless appliances, custom cabinetry, and a large pantry. Inside the primary bedroom is a fabulous en suite bathroom with steam shower, and an additional bonus room perfect for an office/den or nursery. The detached garage has been converted to a pool house or office with bathroom and French sliding doors that open to the very private backyard with pool and spa. The tranquil yard is a beautiful oasis, with sycamore, oak, fruit trees, and other mature plants and flowers.

£1.4m / €1.7m / \$1.7m

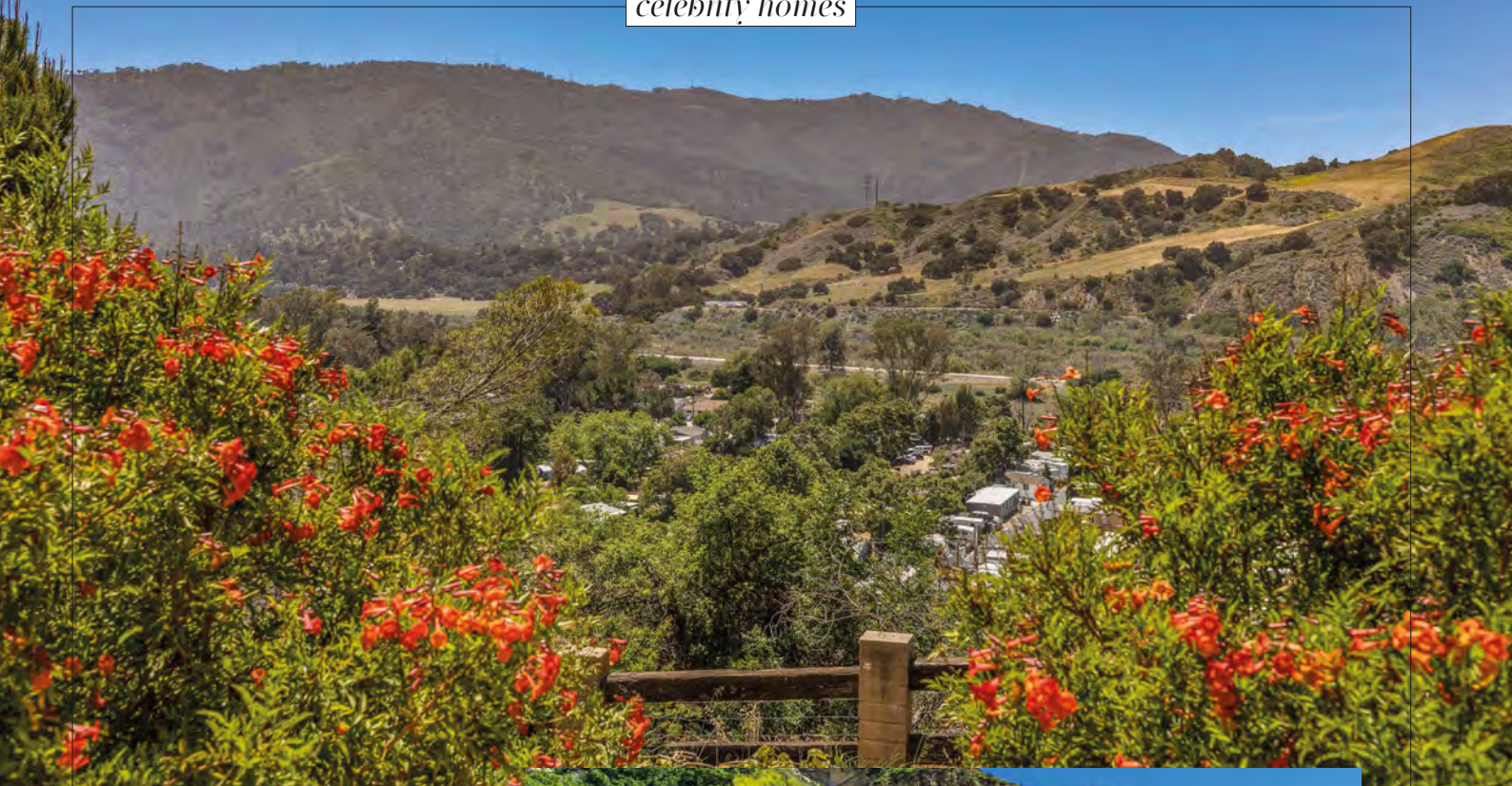
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Nostalgic residence

In 1961, Johnny Cash built a 4,500 sq. ft. home in rural Casitas Springs, California as his quiet place to escape from the rock'n'roll lifestyle. Now, the double-gabled house, which is set on nearly six acres not far from the Ojai Valley features many of Cash's original details, including painted ceilings imbued with glitter, a curved brick fireplace in the family room and an intercom system. The house also includes a wood-paneled studio where Cash wrote his songs.



Images: Mark Corcoran for Douglas Elliman Realty

£1.53m / €1.8m / \$1.82m
Top Ten Real Estate Deals / Douglas Elliman Realty
► www.toptenrealestatedeals.com



NICOSIA CITY CENTRE by UDS architects + BENOY

Nicosia City Centre (NCC) developed by PCMK Holdings Ltd, represents today the leading signature lifestyle commercial development in the heart of Cyprus' capital. It is designed with the highest quality standards and specifications. Energy Efficient Class A Building – nearly 0' Energy designation certificate – the only energy efficient building of this category in Nicosia. Strategic location in the centre of the City, flagged by the Landmark Hotel, and the rejuvenated Kallipoleos Avenue, right across the University of Cyprus Park area. NCC is designed as a contemporary lifestyle building allowing for natural light and air-flow while at the same time providing modern ergonomic office and work space. The most prestigious "Address" for office space in Nicosia catering to Professionals, Multinationals and Financial Services companies. The design is acclaimed by the world-renowned architecture firm Benoy(UK) in partnership with UDS Architects.

w: <https://www.udsarchitects.com>

w: <https://www.benoy.com>

w: <https://www.nicosiacitycentre.com>





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2021-2022



Beautifully renovated farmhouse

This 10-bedroom, 9-bathroom charming home was formerly the summer residence of Eric Clapton. It stands in more than four hectares (nearly ten acres) of private, flat and beautifully landscaped grounds and the exquisitely decorated home offers around 600m² of warm and welcoming living space.

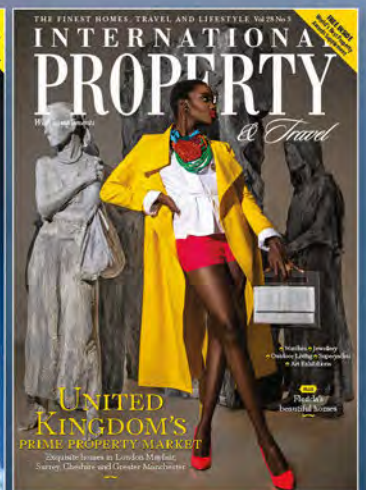
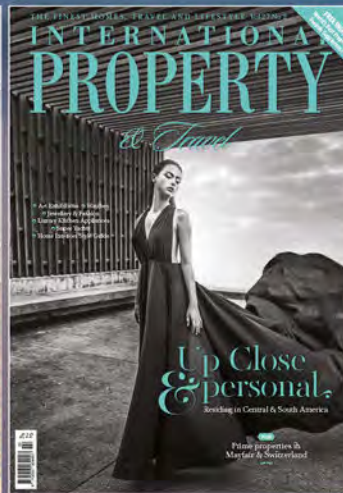
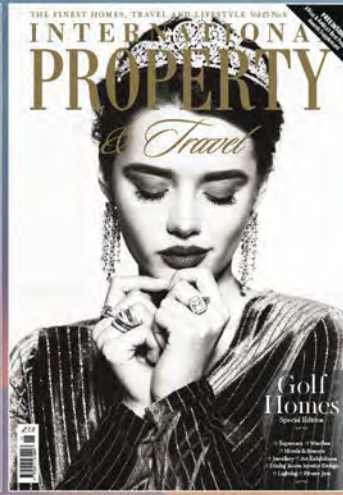
Some of the features include a private tennis court, huge overflow swimming pool, boules court, gym and cinema room. The well laid out accommodation includes a beautifully appointed open plan kitchen and dining area with access to a large outdoor terrace. There is also a huge, impressive triple living room with cathedral ceiling, feature fireplace and grand sliding French windows, which not only provide great light and views, but can be rolled back to provide immediate access to the main terrace, gardens and pool area. There are two other cosy living areas and a TV room so there is plenty of space for friends and family to relax.

£2.9m / €3.5m / \$3.5m

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NEWS

FIND YOUR DREAM HOME

Pacaso, the revolutionary global second home ownership platform, has recently launched in Marbella, Spain. Pacaso plans to transform the second home market in Marbella and wider Europe with its unique co-ownership model, making high-end holiday homes more accessible and enjoyable for owners. Pacaso buys properties, then turns them into LLCs, before listing on their marketplace, where second home purchasers can buy a share from 1/4 to 1/2 of the home. The amount of time an individual can use their home directly corresponds with their share i.e. six months of the year for 1/2 share of ownership.

The Pacaso tech-platform operates an intelligent algorithm in the booking system to make sure the most sought-after dates are distributed fairly. Co-owning a home is a more responsible way to own a holiday home helping families purchase and enjoy their homes that would otherwise be sitting empty for most of the year. Established in the US in 2020, Pacaso launched its first destination outside of the states in Marbella, Spain in November 2021, and now operates in more than 35 global destinations.

Pacaso

► www.pacaso.com



Photos ©Quinten Reid – Q The Shot – www.qtheshot.com



One-of-a-kind launch

With its world-class culture and striking architecture, the vibrant Norwegian capital of Oslo has quickly become the cultural epicentre of Northern Europe. Now travellers will soon have a new ultra-stylish retreat to immerse themselves in all the city has to offer with the opening of Sommerro. The rebirth of a 1930s landmark in Frogner, the hotel is set to be Norway's largest-ever preservation project.

Located within a 25-minute-walk from many of Oslo's most popular hotspots, Sommerro will be a luxurious tribute to Norwegian cultural heritage. Guests will be in awe over every thoughtful touch, from the Norse furniture motifs inspired by local artists and the giant wall frescos by Per Krohg to the distinct and unique local flavours found at each of the hotel's seven restaurants and bars.

Sommerro ► www.Sommerrohouse.com/en/

Trio of appointments

Seventy Ninth Group, an international asset management business specialising in the residential and commercial real estate, luxury living, and resources sectors has announced three key hires. Colin Smith has been appointed Chief Marketing Officer. He has been brought in to scale-up the marketing operations for the Group, and has responsibility for all digital, brand, media and PR. Glen Parker joins as Group Operations Manager. He manages daily business operations for the company including projects, finance, HR, and compliance. Glen is also briefed to build and maintain company culture and vision. Vince Topping is Seventy Ninth Group's new Group Finance Manager. Vince will be responsible for the oversight of all financial planning of accounting records, as well as ensuring the provision of detailed and timely reporting to both the board of directors and Ernst & Young and Deloitte, Seventy Ninth Group's external auditors.

Seventy Ninth Group ► www.the79thgroup.co.uk



FUNCTIONAL CATEGORY:
Manufacturing Architecture ;

COVERED USE SURFACE:
10,055 Sqm

EXT. EQUIPMENTS SURFACE:
12.850 Sqm

BUDGET :
250 M. MAD / 20,27 M. GBP

STRUCTURAL TYPOLOGY:
Mixed structure: concrete and steel

ACTIVITIES INVOLVED :
Dairy agri-food industrial activity

USERS :
Company employees (Industrial management, administration, technical operators, logistical collaborators)

EL KARKOURI JAMAL
ENGINEER ARCHITECT



DAIRY INDUSTRIAL UNIT

MEKNES - MOROCCO



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Through its German-Moroccan expertise in architecture, urban planning and interior design in large-scale projects, **AGENCE EJ** is highly involved in Morocco as well as in several African countries including Burkina Faso, Ivory Coast, Guinea, Gabon...



www.ej-architecture.com



Pearns Point

t: +44 0 20 8614 7512 | ► www.pearnspoint.com

ANTIGUAN HAVEN

Pearns Point is a spectacular peninsula on the famous west coast of Antigua. It's a place of outstanding natural beauty, a stunning sanctuary of white sand beaches, green fringed hills, and endless ocean views, where those looking for the ultimate luxury home can design and build their very own dream villa.

Designed by UK award-winning architects, KSR Architects and Interior Designers, using a mix of local and sustainably sourced materials, the Santigua Villa draws inspiration from the landscape, nestling seamlessly into its environment with the white sands and the turquoise Caribbean Sea just a few steps away.

This highly expansive and luxurious villa is a single-story beachfront paradise, with every room enjoying spectacular ocean views. Owners will also have access to the Pearns Point Owners Club, which will be the heart of the community and a place to socialise, relax or be active.

A step forward

Deepak Gupta, an experienced commercial property solicitor based in Kent, has joined national consultancy firm **Excello Law**. He was formerly a partner



at Thomson Snell & Passmore.

Qualifying in 2002, Deepak has extensive experience in dealing with commercial property sales and purchases, all aspects of non-contentious landlord and tenant work, advising on portfolio asset and estate management and on the property aspects of corporate transactions. He has particular experience of NHS GP surgery leases, surgery developments and other NHS property related matters.

Excello Law

► www.excellolaw.co.uk



The Ellinikon Experience Centre

► www.experiencecentre.theellinikon.com.gr/en

Europe's first smart city

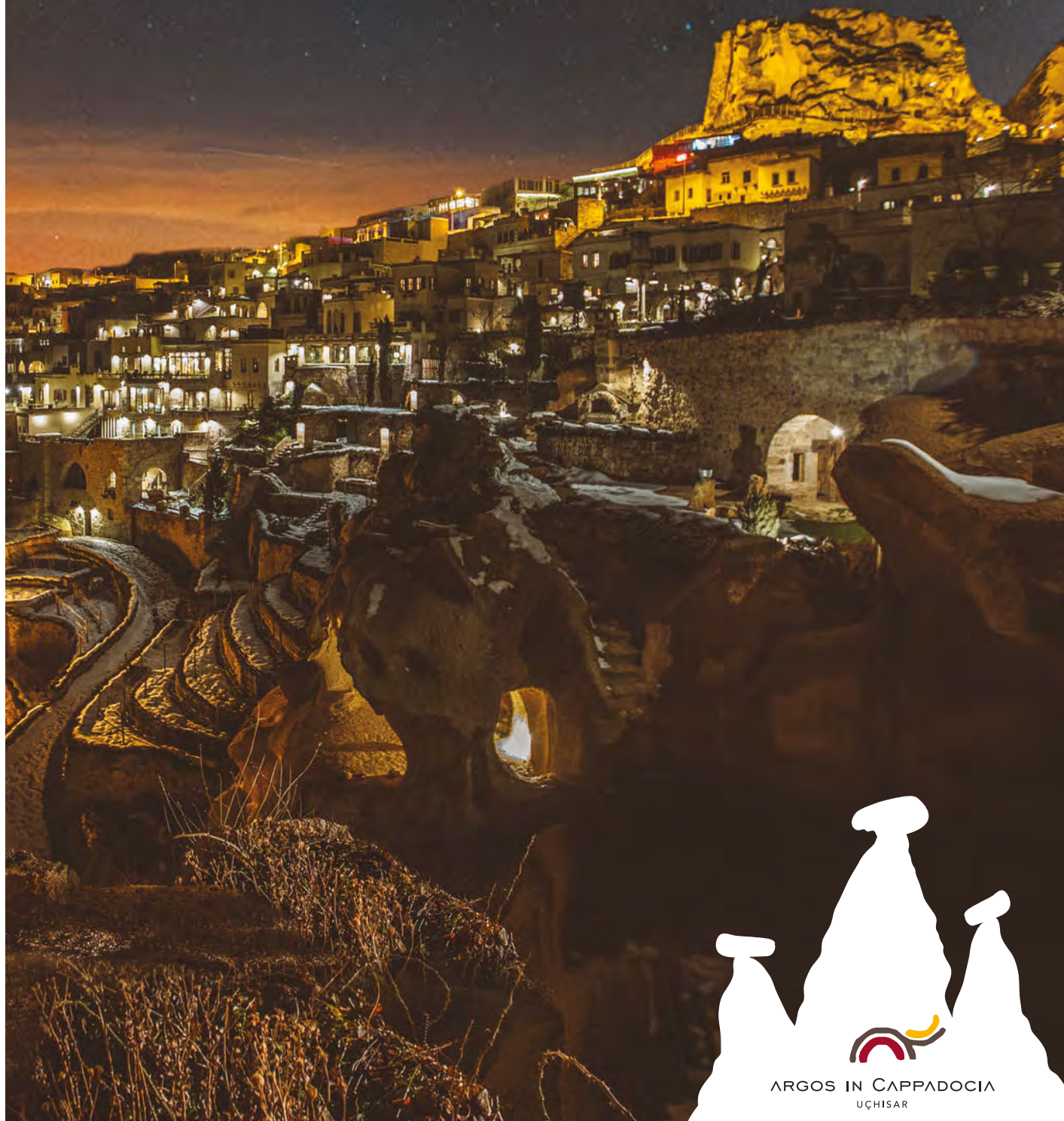
The Ellinikon - Europe's first smart-city and Greece's largest ever development project represents a new and exciting chapter for Athens' famous coastline. Lamda Development, responsible for creating the new €8 billion legacy project, celebrates the phase one launch with the opening of The Ellinikon Experience Centre.

To mark the first phase of this momentous legacy project for Greece, The Ellinikon Experience Centre will deliver natural and technological exhibits that immerse visitors and guests. The Centre spans 4,800m² in a former airplane hangar and designated as a Modern Monument by the Greek Ministry of Culture

When completed, the 6 million m² mega-project will become a new blueprint of modern city living with 10,000 new homes, The Ellinikon Park - the world's largest coastal park, 50 km of walkways and cycling paths, three unique retail destinations, a 400 berth Marina, three hotels, a casino and much more.

EVERY SEASON IS ANOTHER STORY...

A unique landscape delicately shaped over thousands of years...
In the heart of this fairy tale landscape, lies Argos in Cappadocia with 51 unique rooms and suites, restaurants and lounges as well as several event venues spread across 7 mansions. This dream-like hotel was brought to life with the restoration of ruins from a thousand year old monastery campus, caves, underground tunnels, and historical houses.



ARGOS IN CAPPADOCIA
UÇHISAR

property

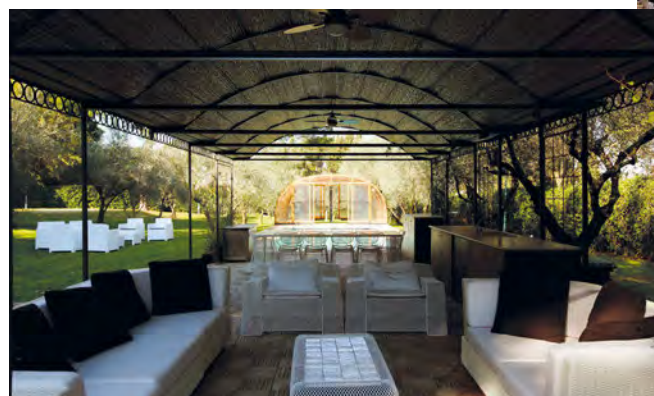


When in ROME

A noteworthy home with beautiful amenities

Located on a very beautiful hill just three kilometers from the famous EUR district (Universal Exhibition Rome), this home sits within a monumental neighbourhood. Situated on an 8.6-acre plot, potential buyers will be thrilled to find a golf course and a stunning olive grove.

On further exploration you will find a main house spread across 5,400 sq. ft. It comes equipped with a lounge and dining room, two studies, six bedrooms including four en suites, and a cinema room. There is also a separate apartment for staff.





A “Music Hall”, created for the sole purpose of entertaining guests, is beautifully decorated, and has plenty of room for a host of activities. Further areas on the plot play host to a wine cellar, and a gym and sauna.

On days where you feel truly competitive, the golf course has five holes, one of which is par 3. There are also two swimming pools: one that is 25x12m, and another that is covered and heated for the winter. Three large gazebos equipped with a barbecue and pizza oven complete this lovely home.

£5.16m / €5.9m / \$6m

Gusp Srl Roma

t: +390 650 0811 | e: chairman@emme-e.com




Aerospace Pioneer

Vertical Aerospace is transforming how we travel one step at a time



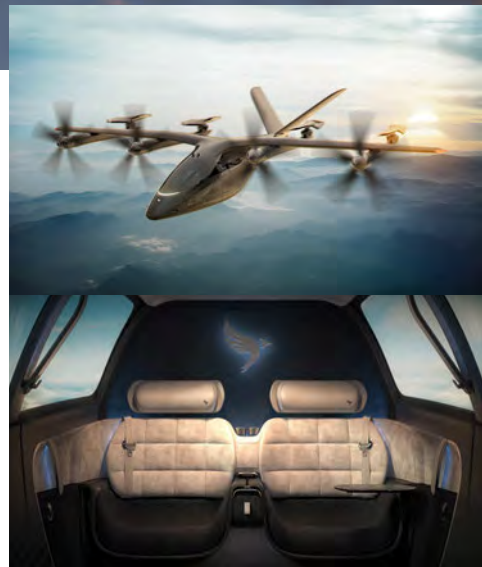
The VX4 is projected to be capable of transporting a pilot and up to four passengers, traveling distances of over 100 miles, and achieving top speeds of over 200 miles per hour, while producing minimal noise and zero operating emissions. The VX4 is expected to open up advanced air mobility to a whole new range of passengers and transform how we travel.

The VX4 uses advanced avionics based on the same flight control technologies as the F35, one of the world's only supersonic VTOL aircraft. This makes it easy to fly with high levels of automation and reduced pilot workload. 

Price on application

Vertical Aerospace

► www.vertical-aerospace.com



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Purple^{Dot}



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PROPERTY
AWARDS

LAUFEN

AWARD
WINNER

2022-2023

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business experience
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RESTAURANT & CAFE
SHOWROOM | CONFERENCING



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+254 733 143 143

purple^{Dot}
TOWER

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The world's fastest airliner



Boom Supersonic presents Overture, an airliner optimised for speed, safety and sustainability. Carrying 65–80 passengers, Overture will fly at twice the speed of today's airliners and will run on 100% sustainable aviation fuel (SAF). Overture features advanced, thermally-stable carbon composite airframes, which are easier to fabricate and maximise fuel efficiency. Its four-engine design delivers efficient supersonic performance, maintains standard temperature ranges, and flies without afterburners to minimise noise, while its contoured fuselage optimises airflow to reduce drag. 

Price on application

Boom Supersonic

► www.boomsupersonic.com



VILLA LUCCA

林海山城



Photo 1

CLUB LUCCA⁺ by DAVID COLLINS STUDIO



Photo 2



Photo 3



Photo 4

- Over 34,000-sq-ft Clubhouse with about 30 Recreational Facilities⁺
- Nestled in the mountains¹ and seas¹ offering a private living experience
- Modern luxury excelling at blending geometry, symmetry and angles, orchestrating an aura of classical British charm



Sales Hotline: 3795 2168

 Hysan 希慎

 HKRI 香港興業國際
HKR International

District: Tai Po | Name of Street at which the Development is situated and Street Number: 36 Lo Fai Road | The address of the website designated by the Vendor for the Development for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinance: www.villalucca.com.hk | The photographs, images, drawings or sketches shown in this advertisement/promotional material represent an artist's impression of the development concerned only. They are not drawn to scale and/or may have been edited and processed with computerized imaging techniques. Prospective purchasers should make reference to the sales brochure for details of the development. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.

Name of the Development: Villa Lucca | To the best of the Vendor's knowledge, the estimated material date for the Development: 30 June 2023 ("Material date" means the date on which the conditions of the land grant are complied with in respect of the Development. The estimated material date is subject to any extension of time that is permitted under the agreement for sale and purchase.) | Vendor: Gainwick Limited (as "Owner") & TCS Project Management Limited (as "Person so engaged") ("Person so engaged" means the person engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development) | Holding companies of the Owner (Gainwick Limited; Strongbond Limited; Mariner Bay Limited; Harbour Front Global Limited & Hysan Development Company Limited) | Holding company of the Person so engaged (TCS Project Management Limited); Crown Dragon Company Limited; Harbriht Assets Limited & HKR International Limited | Authorized Person of the Development and the firm of corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity: Mr. Wong Ming Yim of DLN Architects Limited | Building Contractor for the Development: Unistress Building Construction Limited | The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development: Woo Kwan Lee & Lo | Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development: Bank of China (Hong Kong) Limited as security agent | Any other person who has made a loan for the construction of the Development: Mariner Bay Limited & Pine Isle Holdings Limited | This advertisement is published with the consent of the Vendor. | This advertisement/promotional material shall not constitute or be construed as constituting any offer, undertaking, representation or warranty, whether express or implied, by the Vendor. The Vendor is not seeking any general expression of intent or specific expression of intent on any property in the Development. | Prospective purchasers are advised to refer to the sales brochure for any information on the Development. | Please refer to the sales brochure for details. | Date of printing/production: 15 Aug 2022 | + The facilities and completion date of the clubhouse, gardens and/or recreational facilities are subject to the final approval of the Buildings Department, the Lands Department and/or other relevant Government departments. The use and opening time of the clubhouse, gardens and recreational facilities are subject to the relevant laws, conditions of land grant, deed of mutual covenant, terms and conditions of the clubhouse rules and the actual site condition. "CLUB LUCCA" is the clubhouse of the Development for residents' use. The clubhouse, gardens and/or recreational facilities may not be immediately available for use at the time of handover of the residential properties in the Development. Some of the facilities and/or services may be subject to the consents/licenses from the Government departments, or additional payments may be chargeable to the users. Names of parts of the clubhouse and the clubhouse facilities are marketing names and will appear in promotional materials only but not in the deed of mutual covenant, preliminary agreement for sale and purchase, agreement for sale and purchase, assignment or other title deeds relating to the Development. | Photo 1, 2, 3 and 4 were taken on Jun 28, 2022 at CLUB LUCCA of the Development and were processed with computerized imaging techniques. They are for reference purpose only and do not constitute or should not be construed as any offer, representation, undertaking or warranty, whether express or implied, as to the design, layout, partition, specifications, construction, location, features, plan, fittings, finishes, appliances, furniture, decoration, plant, landscaping and other objects of the clubhouse or its surrounding area, facilities, buildings or structures. The Vendor reserves its absolute right to amend and change the design, specifications, features, plan, material and use of the clubhouse, and other facilities, parts and area, without prior notice to any purchaser. The actual design, orientation, layout, construction, location, fittings, finishes, appliances, decorations, plants, landscaping and other objects shown on photos taken at the Development therein may not appear in the Development or its surrounding area and are for reference purpose only. | 1 The view enjoyed by a unit is affected by the unit's orientation, level, surrounding buildings and environment, and the view stated as stated in this advertisement is not applicable to all units of the Development. This advertisement does not constitute any offer, undertaking, representation or warranty whatsoever, whether express or implied, on the part of the Vendor as to the Development or its view. The Vendor also advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.



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Two 29-story
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Turnkey-finished 1 to 4-room
apartments



A spacious terrace for residents
with an area of approx. 900 m²



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fitness clubs, lounges, a business
meeting room



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and elements of small architecture



An elegant lobby
with a reception desk



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The presented materials, including visualisations are illustrative
and are not an offer as construed under the Civil Code.

Finery

Beautiful pieces of jewellery,
fashionable must-haves, gorgeous scents,
beauty products and high-tech gadgets



GO GREEN

A

ra Vartanian nurtures a love affair with the female ears. The line of earrings is extensive and diverse, with pieces designed to add even more elegance to an outfit. These earrings, for example, are ideal for wearing with more elaborate dresses. With a suspended structure, they are inspired by chandeliers and move with grace. 18kt white gold and emerald pieces create a truly eye-catching design.

£37,500 / €44,200 / \$45,100

Ara Vartanian

t: +44 0 20 7833 729 864

► www.aravartanian.com/en/



Paired perfection

Make a statement in this Jagger Riding Jacket. Designed using black and ivory textured Italian fabric, this regular fit blazer is elevated with a velvet collar, genuine leather asymmetrical patch pocket with a flap, raw edge hem, and high, structured shoulders. Extra details include a high-low hem and white embroidered interlocking D's on the leather patch pocket. Pair it with the beautiful Lola necklaces, featuring oxidised 18k gold plating with adjustable closures.

Jagger Riding Jacket for £431 / €511 / \$520

Lola necklaces for £655 / €776 / \$790

Dylan Lex | t: +1 213 222 6809

► www.dylanlex.com



Cuffing season

This vintage skeleton watch movement has been set into an 18k black gold case which exposes the inner workings of the watch element from both the front and the back. Surrounding the skeleton is a frame featuring a pave of 122 single cut black diamonds (0.67ct) and with the limited-edition number engraved onto the back. The side of the cufflink has a line of black rhodium plating running around the frame and the backside of the cufflink is cut out exposing the mechanism.

£9,978 / €11,817 / \$11,890

Tateossian | t: +44 0 20 7384 8300

► www.tateossian.com





GORGEOUS GOWN

Benveniste is a British Couture house, based in the heart of Kensington, known for its bespoke designs, specialising in designing and making bespoke garments for its elite clientele, truly transforming one's vision from sketch to garment. Benveniste Couture is the ultimate modern-day choice in bringing the Haute Couture experience to a wider audience, whilst supporting and showcasing the very best of British craftsmanship. The company's Cocoon & Coatimos collection features a duchess gown and coat made from Italian duchesse silk satin.

Price on application

Benveniste Couture | t: +44 0 20 7937 3535

► www.benvenisteaccessories.co.uk



Get a handle on it

Proudly Australian-made, this duffle bag is crafted from water resistant utility canvas and designed to serve as a durable travel companion. A signature Longhorn print nods to classic R.M. branding, whilst stitched leather handles offer style and sturdy reliability.

£279 / €330 / \$335

R.M. Williams

► www.rmwilliams.com



Regal rose

These beautiful earrings feature two pear-shaped Rhodolites each inlaid into a pear-shaped Rose quartz, within a diamond crown, creating a splendid blend of light and colour.

£18,600 / €22,012 / \$22,444

Boghossian Jewels | t: +44 0 20 7495 0885

► www.boghossianjewels.com

Playing with fire

This beautiful piece features an array of pear-shaped stones in dynamic settings. With its 14k yellow gold and fire opals, these Electric Cycle earrings draw the eye with their feminine allure.

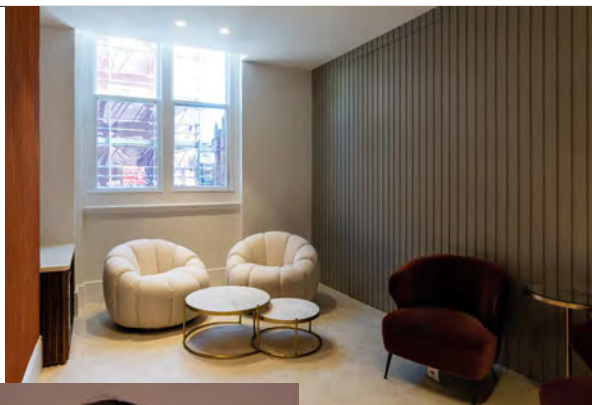


£8,400 / €9,900 / \$10,100

Fernando Jorge

t : +44 0 20 7729 0126

► www.fernandojorge.co.uk



One-of-a-kind aesthetics

Renowned cosmetic dentist, Dentist of the Year 2022, and skincare extraordinaire Dr Manrina Rhode (DRMR) has gone a step further to create an ideal haven where patients can feel relaxed during treatments. Achieving ultimate minimalism involves a refined palette, attention to detail and finding substance

in simplicity, and Manrina has done just that. If you enter the surgery you'll find a camera in chair connected to three screens so patients can see what is happening during treatments, along with a beautiful Stern Webber 'robot' chair imported from Italy that turns quite seamlessly, and comes complete with a built-in computer. A poured resin floor, and Corian work surfaces add to the bare-boned beauty and with so few pieces throughout, every detail truly stands out.

Treatment prices on application

DRMR

► www.drmlondon.co.uk

ARM CANDY

Adorn your wrist with this beautiful bracelet from Pippa Small. Featuring 18kt gold and green tourmaline, this flower cluster piece will be a stand-out at any party. Pair with your favourite jeans and a top, or add it as the finishing touch to that beautiful gown you've got saved for a dinner party. Whatever you decide, Pippa Small's bracelet will ensure that you shine.

£6,900 / €8,002 / \$7,943

Pippa Small

► www.pippasmall.com



FLAWLESS RESULTS

Multi award-winning beauty phenomenon Tracie Giles has relished in the popularity of semi-permanent makeup, particularly microblading, which has skyrocketed over recent years. It is the perfect pre-travel brow treatment that will last, allowing travellers to minimise their beauty regime. However, this type of brow architecture is best left in the hands of the professionals, and Tracie Giles and her team of highly-skilled, one-of-a-kind technicians are unrivalled in the semi-permanent make-up industry. Also, if you're lucky enough to be blessed by Hema's creative hands, then you'll no doubt receive picture perfect results. The treatment begins with a consultation, where pigment, shape and style are discussed and selected. You will need at least two visits to achieve outstanding results, but Tracie Giles and her team will certainly ensure that you're beaming as soon as you walk out of their beautifully-appointed treatment rooms.

Treatment prices on application

Tracie Giles Permanent Make Up & Aesthetics

t: +44 0 20 7584 1005

► www.traciegiles.co.uk



Spread your wings

Inspired by the mythical firebird that rises from the flames, different coloured sapphires are combined to create a breathtaking ombre effect in this Wings Embrace Phoenix drop earrings. Calibre-cut orange and yellow sapphires swoop downwards from the ear, overlaid with an openwork diamond wing with spaces between the feathers, giving a glimpse of the graduated sapphires beneath.

£23,000 / €27,600 / \$27,100

Garrard | t: +44 0 20 7529 7605

► www.garrard.com/en/



Exceptional tech

The new OPPO Find X5 Series is packed with industry-leading features and world-first imaging experiences, including a dedicated imaging Neural Processing Unit developed by OPPO, MariSilicon X, which overcomes smartphone video capture's greatest challenge – night-time recording. The phone is complemented by an incomparable dual flagship IMX766 camera system, unrivalled performance, ultra-fast 5G connectivity, and incredible SuperVOOC Flash Charging technology. Night video presents a major challenge for smartphones, so OPPO designed a dedicated imaging NPU, MariSilicon X, to bring the night to life, without sacrificing colour.

£1,049 / €1,235 / \$1,242

Oppo

► www.oppo.com/uk/



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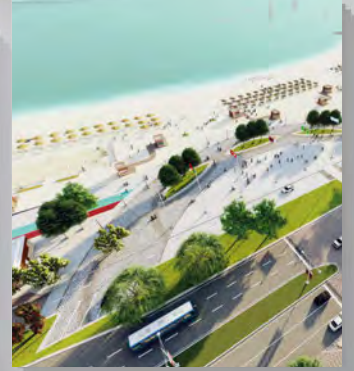
 **architectsavuk**



West Bay North Beach project

The West Bay North Beach project is located along the business district in Doha, 10 minutes away from West Bay Metro Station and adjacent to a number of leading shopping outlets, parks and hotels. As part of the first phase, 6 beaches will be delivered for hotels surrounding West Bay to enhance tourism, while the second phase will be announced at a later stage.

The project will add a unique entertainment destination for families and tourists in Qatar to enjoy excellent services and to practice diverse activities in a single destination. The project is expected to become a prominent new tourist attraction in Qatar.



A splash of COLOUR

Statement timepieces for the avid collector



Ode to San Fran

San Francisco, a city of rich history, art, architecture and gastronomy, is also the gateway to the world's greatest technology hub and it is this fusion of design, craftsmanship and innovation that aligns and inspires the Big Bang Unico San Francisco Boutique Limited Edition 45mm.

Inspired by the sweeping arches of the Golden Gate Bridge, the piece pops with the signature orange bezel that signals home to San Franciscans the world over. Time and tribute further combine with the silhouette of the bridge overlaid at 9 o'clock. In a limited release of only twenty pieces, the timepiece is powered with Hublot's in house Unico movement, and this 45mm skeleton piece offers the flexibility of two interchangeable straps - black rubber and orange Velcro - for whatever adventures the boundless city has in store.



£18,785 / €22,213 / \$22,500

Hublot

www.hublot.com/en-ch



Fair & Square



£2,453 / €2902 /
\$2,941
Rado Switzerland
www.rado.com/en_gb/



The True Square "Over the Abyss" design, in collaboration with New Delhi artist duo Thukral and Tagra, includes a unique time display that superimposes the local time of the wearer to several time zones of the world. These different time zones are symbolised by 37 hands that are painted in a gradation of colours ranging from blue to pink, looking like enchanting fireworks in the middle of the dial. Two discreet but mighty SuperLuminova dots indicate the local time. The captivating dial with colour strikes is encapsulated by a 38mm matt blue high-tech ceramic case of square shape with gently rounded corners, an homage to Rado's iconic shape from the 70s and updated for the 21st century. The case back features a painting by the duo called Dominus Aeries that explores visions from the future with references from the past. Therefore, both front and back are beautiful art expressions of Thukral and Tagra.

BESPOKE SAPPHIRE DESIGN

Bell & Ross chose sapphire to create this bespoke BR 01 cyber skull watch. The company worked on clear lustre and elegant transparency to their fullest potential. The precious timepiece is conceived in its entirety with sapphire, for both the case and decoration. The sapphire case is machined from three blocks of sapphire, and the skull dial from six blocks. Bell & Ross used the orange colour to provide its owner with a unique piece for its wrist. Made of transparent sapphire, the skull dial is metallised on the back to give an orange effect.



Price on application
Bell & Ross | t: +33 1 73 73 93 00
www.bellross.com



Truly multifaceted

Breguet presents a visual variation of its emblematic Tradition Quantième Rétrograde model. This new timepiece displays a strong contrast between the monochrome blue applied to the dial and the anthracite-clad movement. The 7597 timepiece features a 40 mm white gold case that houses the 505Q self-winding movement. This movement is equipped with an inverted lever escapement and silicon horns. This material is also used to produce the Breguet balance-spring. Its multiple properties include resistance to corrosion and wear, insensitivity to the influence of magnetic fields as well as enhanced timekeeping precision. While the dial features fascinating architecture, the sapphire caseback reveals the gold oscillating weight, whose shape refers to the one on the perpetuelle watch created by Abraham-Louis Breguet in 1780. The new Tradition 7597 is available with a midnight blue alligator strap secured by a gold pin buckle.

£33,600 / €39,588 / \$40,447

Breguet
www.breguet.com/en



Ocean dreams

Aside from looking good, the new Superocean timepiece is a technical marvel. Water-resistant to 300m (1000 ft), it features broad hands and indexes coated in superluminova that allow for exceptional readability underwater. Its scratchproof ceramic-inlaid bezel means it will never wear or fade. For safety, the bezel is unidirectional and bidirectional. This watch is also shock-, sand-, and saltwater-resistant. Its automatic Breitling Caliber 17 comes with a two-year warranty and an approximate 38-hour power reserve. Best of all, the watch has a slow motion distinctive square minute hand.

£3,352 / €3,952 / \$4,033

Breitling

www.breitling.com



Monaco GRAND PRIX EDITION

The Tag Heuer Monaco Gulf timepiece embodies the passion for motorsport that drives Tag Heuer and its lasting partner Gulf. For the 2022 edition, TAG Heuer and Gulf celebrate once again this shared passion with a stunning version of the TAG Heuer Monaco Gulf Edition. More refined, with a beautiful design and the in-house Heuer 02 movement that is housed in the fine brushed and polished steel case, the watch is a true eye-catcher. For this new special edition, the design of the Tag Heuer Monaco Gulf continues to be based on the three iconic hues of Gulf but this time in a more contemporary colour combination: the special dark blue, turquoise, and orange. Focusing on the watch's dial, the sleek Gulf touches are mixed with the refined aesthetic of the Tag Heuer Monaco. The Gulf accents have also been featured in an elegant way and for the first time, the three colors are present on the minute sub-counters at 3 o'clock, too. A premiere in the Monaco Gulf watch editions, the Gulf logo on the dial is totally white. To emphasise the elegance of the watch, the opaline sunray brushed dial brings to the watch an interesting aesthetic duality.



£5,829 / €6,901 / \$6,997

Tag Heuer

www.tagheuer.com



Luxe

Extraordinary designs to add to your collection



IRRESISTIBLE CURVES

M

ade of the finest Saffiano leather with Nappa Interior, this design is adorned with beautiful brass accessories plated in gold, and a secret message. It also comes with an adjustable shoulder strap to make it easy to wear on busy days. So much more goes into a Thaden design including the most exquisite leather, the wonderful gold-plated brass, the hand-sewn parts that are crucial to form and function, and the best functionality to turn a piece of art into a bag.

£2,250 / €2,670 / \$2,663

Thaden

► www.thaden.ch



Hand-painted beauty

A unique collaboration between Freya Rose and emerging British design house Bertie Valentine provides an eminently bespoke approach to quality design. These white leather boots with signature mother of pearl block heel are finished with a hand painted floral design.

£793 / €941 / \$940 | *Freya Rose London*

► www.freyarose.com

The woodlands

Distinctive and charming, our limited-edition Micro Hat Box is a flawless addition to your accessory collection. Handcrafted from the finest full-grain leather, the opulent velvet front panel is elevated by an intricate hand-embroidered silk woodland scene encapsulating the whimsical magic of life in the forest. Sealed by our signature shield lock, this micro-sized bag will store the barest of essentials such as a credit card and a compact lipstick. An elegant evening companion, carry this vintage-inspired piece by the petite top handle or wear cross-body using the leather-plaited detachable chain strap.

£1,247 / €1480 / \$1,477

Aspinal of London

► www.aspinaloflondon.com



DRIPPING IN LUXURY

debbie Wingham is a world-renowned fashion designer and multimedia artist. She started her career in haute couture and has gone on to explore a multitude of art forms and materials over the years, becoming famous for creating a series of the world's most expensive items, including objets d'art, shoes, dresses, accessories and even cakes. She made the transition into the world of fine art in 2021 and her first showstopping collection of 'Drip Bag' sculpture has grown out of her passion for fashion combined with her love of social commentary and sense of humour. Influenced by her admiration for a whole range of art from the Italian renaissance to Salvador Dali as well as her love of fashion, she fused traditional and contemporary elements and added, she says, 'a soft touch of sarcasm'.

Price on application

Debbie Wingham

► www.winghams.com



Up, up and away

You'll certainly be able to add a bit of fantasy to your bag collection with this clutch. Judith Leiber's spectacular handmade minaudières are revered for their ornate, creative shapes, such as this hot air balloon, set with rainbow-coloured crystals and a delicate chain strap. It also comes with crystal inset push-down closure, metallic leather lined interior and a removable classic elbow chain.

£4,000 / €4,748 / \$4,740

Judith Leiber Couture

► www.judithleiber.com

Engineered to impress



This multicolored automobile top handle bag is a vibrant masterpiece with hand-laid beads that is as beautiful to display as it is to wear.

The bag features beaded flowers and heart designs throughout. It also has a non-removable vegan-leather and chain double top handles to easily carry all the essentials. Along with an inside pocket for easy access, this product has a magnetic closure to keep your wallet, cell phone, and keys safe.

£322 / €383 / \$382

Mary Frances

► www.maryfrances.com



FLORAL FANCY

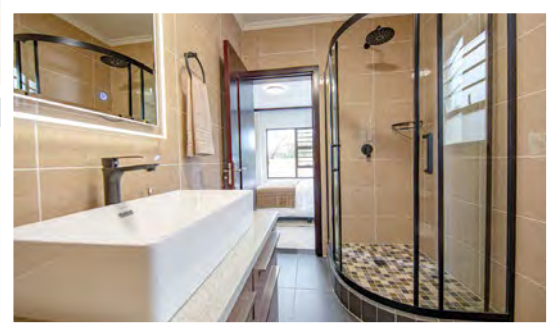
These mules are crafted from smooth leather, with two goatskin straps, and rest on fabric-embellished heels in the shape of vibrant tulips. Wear yours with cropped hems and dresses to put them on full display.

£1,195 / €1,420 / \$1,416

Loewe

► www.loewe.com





Galencia is a multi-sector international company involved in construction, commercial, real estate development, and agriculture that has developed numerous projects in Gauteng Province, South Africa, which have been continuously improved and developed over the past 20 years. Over the years, the quality and the brand have stood the test of time respectively. With the philosophy of “good people with good people”, Galencia is committed to providing clients with the most appropriate world-class homes that complement the lifestyle and living experience of so many South Africans, and we are delighted to be recognized by the International Real Estate Awards as one of Africa’s leading real estate developers.

Throughout the past years, we have insisted on choosing sustainable prime locations for our project developments. The Villa La Seule project is not only in close proximity to many shopping centers, schools, and hospitals, but also only 10 minutes drive from Africa Mall, one of the largest shopping centers in Africa. It is also close to Monte Casino, The Union Buildings, and other South African landmark buildings and entertainment centers. At the same time, the estate offers a low-density environment, high-quality greenery, and a spacious clubhouse overlooking a large pool area where residents can enjoy beautiful sunsets, offset by a mesmerizing landscape, and be provided with a quiet and elegant life surrounded by lush greenery.

Villa La Seule adopts the design concept of merging large floor plans, spacious interiors, modern decor, integrated kitchens, multi-functional storage space, and practical layouts through the interiors of each unit. It integrates the green living concept and reduces the high maintenance cost of traditional homes and the limited spaces associated with apartment living. It has injected a fresh concept of apartment life into the real estate market in South Africa and has been quite popular amongst our customers since its opening. Villa La Seule is the perfect choice for your investment and new home. Galencia, leading the future lifestyle.

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Art

Andrea Marechal Watson rounds up late summer art shows from Chicago, London, Florence and heads to the Stanley Spencer Gallery in Cookham

Winslow Homer FORCE OF NATURE



Winslow Homer

Eight Bells | 1886 | Oil on canvas
Addison Gallery of American Art, Phillips Academy,
Andover, Massachusetts



Winslow Homer

The Fog Warning (Halibut Fishing) | 1885
Oil on canvas
© Museum of Fine Arts, Boston

There's not a single painting by Winslow Homer in a British public collection, yet he is venerated as one of America's foremost 19th century painters. With more than 50 works crossing the Atlantic for the first time, this is a great opportunity to salute an important figure in the development of American art.

Homer stood on the cusp of the modern – he was born in 1836 and died in 1910 just as art was being propelled into a new era. He was largely self-taught,

beginning as an illustrator for Harper's Weekly. Highlights of the exhibition include his paintings from the front lines of the American Civil War (1861–1865), where he sketched battle scenes and camp life. The Civil War is the subject of one of his most famous paintings from this period, *Prisoners from the Front* (1866). The *Cotton Pickers* (1876) explores another aspect of the war which was largely fought over the emancipation of slaves.

Homer spent some years in England studying Constable's landscapes and

Turner's oils and watercolours and he also recorded the fishing industry of the North in a series of watercolours. His paintings often explore the power and beauty of nature as well as the dangers it poses to human life.

He ended his days travelling to the Bahamas, Cuba, Florida, and Bermuda and recording the dazzling light, lush vegetation and turquoise waters in cheerful travel pictures as well as darker pictures such as *The Gulf Stream* (1899), a parable of man's eternal struggle with the forces of nature.

From 10th September 2022 to 8th January 2023 at the National Gallery, London, UK
► www.nationalgallery.org.uk

MILTON AVERY: American Colourist

American colourist Milton Avery (1885 – 1965) has been eclipsed on this side of the Atlantic by the very painters he helped inspire, Mark Rothko and Barnett Newman among them. This important show at the Royal Academy reminds us of the contribution that his work made to the Abstract schools of the succeeding generation. Famously prolific, the survey includes 70 works dating between 1910 and 1960. A section devoted to the 1940s charts the period when Avery began to flatten his compositional forms into abstracted tonal planes, establishing himself among the major American colourists.

Influenced by European Modernism, but with a focus on Henri Matisse, he painted in all genres particularly landscapes, which became increasingly abstract. Rothko, delivering a tribute on the death of Avery in 1965 said: "Poetry penetrated every pore of the canvas to the very last touch of the brush."

**Until 16th October at the Royal Academy,
Piccadilly, London.**
► www.royalacademy.org.uk



Milton Avery

Little Fox River | 1942 | Oil on canvas
Neuberger Museum of Art, New York | Photo: Jim Frank



Milton Avery

Husband and Wife | 1945 | Oil on canvas
Wadsworth Atheneum Museum of Art, Hartford, Connecticut



Bridget Riley

Man in Garden, Lincolnshire | 1952-5

DELIGHT IN NATURE: Stanley Spencer's World

"He loves to paint nettles and grasses leaf by leaf, blade by blade... He loves it all too much to leave anything out," a reviewer of Stanley Spencer once wrote. The current show at the eponymous gallery in Cookham charts this love of the natural world from his boyhood drawings and through his difficult divorce when he made 'pot boiler' landscapes and still-lives to survive financially. To the end of his life he saw nature as a redemptive force.

Spencer lived in the Berkshire village of Cookham for all his life and his works, many of them biblical, are based on local people and scenes. Cookham was to Spencer an 'earthly paradise' but not in a perfect sense.

The exhibition also explores how he saw beauty in the ordinary – such as in *The Dustbin*, painted three years before his death in 1959. In this we see not only Spencer's interest in the discarded but his characteristic obsession with boundaries and openings to other worlds. Viewed on one level it is an everyday street scene but under the lens of Stanley the extraordinary beauty of the ordinary is manifested.

**Until October 22nd at the Stanley
Spencer Gallery, Cookham, Berkshire, UK**
► www.stanleyspencer.org.uk



Stanley Spencer

The Dustbin | 1956 | Oil on canvas
Royal Academy, © Estate of Stanley Spencer

Bridget Riley Drawings: from the Artist's Studio

Take a look at Bridget Riley's work in this show at the Art Institute of Chicago devoted entirely to her drawings. Over 60 years, the British artist has become defined by her geometric abstracts that challenge our visual perception. But in these 90 works, we gain a more rounded picture of the artist and the influences which led eventually to define her signature style of Op Art. We see Riley as a late Post Impressionist, Bonnard-like in the sketchy *Man in Garden* and then experimenting with pointillism in her *Blue Landscape* of 1959. The influence of Seurat was paramount in Riley's development. *Self Portrait* 1956 too can be seen in the light of another artist Riley admired – Piet Mondrian and works by such 'influencers' chosen by Riley form a part of the show.

**Sep 17, 2022–Jan 16, 2023 at The Art
Institute of Chicago, Chicago, USA**

► www.artic.edu

Fashioning Masculinities: THE ART OF MENSWEAR

The world of menswear has become so drab. The suit – plus or minus tie – is now the perennial uniform of the professional across the planet while leisurewear seems to be in the hands of clone-like brands. What happened to wonderful outfits such as the ones we see in Nicholas Hilliard's exquisite miniature *Young Man among Roses*?

The current exhibition at the V&A traces the history of menswear across the centuries and its evolution into the androgynous 'power' suit that has replaced those courtly velvets, silks and damasks.

In the first section of the show, *Undressed*, draped plaster casts of Apollo rub buttocks with photographs, and prints by famous artists and luxury brand advertisements – all a bit confusing. Head for the second gallery, *Overdressed*, to explore how dress was used to express status, wealth and individuality.

Redressed, the third section, explores the arrival of the suit and hints at its possible demise in the future. The show concludes with the Oscars gowns worn by Billy Porter, Harry Styles and Bimini Bon Boulash.

Until November 6th at the Victoria & Albert Museum, London, UK

► www.vam.ac.uk



Nicholas Hilliard

Young Man among Roses | c.1587

© Victoria and Albert Museum, London

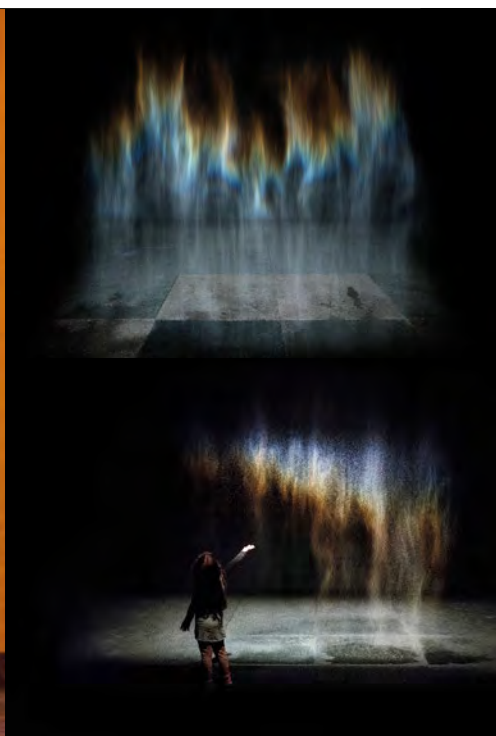


art



Olafur Eliasson

Solar compression | Installation image



Olafur Eliasson

Once again the Icelandic-Danish artist Olafur Eliasson has created site specific works exploring light, water, colour and architecture for his latest exhibition at the Palazzo Strozzi in Florence.

Enveloped by the magnificent Renaissance architecture of the ducal palace, the sensory experience of the installations including some that use VR technology make the visitor part of the experience rather than mere onlookers.

Inspired by the history of the Palazzo Strozzi as a centre for the study of humanism – a philosophy that bestrides art and science – the artist commented: "I wanted to conceive of this wonderful building not so much as a backdrop or even a container for the exhibition, but rather as a co-producer of the exhibition."

Last year Eliasson flooded the rooms of Fondation Beyeler in Basel with green water partly taken from its lily lake, while visitors walked on raised duckboards through the galleries. Instead of paintings or sculptures, there were water lilies, shellflowers and ferns to see.

Many first came to know Eliasson from his 2003 Tate Turbine Room installation, *The Weather Project*, featuring a huge sun shrouded in mist where people play an essential role in the work.

From 22nd September 2022 to 22 January 2023 at the Palazzo Strozzi, Florence, Italy

► www.palazzostrozzi.org

Olafur Eliasson

Beauty | Installation image



Frieze London

Like colourful migrating birds, gallerists, dealers, buyers, sellers, auctioneers and flocks of influencers and Twitterati will descend once again on Regent's Park for the next iteration of Frieze London. As art becomes ever more seen as a commodity works that are in demand will have to be bankable – the world's top art fairs are stock exchanges where people increasingly look for investment opportunities. Word is that works by young female artists are still the most sought after in this respect... and so much the better if they are people of colour. **TF**

From 12th October to 16th October at Regent's Park, London

► www.frieze.com/fairs/frieze-london





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Drive

News, reviews and previews from the glamorous world of motoring



McLaren 720S: A BLEND OF JEKYLL, HYDE AND THE WEREWOLF

The 720S has three prime setting modes. For the Jekyll experience select Comfort and that is exactly what you'll get, a car with refined manners. The ride in this setting is very comfortable and enables the driver to relax which is important when driving in the city. The suspension does an incredible job ironing out ruts and bumps, the gears take care of themselves and the visibility from the drivers' position is the best I have ever experienced in a two-seat supercar. It is as close to a true 360° vision without cutting the roof off. The cameras and driver aids embedded around the car give a virtual bird's eye view which makes parking the car effortless.

The Jekyll setting is also mild mannered and quiet. It is incredibly beneficial for those living in the city as you're likely to see smiles than frowns owing to its muted demeanor. In Hyde mode the 720S instantly changes character and even the body shape shifts at speed. The substantial rear wing extends, and from the inside the dashboard changes priorities to aid the driver with this new sportier ride. The suspension stiffens and the aerodynamics start to earn their living rather than just looking cool at standstill.

So, what about the Werewolf? The first time I selected track mode was whilst driving up the A1: the whole dashboard unexpectedly disappeared in seconds, folding away leaving me with

A vital ingredient of any supercar is its character as it is this that wins the hearts and minds of those choosing what car to buy. The engineers at McLaren crafted the 720S with not one but three characters

By Stuart Shield

a thin slit of digital data indicating the speed, revs and gear selected. It's the same minimalist dash that racing cars have.

I would only recommend this setting when you are on a racetrack and that's exactly what McLaren would want you to do. Unlike many other supercars, this car is superlight as well as immensely strong and you are able to enjoy catapult acceleration blasting to 60mph in 2.8 seconds and surging past 120 mph a few moments later. Its stopping power is so quick it makes your hair stand up, coming to a complete halt from 120 mph is just over 4 seconds. The huge rear wing tilts forward and acts as an airbrake assisting the massive carbon ceramic brake discs. The car weighs just 1,283kg but it still has carpet and a great sounding entertainment system, while the windows are made of glass. The performance comes from McLaren's own twin-turbocharged 4.0-litre V8 engine producing 720 Horsepower and 770Nm of torque. The maximum speed is 212mph (341km/h)

From £222,800 / €265,557 / \$271,721

To find out more and book a test drive visit www.mclaren.com



Gull-winged design

DeLorean Motor Company has revealed the brand's attempt at resurrecting the DeLorean name in an all-electric form. Staying true to the classic '80s-era DeLorean known for its appearance in Back to the Future, the Alpha 5 comes with those iconic gull-wing doors and can reach 60mph in about 2.99 seconds

The car has sleek lines, classic louvers, and DeLorean's iconic gull-wing doors. Specifications include a range of 300+ miles, a battery of 100+kWh, and electronically limited top speeds of 155 mph. Limited production of the vehicle will begin in 2024.

Price on application

DeLorean

► www.delorean.com



Live to ride

Energica Motor Company S.p.A., the Italian manufacturer of high-performing electric motorcycles based in Modena, Italy has just unveiled a new 0-emission green tourer model. Energica Experia is the first model release as part of a new second generation "Energica Green Tourer" technological platform.

Innovations include a re-engineered EMCE electric motor, revised battery chemistry, and new frame and chassis design, all intended to reduce weight and vastly improve balance and rideability. The result in the Energica Experia is an electric green tourer bike integrally

designed and built for that purpose from the ground up. The motorcycle delivers on the essential promise of comfort and endurance yet is the nimblest and most maneuverable machine Energica has ever made.

Energica Experia is intended for a wholly immersive riding experience, allowing rider and passenger to fulfill the needs of long-distance, putting them in touch with nature on a sensory level.

£27,755 / €33,112 / \$33,655

Energica Motor Company

► www.energeticamotor.com/en/



Luxury Antonovich Design Studio is an international design studio.

We design to amaze and create spaces of enduring beauty and functionality. Our motivation is to exceed the expectations of our customers through our creativity and tireless pursuit of excellence.

Here we represent to your attention our implemented project called Castle of Tenderness. Our goal for this project was to create a fortress for a beautiful family, their own beautiful castle, filled with tenderness and warmth.

As a result we got a light elegant interior with Art Deco elements. The interior made in a warm color scheme with gold and brown accents. Panels of bronze mirrors with a facet and metal details of furniture give the glare and shine



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WWW.ANTONOVICH-DESIGN.KZ



From the track to the streets

The Chevy Corvette Z06 features wide fenders and quarter panels, resulting in a form as commanding as it is functional. The standard ground effects and spoiler optimise aerodynamic drag and powertrain cooling efficiency. Replaceable spoiler wickerbills, rear brake cooling ducts, removable front fascia panel and front underwing stall gurneys increase downforce, keeping the Z06 poised and planted as you round the track.

Its 670 horsepower makes it the most powerful naturally-aspirated V8 in production. A testament to unrelenting craftsmanship, this hand-built engine features an all-new flat plane architecture that gives it a signature growl.

A car this capable requires some serious braking ability, and its standard six-piston front/four-piston rear brakes are designed to give you just that. Available carbon ceramic brakes provide state-of-the-art braking performance for track demands.

£52,617 / €62,817 / \$63,805

Chevrolet

► www.chevrolet.com



Highly exclusive hypercar

This two-seater super sports car brings the world's most modern and efficient Formula 1 hybrid drive technology from the race track to the road for the first time. The performance hybrid produces a total output of 782 kW (1063 hp) from one combustion engine and four electric motors, with a top speed capped at 352 km/h.

The unique hypercar inspires not only with its E Performance Formula 1 hybrid drive, but also with further motorsport technology. This ranges from the carbon-fibre monocoque and body to the load-bearing engine/transmission unit, active aerodynamics and the push-rod suspension. With its complex technology, the two-seater Mercedes-AMG One offers even more

than a Formula 1 racing car in some cases. It features the AMG Performance 4MATIC+ fully variable all-wheel drive with hybrid-driven rear axle and electrically driven front axle with torque vectoring. All in all, the High-Performance Plug-in Hybrid Drive System offers numerous intelligent operating strategies that are optimally adapted to different application scenarios. The drive programs range from purely electric operation to a highly dynamic mode (Strat 2), which corresponds to a setting used in Formula 1 qualifying for the best possible lap times.

£2.3m / €2.74m / \$2.81m

Mercedes-AMG

www.mercedes-amg.com/en/



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St. Regis Cairo at
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AWARD WINNER

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Nile Corniche
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★★★★★

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DEVELOPMENT EGYPT

The Nile Corniche Project
by Qatari Diar Real Estate
and Tourism Investment
Company, Egypt (LLC)

2021-2022



AFRICAN
PROPERTY
AWARDS
DEVELOPMENT

★★★★★

BEST NEW HOTEL
CONSTRUCTION & DESIGN
EGYPT

St. Regis Cairo at Nile
Corniche
by Qatari Diar Real Estate
and Tourism Investment
Company, Egypt (LLC)

2021-2022

Lamborghini's ROAD LEGAL RACE CAR

There are 247,500 miles of road in the UK but only 60 miles of race track. If you buy this car, you can legally use the almost quarter of a million miles of British roads to drive your car to the 26 racing circuits available, and even have an epic journey getting there and back. *By Stuart Shield*

The clue to this car's purpose is in the name because STO is Italian for Super Trofeo Omologata, a homologated road version of their single-series racing Huracan Super Trofeo Evo or GT3. Lighter than the standard or upgraded models, the wheels have large single racing fasteners and are made of magnesium while the whole front section is a one-piece carbon fibre shell incorporating the wings. Twist

two lockable fasteners at each side of the wings to open the forward tilting cover to reveal the large additional radiator and a small storage bay for your racing helmet. 75% of the car body panels are carbon fibre. The car is wider and has different body styling to the original car.

Don't expect too many creature comforts inside; there are no carpets, and no drink holders, but you need two hands on the steering wheel anyway. The

car does however have navigation, an entertainment system and, surprisingly, cruise control. There is a telemetry system when at the circuit to record speed, braking, use of gears and G Forces while two factory fitted cameras record both external and cockpit video. I would not recommend using this on the public roads in case the police wish to look at the playback. The seats are formed in carbon fibre too and offer high levels of



lateral support. You can either have a standard seat belt or racing harnesses. The car has an immensely strong safety cell with a part roll cage so it is still easy to get in and out of the vehicle.

The rear wing is adjustable with three settings and if set in the Alto position would help produce 420kg of downforce from the aerodynamics. The ride is very hard as it has to be for those 60 miles of racetrack, but if you happen to be driving on a bumpy public road, it is just as well you don't have a beverage in the car. Performance is as epic as the sound it makes. The 5.2 litre V10 naturally aspirated engine produces 631 BHP and 565 Nm of torque. All the power drives the massive rear wheels; the gear ratios are set for racetracks so while the zero to 60mph benchmark takes just three seconds, the top speed is just over 170mph. Its cornering ability is superb and the braking

is the best I have ever experienced.

Brembo Callipers and Carbon Ceramic discs give the driver excellent feedback. I used the car for the one trip it is not designed for: to take two people on a three-day excursion to the National Motor Museum Beulieu for their Supercar Weekend and explore the New Forest and the Isle of Wight. The biggest challenge was having virtually no storage, so we had to travel light with only a small rucksack that would carry the change of clothes needed for three days.

To get to the Isle of Wight, I took the car on the world's most expensive and short ferry crossing between Lymington and Yarmouth (only five miles, £150 return). The loading crew worried the car might not navigate the ramp but the car is fitted with a hydraulic front lifting system and the rest was plain sailing. Most of the island's 489 miles of roads are twisty

and offer picturesque views. By chance we stopped for lunch at the island's most exclusive hotel: The Royal at Ventnor.

The hotel manager heard our arrival and when he saw the car said "Is that the Huracan STO?" His appreciation of the car ensured he gave us an excellent table sitting next to a famous actor who starred in Downton Abbey.

If you have never driven a car like this on a race circuit, one optional extra that Lamborghini does not provide but is essential is an instructor. There are many available to hire and they do not charge extortionate rates for their professional services, and considering you would buy the car to have fun, they will not only help you get the most out of the car but will make you a quicker and safer driver, too.

To arrange your test drive, visit the [Lamborghini website](http://www.lamborghini.com) for a list of dealers: www.lamborghini.com



Immerse yourself

Maserati presents MC20 Cielo, a new, one-of-a-kind spyder, taking the driving experience to a holistic and immersive level. MC20 Cielo stands out for its electrically retractable glass roof, the epitome of technology. Equipped with the revolutionary V6 Nettuno engine that made its debut in the 2020 MC20, this offers a perfect mix of sportiness and luxury, courtesy of a specification unique to the segment: the retractable glass roof.

Butterfly doors provides much easier access into and out of the cabin, as well as showing off the carbon fibre cockpit, the aerodynamics and the completely unmasked front wheel. Maserati MC20 Cielo is a project that brings together two very different worlds. Its outfit – the bodywork – represents beauty and purity; the chassis, the carbon fibre underbody, epitomises technology and extreme performance. The



upper section of the car conveys strong yet aesthetically harmonious impressions; the lower part, with its bare carbon fibre, begins with the aerodynamic floor and is rather more aggressively designed, with sharp edges and corners: everything has its own function.

Price on application

Maserati

► www.maserati.com/gb/en



Words by Stuart Shield

Le Mans Classic

Le Mans is home to the greatest motor race in the world. The French city hosts the most gruelling challenge for man and machine every year where cars and drivers drive for 24 hours on public roads to win the coveted trophy. It is also the world's oldest race, beginning in 1923. The glamour and excitement of Le Mans is as strong as ever but many fans yearned for the golden period of Le Mans and their wishes were granted when in 2002 the Le Mans Classic was launched. The event has taken place on the full 13 km (8.1 mi) circuit every other year in July. A number of races take place over a full 24-hour day/night period. Cars are raced in period groups to allow for a fair race. This year's event saw over 200,000 people in attendance, which is an indication of the level of passion for historic car racing. 2023 will be the centenary of the Le Mans race so the Classic will be run annually for the first time. For those of you wishing to see either of the events we recommend you book now to avoid disappointment.

Le Mans Classic

► www.24h-lemans.com/en



FARNBOROUGH AIRSHOW

Every two years the Farnborough Airshow takes place to give both the trade and public the chance to see the latest advances in aviation technology.

The first show took place in 1947, and many iconic aircrafts have made their public debut including the Vulcan, Comet, Concorde, VC 10, the Airbus A380 and more recently the Lockheed Martin F-35. Hundreds of aircraft deals were concluded during the show, valued at over \$200 billion with many more deals due to be completed in the next few weeks.

Two highlights of the show included the presence of Boom Supersonic who unveiled its upcoming supersonic Overture passenger aircraft. The company will start building the prototype in two years' time and deliveries should take place by the end of the decade. This all

new aircraft looks identical to Concorde proving that design was well ahead of its time. The other highlight is perhaps the most ground breaking of all with British manufacturer Vertical Aerospace revealing a full-scale mock-up of their vertical take-off electric plane featuring eight electric motors developed by Rolls Royce Aero Engines. The company claims their VX4 aircraft will be 100 times quieter than a helicopter, capable of over 200 mph with a range of over 100 miles and able to carry five people at a time. The airframe is stunning to look at and made of carbon fibre making it both light and very strong. The flight time from Heathrow to City airport Canary Wharf will take just 13 minutes compared with 1.5 hours in a car.

Farnborough Airshow

► www.farnboroughairshow.com



Vertical Aerospace VX4



Words by Stuart Shield



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Camana Bay's newest commercial building, 60 Nexus Way offers just over 20,000 square feet of Class-A office space on each of its 10 floors and 9,000 square feet of street-level retail space. Amenity-rich, 60 Nexus is more than just a workplace, with inspiring spaces, views and experiences to fulfil everyday needs.

For office and retail enquiries,
contact: leasing@dart.ky
60nexusway.ky



Louis Hamilton's collection of Formula 1 cars



Diana, Princess of Wales, 1985 Ford Escort RS Turbo



Silverstone CLASSIC

The annual Silverstone Classic event never fails to deliver an action packed and fun filled weekend for the whole family



This serious motoring event is unrivalled anywhere in the UK considering the scale of what they pack in over the August Bank Holiday weekend.

Amongst the many highlights was the chance to attend the Silverstone Auction sale of Diana, Princess of Wales, 1985 Ford Escort RS Turbo and watch the auctioneer sell it for a record price of £650,000. The bidding was watched by a packed auditorium cheering every time the telephone bid was made by someone in the UK - the other bidder was based in Dubai. The sale finally went to the UK bidder and it is expected the car will remain in the UK.

Seven-time F1 world champion Lewis Hamilton's collection of F1 cars was seen together for the first time including the

McLaren MP4-23 that helped win his first world title in 2008, along with the Mercedes cars that saw him collect six further championship crowns between 2014 and 2020.

Infield of the circuit was a vast collection of cherished cars from many car clubs including pristine examples of humble Austin's, Morris's, Fords and Toyotas to jaw dropping displays of Ferraris, Lamborghinis, Jaguar E Types, Rolls-Royces and Bentleys. The public were even allowed to wander through the paddocks and pits to examine the cars being prepared for racing.

The ultimate track highlight had to be watching the legendary Porsche 956 and 962 Group C Sports cars racing again at full bore. They dominated Le Mans in the 1980s and the 1990s, and their speed

outmatched Formula 1 cars of the same era capable of over 250mph or 400 kph.

Later on Saturday evening a number of living legends who all drove Group C Porsches in the 1980s sat together in the Silverstone Museum for a book launch organised by Porter Publishing who presented their three-volume limited edition release about the Works Porsche 962 - The Definitive History.

The panel of six included three drivers: Derek Bell, John Watson and John Fitzpatrick who recounted their time racing in the world's fastest and most thrilling races, as well as the excitement, challenges and danger associated with driving a car in relay for 24 hours, day and night in rain and shine. The issue is limited to just 962 copies and the drivers were happy to sign copies at the end of their presentation.

For details on how to purchase this and other limited-edition books published by Porter, visit their website: www.porterpress.co.uk





Salon Privé

Concours D'elegance

1956 Ferrari 250 GT Tdf Berlinetta by Zagato wins best of show

A 1956 Ferrari 250 GT TDF Berlinetta by Zagato was awarded Best of Show at this year's Salon Privé Concours d'Elégance at Blenheim Palace.

One of just five Ferrari 250 GT long-wheelbase chassis cars designed by Zagato, it was built for one of Ferrari's best customers, Vladimiro Galluzzi. Galluzzi raced the car extensively in 1956 before selling it to racing driver Luigi Taramazzo. It was eventually retired from racing at the end of 1958. The V12-powered lightweight model has an elegant coachbuilt body with Zagato's trademark double-bubble roof.

The car was brought up to the highest of exacting standards demanded by the judges by Ian Barkaway, Ferrari Specialist based in Tonbridge Kent, UK.

The Blenheim Palace Concours d'Elégance is now in its 17th year. the panel

of 48 judges, made up of renowned experts in their respective fields, examined almost 80 cars to see how close they were to original factory-fresh condition.

The location of this prestigious event takes place every year on the lawns of Britain's most treasured palaces and the Duke of Marlboro who resides in the palace also takes an active part in the event, presenting trophies to the winners.

The event takes place every year in late August or early September featuring cars from the birth of four-wheel motoring to the cutting edge of car design including the latest fuel cell and electrically driven vehicles and complemented with lifestyle exhibits and excellent cuisine. Rolls-Royce and Boeing Business Jets lead the impressive line up of exhibitors.

Salon Privé

► www.salonpriveconcours.com



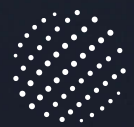


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Ultimate Works Porsche 962

THE DEFINITIVE HISTORY



A three-volume book that's worth the read



This three-volume series provides a detailed account of the lengthy negotiations between Porsche and the International Motor Sport Association on how to allow or adapt the 956 for the American Camel GT Championship, including the notes and quotes of those representing both parties at the numerous meetings on both sides of the Atlantic.

Volume 1 covers the 1984–88 period (the works years), and includes race-by-race chapters explaining in exhaustive detail the activities of the Porsche works team, starting with the one-off IMSA race in 1984 that gave the 962 its baptism of fire.

Volume 2 examines the 'Joest' years (1989–94): following the Rothmans Porsche team's unexpected withdrawal from the World Sports-Prototype Championship after yet another Le Mans win in 1987, leaving the world of sportscar racing at a loss. The works team made a one-off comeback to Le Mans in 1988 and almost won, then gave an ultimate encore performance at Fuji at the end of that same year before closing its doors seemingly for good to concentrate on IndyCar and F1. But a little back door was kept open and earlier

developments of what should have been the 962/88 were passed on to Reinhold Joest, the most successful privateer Porsche team owner. Joest promptly beat the Mercedes at Dijon in 1989 – scoring the 956/962's 39th and final world championship victory – and was in the running for the title for most of the year, prompting Porsche to relaunch its Group C programme the following season.

Volume 3 covers the cars and the people. All 19 works chassis (16 Porsche 962s and three Dauer 962 LM GTs) are outlined in exhaustive technical detail, recording every test and every race with all available data, from gear ratios and fuel consumption figures to strategies and pitstop times. All this information has been gathered by the author by sifting through thousands of pages of period documents in Porsche's Stuttgart archives and conducting dozens of interviews with people significant to the 962 story. Also included is the ownership history of each of the cars after completion of their race careers, with photos of where they are now. **IP**

Ultimate Works Porsche 962 – The Definitive History from Porter Press

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One-of-a-kind DESIGNS

A stunning showcase from top designers



Sophisticated style

Interior designer, Lori Morris created a sea, sand and sky inspired luxury destination dubbed “Castle Beach”; part fantasy, part dream, in a 12,500 sq. ft., five-bedroom grande dame residence where sexy French style caresses the senses in a cool and edgy style.

Comfortable, easy living with every imaginable amenity was the prerequisite for this beauty by the sea, where family and friends gather to reconnect for good food, entertainment and music.

There is a bejeweled mosaic-tiled pool floor, created especially for the clients’ discerning tastes.



Traveling back and forth from Canada, Morris and her team at the House of LMD created custom furniture, cabinetry, millwork, carpets and the wrought iron for the door, much of which was specifically designed and created for this space with each detail scrutinised for its luxurious stature and unwavering timelessness.

Vaulted ceilings and carved mouldings rise above the hallway in splendour. The House of LMD sets the tone for elegance with sleek, vintage Deco cabinetry. The kitchen features carved tracery and an enamel and brass oven hood reminiscent of the Second Empire. There are also clean unobstructed sightlines, visually unifying the kitchen, family room, games room and entertainment space.

The whiskey lounge features stealth sapphire opulence, a perfect setting for inspiring conversations. Blue velvet curtains pair perfectly with a custom-made Lori Morris Lion sofa.

But Lori Morris doesn't stray far from the soft and luxurious. The master suite has both his and hers sitting and dressing rooms. Covered in plush pink velvet, the carved headboard is topped with a hand-painted scroll of flowers.

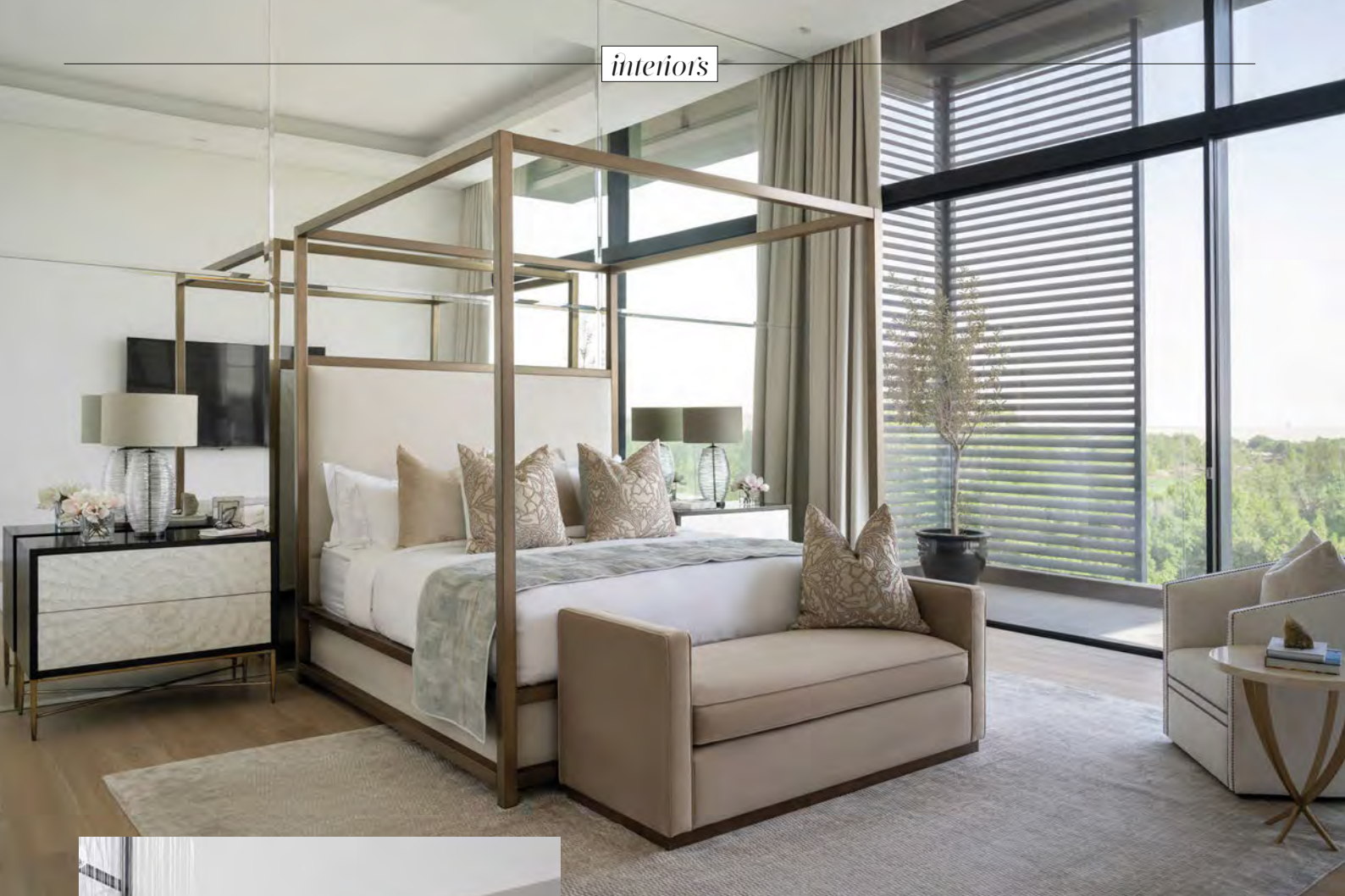


Lori Morris Interior Design

t: +1 416 972 1515

► www.lorimorris.com





Super-prime Villa

This family home, in Dubai's prestigious Hillside Villas from super-luxury developers, Jumeirah Golf Estates, features clean-lined modern furniture for the ground and upper levels.

The open plan living and dining space, flooded with natural light from its double height ceiling, has numerous touches to create a perfect environment for entertaining. Overlooking the outdoor infinity pool, the living and dining areas were zoned off through the addition of a dividing wall. A double-sided fireplace offers visual flow between the two spaces and allows them to share the abundant natural light of the property's ground floor. A bespoke 5.1-metre sofa in a performance velvet is complemented by a 6×4 metre rug, creating an oversized and grand focal point. A pair of Loom Empire coffee tables were designed with a light oak top and antique brass frame to sit comfortably in front of the U-shaped sofa.

Adjacent to the living area, a small, casual cocktail area was created by adding a smoked eucalyptus bar cabinet by Laskasas and bespoke swivel armchairs with contrast piping. To balance the simple, clean lines and neutral colour scheme in the ground floor space, Smania dining chairs in a vibrant teal were included alongside a three-metre marble dining table. The grand entrance hall was dressed with a driftwood veneer sideboard by Caracole and custom velvet banquette seating, designed specifically for the space and handmade in the UK.

The principal bedroom and dressing room, located on the upper floor, both feature a pale green and blush

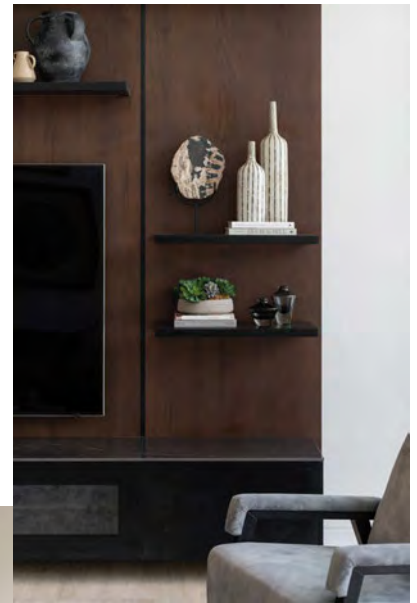


scheme complemented by natural materials to heighten the refined and opulent feel. The bespoke four-poster bed frame was commissioned in a hand-polished antique brass finish and sits in front of a mirrored feature wall. The room was furnished with capiz shell Bernhardt Adagio Nightstands, luxury upholstery and Murano glass table lamps with silk shades.

The basement level has been designed to feel like a private member's club with darker finishes and rich materials throughout. A bespoke Holmes corner sofa features a quilted frame and Port Laurent marble tables were commissioned to sit above the buttoned leather ottomans. Other features include a handsome pool table with a Pieter Adam chandelier above, Pinetti tray tables and bespoke brass bar stools. **LD**

LuxDeco

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Elevating design

HollandGreen Architecture, Interiors & Landscapes co-founder Stephen Green talks multidisciplinary design to editor, Victoria Taylor

WHEN STEPHEN GREEN and Ben Holland founded HollandGreen in 2010, they started a new approach to residential design under two guiding principles. Firstly, to create a process where the early stages get the time and focus needed to uncover the design vision unique to each client. Stephen Green says, “Investing this time at the beginning - how our clients live, interact, how they move through the spaces and what’s really important to them - *this* sets the project up for success and pays back dividends in beautifully detailed design, project milestones met and budget accuracy.”

Secondly, the two founders wanted to do things better than the norm, offering an unrivalled client experience where collaboration,

discretion and supportive project management are at the heart of the design and build journey.

Over a decade on and HollandGreen is now *the* multidisciplinary residential practice of architects, interior designers, landscape designers and project managers – all under the one roof.

“Our team shares a passion for delivering inspirational architecture, beautifully curated interior design and thoughtful landscape design. The initial creative thinking between the disciplines is where the gem of the whole design begins” Green adds.

Their breadth of design expertise - from super-prime houses and apartments to elegant country homes - makes them unique in what they do. For their clients who are time-poor and often work across continents, the use of 3D and digital design technology and a dedicated team co-ordinating every last detail, means they can trust in the delivery of outstanding results.

Green continues: “Whether a very modern new build or a sensitive renovation of a country estate, we’re passionate about quality detailing and craftsmanship. Each design is a response to our clients’ brief to create a beautiful home.”



HollandGreen Architecture,
Interiors & Landscapes

t: + 44 0 1844 390 381

► www.hollandgreen.co.uk

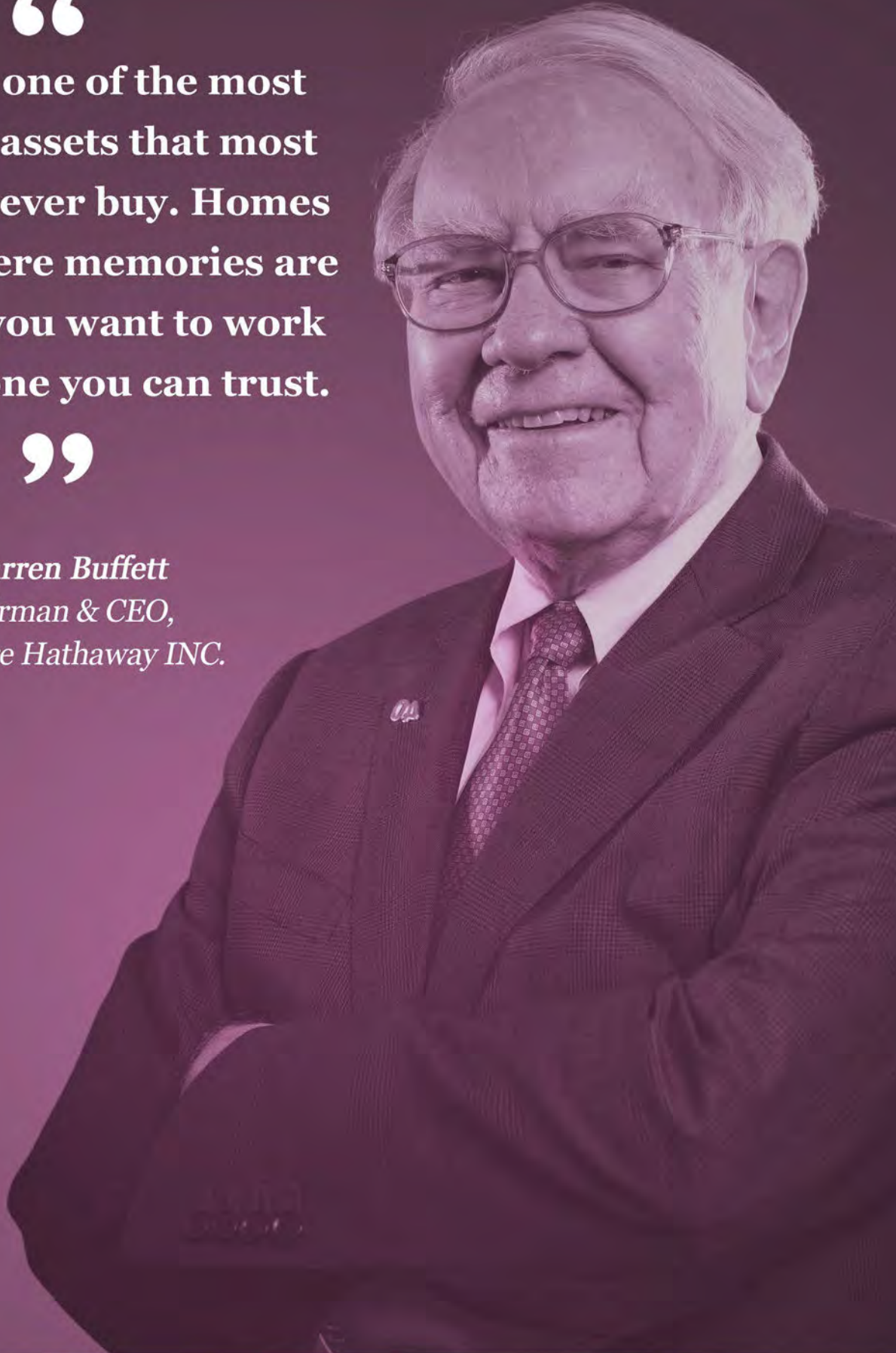


“

A home is one of the most important assets that most people will ever buy. Homes are also where memories are made and you want to work with someone you can trust.

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SEA views

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A floating villa

A 65ft super yacht sleeping up to eight guests, Argentous doesn't compromise on luxury and, with Corfu as her base, she is surely one of the most sophisticated ways of exploring this most beautiful part of the Ionian. There's no shortage of space on board, either above or below deck and she comes with so many toys. The SUPs can transform into windsurfing rigs, and there's also a child-sized one on request. The dive platform on the stern is also not a bad place to spend large parts of the day. The master cabin is enormous with a superking bed, sofa and dressing area, and there are two spacious double cabins, all with en suite shower rooms. There's also a bunkroom that shares the guest cloakroom. The master cabin has a 32inch TV, and there's air conditioning and a bluetooth music system with on-deck speakers.



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Cool configurations

Turkish shipyard Mengi Yay has introduced its 47.8 metre flagship motor yacht La Vie. La Vie's exterior has been designed by VYD Studio, while interiors come from Italian designer Leonardo Santi Design and naval architecture is by Ginton Naval Architects.

One of the yacht's key amenities is a beach club which features unfolding sea terraces and a hydraulic set of steps that provides easy access to the water. A lounge area on the interior creates a shaded zone while maintaining a connection to the water. Opportunities for al fresco living can be found across the yacht, including a sunpad spread and shaded dining on the main deck aft and a convivial seating arrangement on the upper deck above. The foredeck also makes use of the available space, with optional umbrellas that make this space well-suited to all-day enjoyment.

There is plenty of scope for customisation on offer with this model, including the option of a transverse or longitudinal tender garage, different pool and jacuzzi configurations and even the positioning of the superstructure.

Price on application
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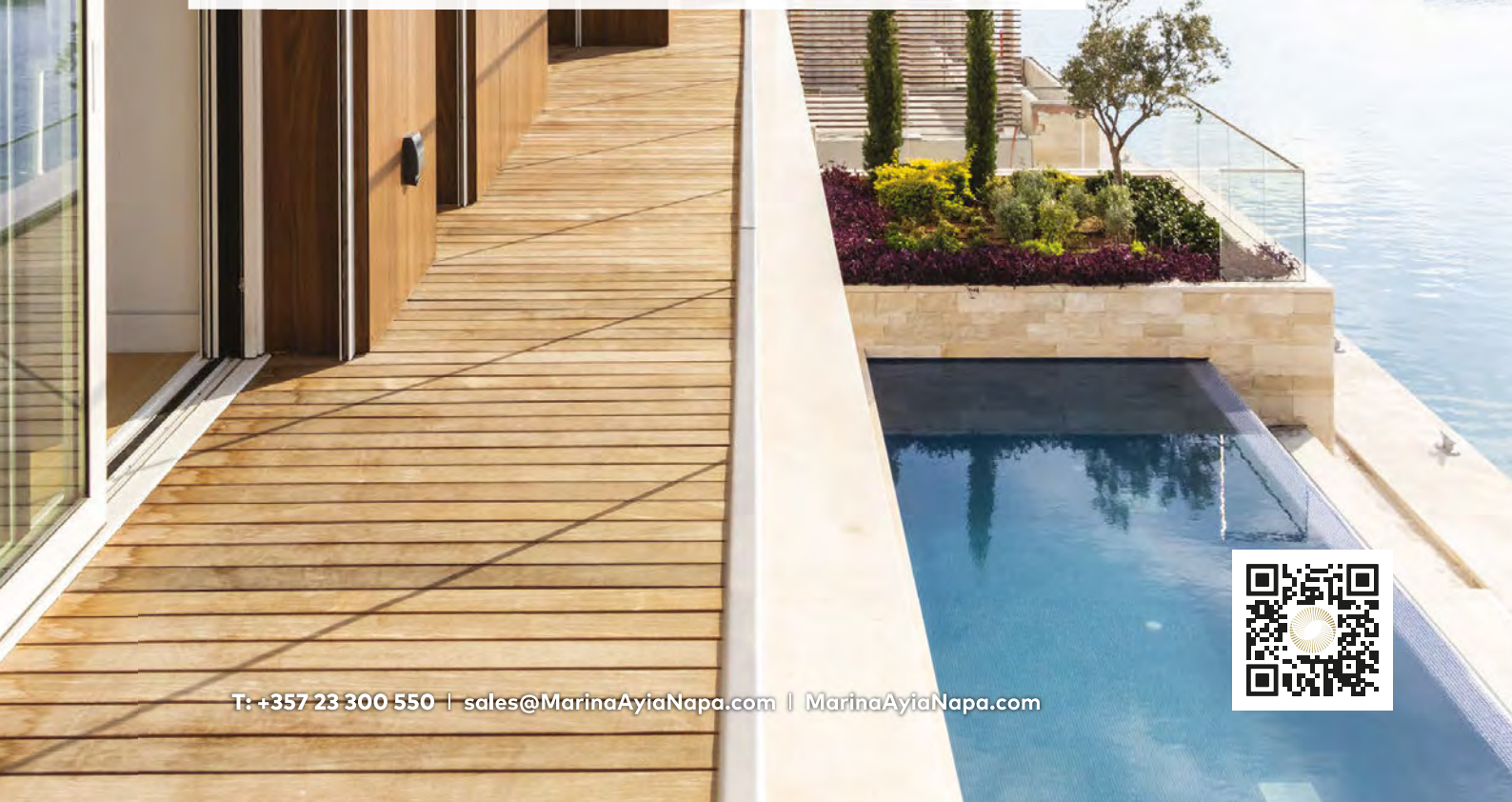
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Private residential superyacht

At a length of 293 metres, M/Y Njord offers 117 luxury residences available in 21 distinct configurations comprising two to six bedrooms and ranging from approximately 120m² to 800m². Set to sail in 2024, residents of the 117 luxury homes onboard will be able to disembark as the superyacht circumnavigates the globe. Gathy's signature style and designs will span across decks 10 – 13 and alongside several of the top residences and penthouses. The design will be homely, comfortable, exclusive yet contemporary.

Everyone will be able to choose their identity for their residences.

There is an impressive array of amenities including a marina, a yacht and sailing club, an expedition and dive centre. Additionally, there is a professional-standard oceanographic research laboratory and a gyroscopic telescope housed in the top deck observatory. The communal areas will emanate a feeling of luxury, reflecting a sense of ease and lightness in the designs, and in the proportions, shapes and textures.

Price on application

Denniston

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Images: Denniston



Customised throughout

ISA GT 45 is a comfortable yacht, with great outdoor livability and a marked disposition to facilitate the indoor/outdoor seamless connection both visually and practically. On a neutral and relaxing colour background, splodges of blue and red add a vivid contrast to the plain and occasionally industrial interior style with a distinctly automotive soul, especially in the details custom-made by Tramontano in carbon, rosewood and hide/saddle-stitched leather that run throughout the boat.

The yacht can accommodate up to 10 people in five comfortable cabins. Below deck there are two VIP and two double cabins with twin beds which a sliding mechanism makes easily convertible into a double.

The owner's suite is located on the main deck forward and features an entrance/ lounge with sofa and TV. The full beam cabin with skylight includes a private terrace on the starboard side, a walk-in closet and a bathroom with shower. A unique feature is the direct access to the outdoor lounge via a private staircase. The interiors are characterised by the use of very light oak, bleached teak, lacquered surfaces, carbon, steel and glass in all its possible variations. To introduce contrast and draw brightness, dark metal details are the essential accents to enhance the underlying idea. **IP**

Price on application

Palumbo Superyachts | ISA Yachts

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TITANIA is a Stockholm based real estate company with a focus on sustainable real estate development in the greater Stockholm area. The company takes on large scale urban development projects from early stages to completion of entire new urban areas. The homes are primarily kept as rental units under own management. Titania was founded in 2005 and is traded on Nasdaq First North.

TINGSTORGET Titania's project Tingstorget has from the very start had a strong focus on social sustainability and has been successful in significantly transforming the neighborhood of Alby - a suburb in the Municipality of Botkyrka southwest of Stockholm. The existing apartment buildings in Alby were built during Sweden's "One Million Homes" affordable housing program during the late 1960's and early 1970's. In contrast, the new development is characterized by colorful buildings with steep gable roofs.

The new development at Tingstorget has added new forms of tenure as well as a larger range of different sized homes, allowing for a greater mix of household types in the neighborhood. Other positive effects from the new development include an increase in disposable household income and economic standard as well as an increased level of education and employment rate. The project has also brought an increased sense of safety to the neighborhood. The positive attention given to the project has resulted in an increased attractiveness and has generated pride among the residents which has reduced stigmatization.

Situated on top of the hill Albyberget, the Tingstorget development offers spectacular views of the surroundings and adds a new skyline to Alby and signals the entryway to the Municipality of Botkyrka as well as to the city of Stockholm.



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Originally built in the 1800s, The Gainsborough Bath Spa occupies two Grade II Listed buildings with distinguished Georgian and Victorian façades in the heart of the World Heritage Site. Named after the artist, Sir Thomas Gainsborough, the luxury hotel has the exclusive privilege of having access to the natural thermal, mineral-rich waters.

The Gainsborough Bath Spa is YTL's first hotel in the United Kingdom. Paying homage to its colourful history, the hotel is designed by New York based Champalimaud Design to be welcoming, elegant, vibrant and social – a modern interpretation of a classic design which will provide a meaningful and enduring contribution to the life of the city.

This luxury accommodation in Bath is inclusive of standard five-star amenities from beautiful bedding and generous wardrobes to cordless phones and full black out window coverings. Each room and suite also features a flat screen HD television, Roberts radio with Bluetooth connectivity, complimentary WiFi and radiant heated bathroom floors. The spa, set beneath a glass atrium within this hotel, gently supports the brand's philosophy of honouring the healing traditions of the region, while sharing the gift of select signature therapies of the original Spa Villages in Malaysia.

The Gainsborough Bath Spa

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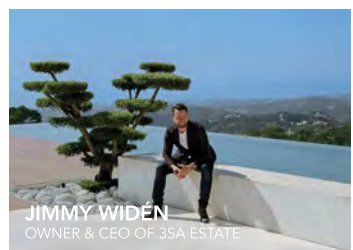


Digital meetings and scrapped wealth tax will make even more people invest in quality of life for the family in Marbella and Dubai

Digital meetings have increased the desire to invest in a new home in both Marbella and Dubai as remote work has proven to be more successful than expected.

You have been a well-known estate agency in Marbella on the Costa del Sol for six years. How has the last time been?

Very interesting! Since the start of the pandemic, I have averaged 16 hours a day at work. The interesting thing is that it was only the first months of 2020 that were negative. Then everything turned around and the interest from the market became stronger than ever, says Jimmy Widén, owner and CEO of 3SA Estate.



JIMMY WIDÉN
OWNER & CEO OF 3SA ESTATE

What do you think is the reason why the housing market in Marbella has flourished in recent years?

- The primary reason is that the digital meeting has taken a giant step into the future. It enables many people to choose another full-time or part-time residence regardless of profession and industry. Another reason is that we realized that we only live once and that it is just as well to fulfill your dreams now.

3SA Estate is also established in Dubai. How does it happen and why?

- Dubai has always been part of the business plan and it is thanks to the same reason and development that takes place in Marbella with digital meetings, explains Jimmy Widén and continues:

- What is exciting about Dubai is that we partly sell to a completely different "per-

sona" who wants to live part-time or full-time there compared to their home country with a lower quality of life. These new target groups give us good synergy effects for all business areas and cross-promotional sales within the company's ecosystem and countries.

How do you mean?

We are primarily brokers within 3SA Estate and are therefore exclusively on the buyer's side of the deal, but we also rent out luxury villas, we renovate houses for end customers and we build new houses from the ground up as a developer. In addition to that, we have a business area for management group conferences in these luxury villas, so of course a customer who enters any of the business areas may be interested in something else, also in a other country.

Since your starting point is Marbella, how is business in Dubai?

- In Dubai, Andreas Malmstedt is CEO and he previously came from the largest agency in the luxury segment in Dubai where he worked for 8 years as a broker. I don't sell homes in Dubai, but of course I commute between Marbella & Dubai.

- I have bought my own home in Dubai which is currently being built and I can rent it out when I am not there. It is a profitable investment to buy a home and to rent it out. There is no tax on profits in Dubai, nor is there any purchase tax that we have in Spain (7% on the net price), says Jimmy Widén.



ANDREAS MALMSTEDT
REAL ESTATE BROKER

What will the real estate market in Dubai look like in five to ten years?

- Dubai is in an extreme development-phase. The builders have adopted the international level in all types of projects with full focus on quality of life. Due to

the new company changes, where you no longer need to have a local sponsor, but can own the company 100%, as well as the weekly shift to a normal working week, we are already seeing global companies, both establishing new and expanding the existing offices, says Andreas Malmstedt, CEO and broker in Dubai, and continues:

- It is easy to forget that Dubai did not exist 50 years ago when you look at the city today. With the vision for 2030, the only way is up and it's great fun to be part of it this journey. Andreas Malmstedt, CEO/ Real Estate Broker – Dubai for 3SA Estate



APARTMENT PALM JUMEIRAH
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How does the buying process in Dubai compare to Marbella?

- Just like in Marbella, you have both buying and selling brokers. My recommendation is to always contact a broker you trust, and then let them find the right investment and handle the negotiation. There are many objects that never reach the official market, which a good broker knows about. That's where the really good deals are made. It is also largely impossible to find good investments yourself as an end customer, as there is no simple or reliable platform to search on in Marbella or Dubai, so it is pointless to even try without the help of a broker.

Why invest in Dubai?

- Dubai suits all target groups and lifestyles, there is something for all interests. You can live extravagantly, surrounded by the world's top restaurants and endless shopping in the city, but also live in peace at a golf resort or why not directly on the beach.

- Dubai has a solid real estate market with over 195 nationalities and is right in time with digitization. For those who have the world as their field of work, you can get to most parts of the world in less than 8 hours, says Andreas Malmstedt.

Where are you going with the business in Marbella three years from now?

- Partido Popular won the election on Sunday 19/6, they will scrap the wealth tax on the Costa del Sol. This is a game-changer for very rich Swedes who previously chose to live and keep their assets in Sweden for this very reason. There is then no longer any reason not to invest in quality of life in Marbella for themselves and their family, if work permits. The development of digital meetings and

Abolished wealth tax will cause interest in permanent residence in Marbella to increase significantly. This means that Marbella's development from a small town to an urban city will happen faster thanks to new ideas and entrepreneurs who establish themselves on the Costa del Sol, says Jimmy Widén.

- Right now Hotel W, Four Seasons, Hard Rock Hotel, Six Senses and Grand Hyatt are being built in Marbella. In addition, international restaurants such as Hakkasan and Cipriani are opening. In the positive direction Marbella is growing today, this new urban city will be the new Los Angeles in Europe.

And in Dubai?

- In five years, we will have taken 10 percent of the luxury market for real estate in Dubai, we have seven employees and have started the rental business there as well. We have also opened offices in at least one other location. Where I leave unsaid. But it will be in roughly the same time zone when I am convinced that schooling for children will be completely digital in the future and people with a good income will choose to live in several places and follow the quality of life for the family with the weather, concludes Jimmy Widén.

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Viceroy Riviera Maya

Viceroy Riviera Maya is an intimate, Mayan retreat in northern Mexico, nestled between the jungle and glistening ocean.

This particular hotel combines the luxury of modern amenities with the wild beauty of the Yucatan jungle. Each of the 41 villas feature a private pool and offer Mayadormo butler service. Set on the Caribbean coast of Mexico's Yucatan Peninsula, the award-winning Viceroy Riviera Maya offers a resort of tranquility and discovery.

The property offers a bespoke wellness retreat to allow guests to switch off and find balance between the body and mind during their stay. Each day unfolds with bespoke activities to meet guests' preferences, Mayan welcome ceremonies, beachside workouts and a Four Elements Wayak Spa experience.

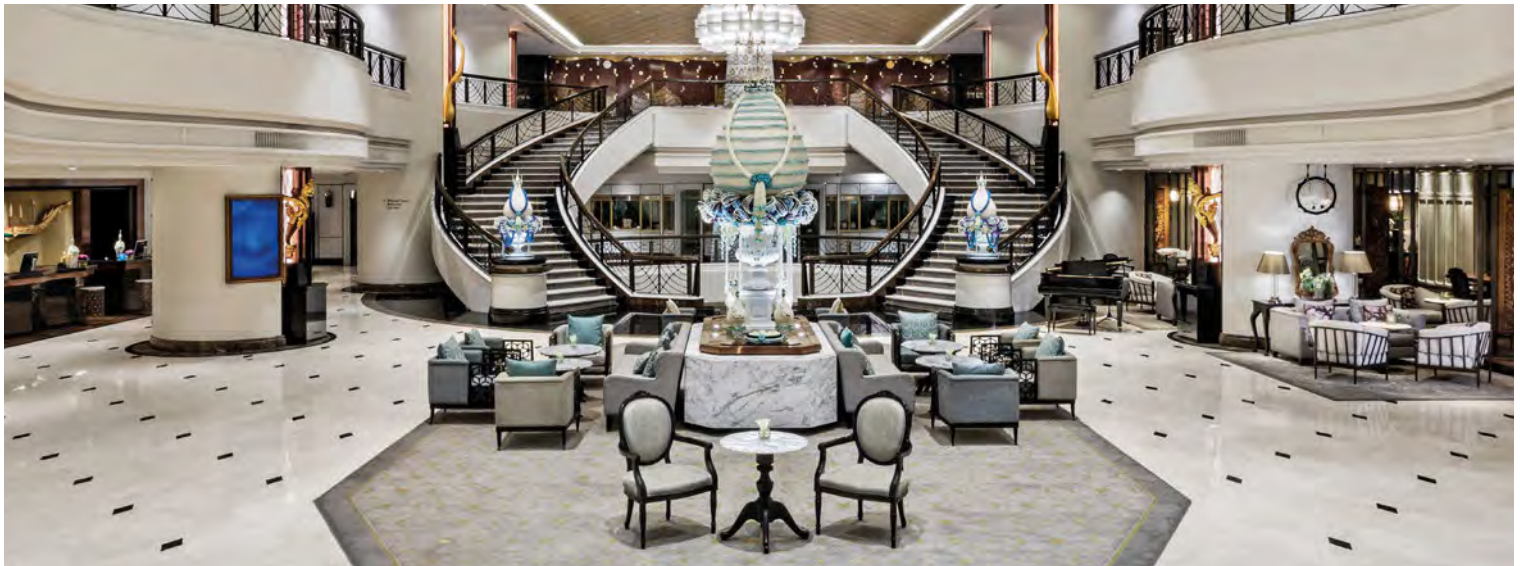
Viceroy Riviera Maya

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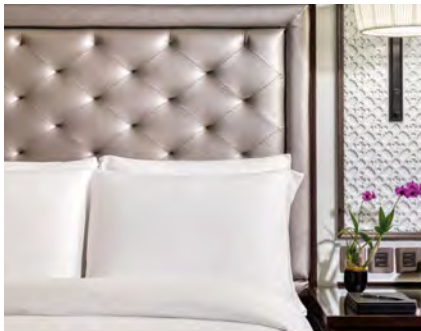


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The award-winning culinary team at The Athenee Hotel brings inspired taste and style to any event.

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Moreover, as part of its active community engagement and sustainability practices, the hotel only serves certified organically-grown rice.

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- The Bakery, Pâtisserie
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The first hotel in the world to achieve ISO 20121 certification for sustainable events is reflected in "Sustainable Meeting Practices". The Athenee Hotel offers over 6,500 sqm of meeting and event space. Total 30 meeting rooms, ranging in size from 36 to 1,033 sqm. The Athenee Hotel's captivating venues are suitable for every event, from intimate group meetings to large professional conferences, functions, conventions and gala functions.



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Located on the rooftop garden of the hotel, the outdoor lagoon-style pool provides a beautiful tropical setting surrounded by the lively cityscape of central Bangkok.

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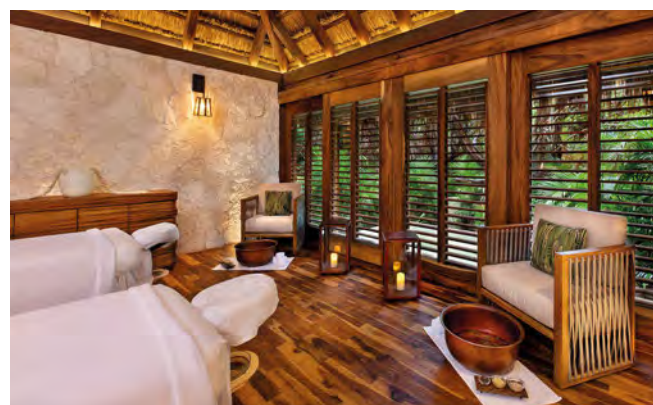
Chablé Maroma

Following the success of Chablé Yucatán, Chablé Maroma opened in September 2018 on the pristine beach of Maroma in the Mexican Riviera Maya. Surrounded by mangroves and set between the tropical jungle and sparkling sands of the Caribbean Sea, Chablé Maroma features 70 stunning villas, including Presidential three-bedroom villas, each with a private pool and outdoor terrace. In line with its sister property, Chablé Maroma has striking design features, gourmet cuisine by world-renowned chef Jorge Vallejo, and an expansive 17,000 sq. ft. spa. The resort also features a yoga pavilion, fitness centre and beachside pool. **LP**

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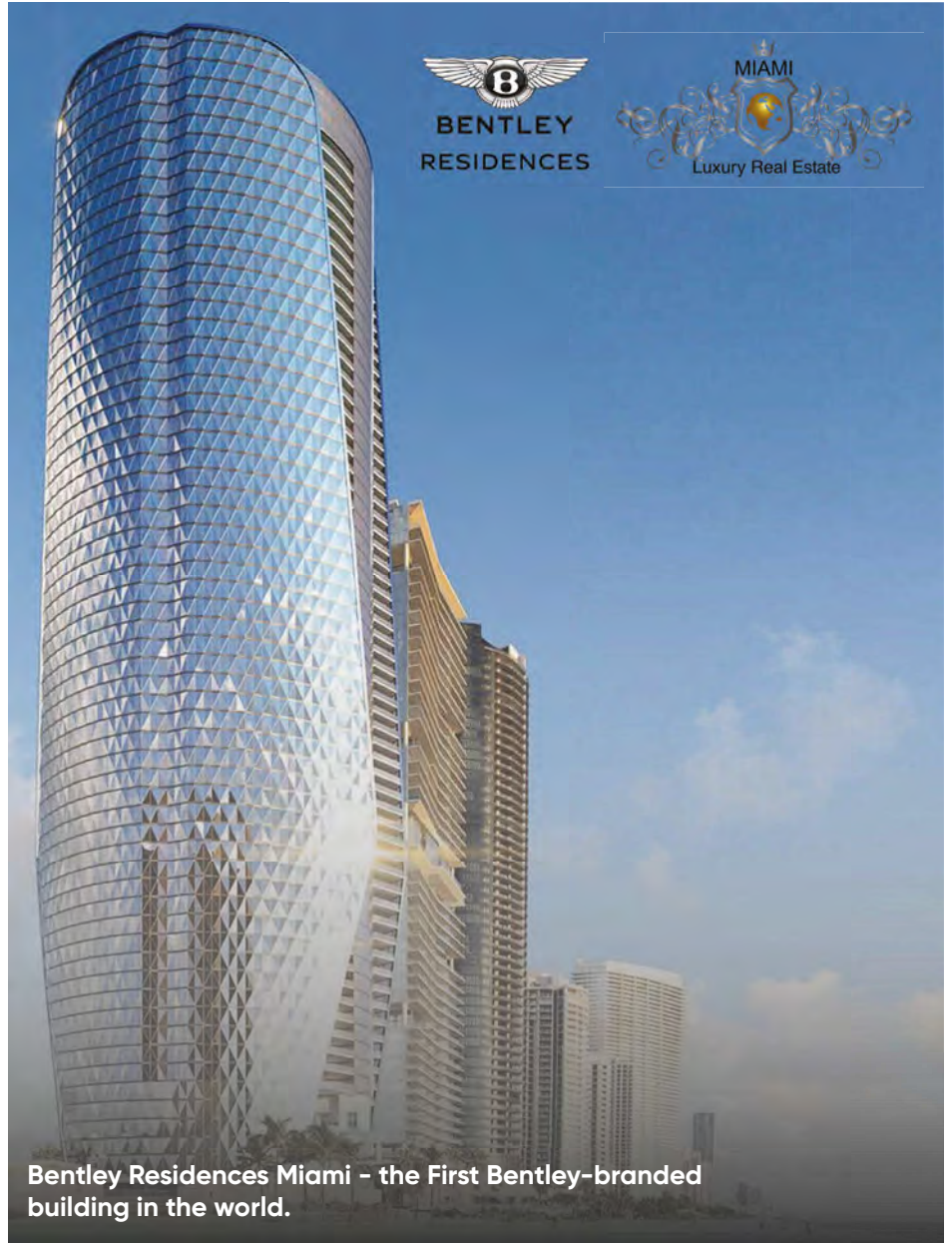




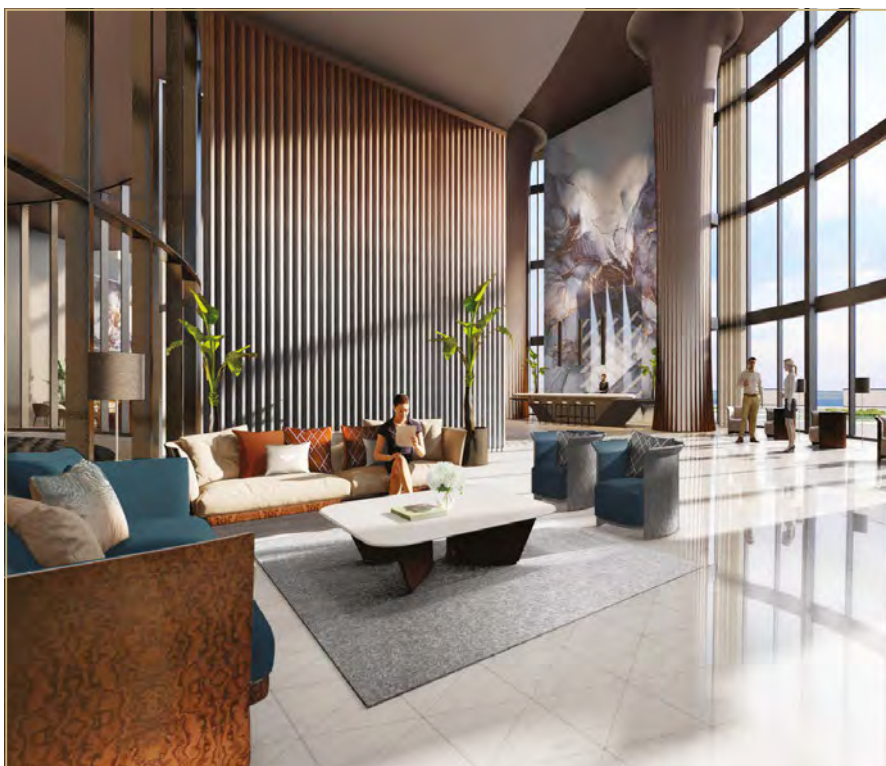
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The project – a collaboration between Dezer Development and Bentley Motors – will be located at 18401 Collins Ave. Bentley is the British manufacturer of cars and SUVs founded in 1919 and acquired by Volkswagen in 1998. It was also James Bond’s vehicle of choice in Ian Fleming’s early 007 novels. The Bentley Residence’s architecture is largely inspired by the aesthetics of Bentley vehicles, with cues taken from the stitching found on the interiors and the use of diamond-shaped patterns. 50% of the building’s exterior will be clad in silver, and feature triangulated glass panels that are pushed in three inches to create the diamond effect. Dezer says the building will resemble a “diamond that they can see all the way from Cuba when the sun hits on it.



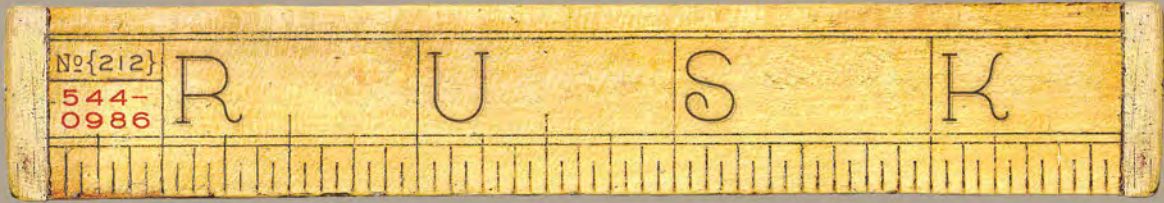
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Sales of residential apartments at Triptych Bankside, one of the most striking mixed-use schemes on the central London skyline, have now passed £110m for this year. This exciting news comes as three new spectacular show flats are unveiled at the £450 million development. The game-changing scheme is made up of three distinctive sweeping towers, with 169 luxury apartments in two blocks, offices in a third, plus retail, leisure and cultural spaces. Its close proximity to the City of London, the West End and its location on the Southbank within one of London's most vibrant cultural districts makes it ideally situated.

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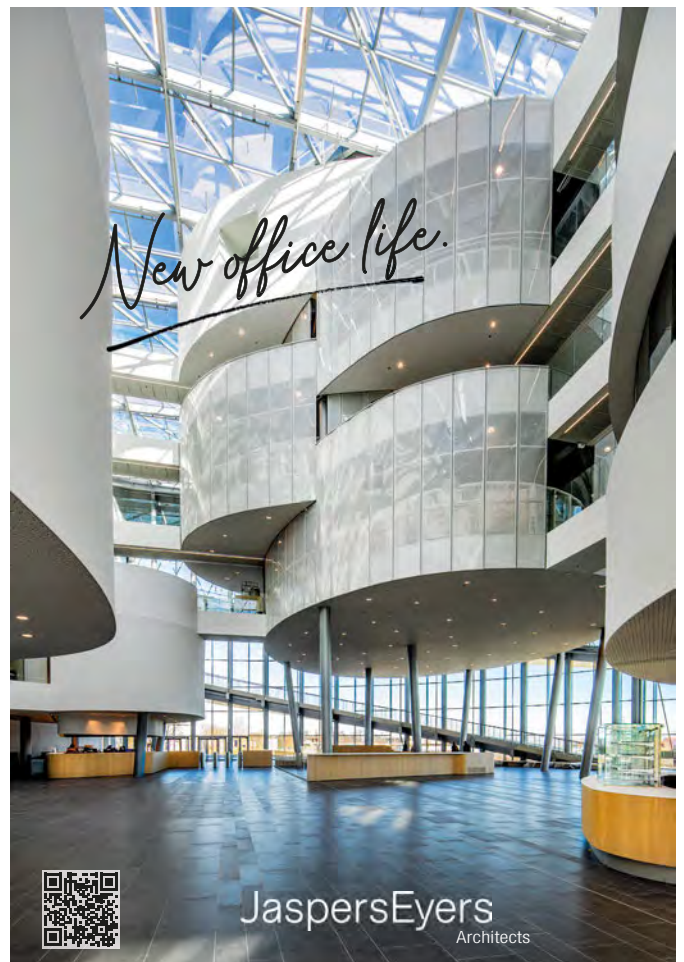


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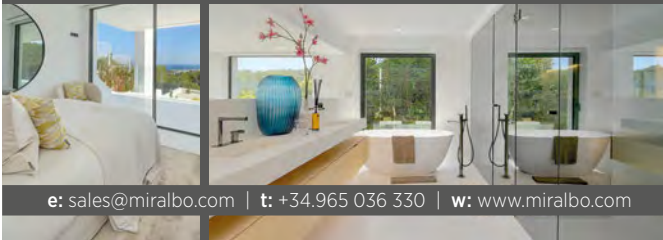

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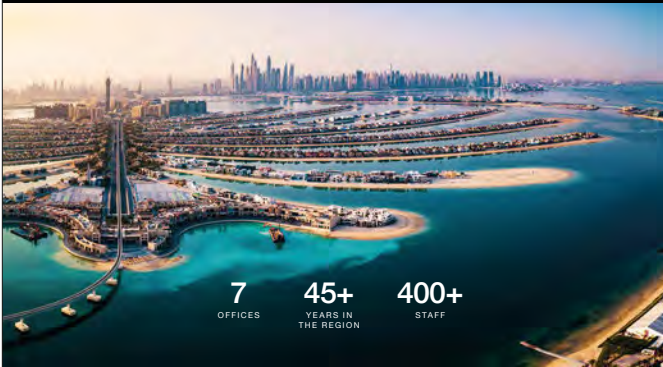


Featuring a host of impressive amenities, this modern villa comes complete with an outdoor kitchen, elevator to all interior floors, landscaped designed gardens, and an exclusive indoor garage for three cars.

Located only a five-minute drive from the centre of Ibiza, Miralbo aimed to integrate modern, pure, clean lines of architecture and warm sophisticated natural materials of the highest quality. With breathtaking mountain and ocean views from every space in the house, this elegant property also comes with the most innovative technology.





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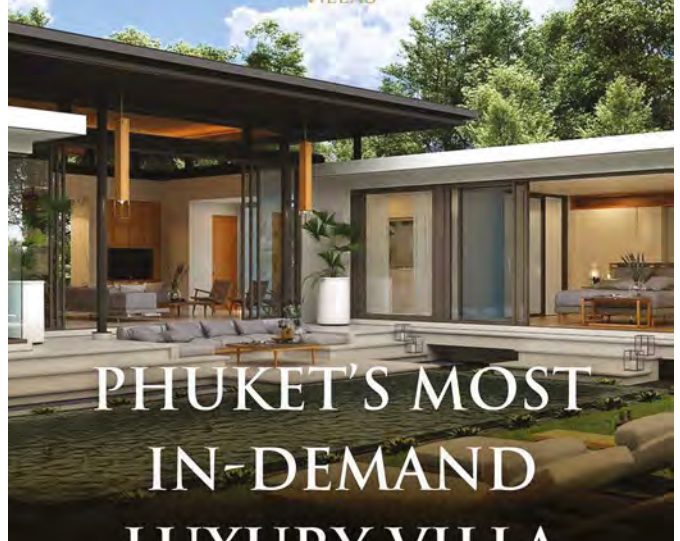
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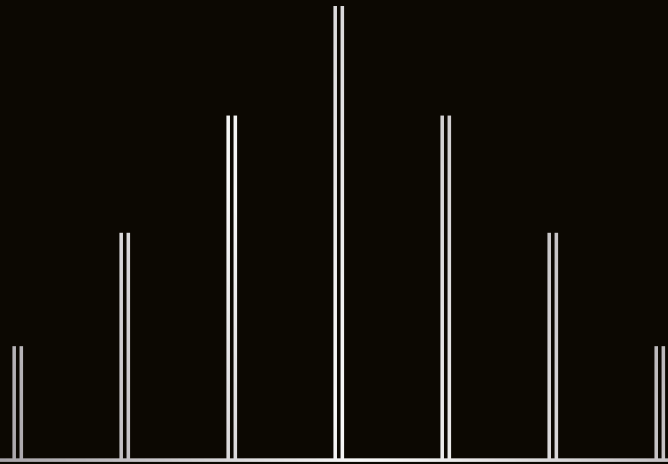
Luma Arles Tower

Named the Tower, this 56-metre-high building is the centrepiece of the Luma Arles arts campus in the town of Arles, France. It is made up of various multi-purpose spaces, from exhibition halls to work and research rooms, and event venues.

This 15,000m² building, designed by architect Frank Gehry, is clad with 11,000 irregularly arranged stainless steel panels. According to Gehry, the design references Arles' Roman architecture, nearby mountains and Vincent van Gogh's *Starry Night* painting, which was painted nearby.

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ANNOUNCING ASIA PACIFIC'S BEST PROPERTY PROFESSIONALS...



We are delighted to announce the year's Asia Pacific 2022-2023 Property Awards winners. This year, over 90 judges aimed to find the most outstanding interior designs, developments, architectural projects and single properties, as well as real estate agencies and real estate agents.

Passionate about the property realm, the judges happily assessed entries, finalised the shortlist and selected the winners of each category. It certainly was no easy feat as all entries were truly outstanding!

This book collects together our winners, some of whom have achieved exceptional levels of success. For example, HKS Architects secured eight awards. Some of their award-winning projects include Jiangsu Garden EXPO Indigo Resort, OCT Nanjing Yangze Riverfront Mixed-Use and Wuhan Vanke mall, all located in China. The Wuhan Vanke Mall in particular is a 200-metre-high tower inspired by the "Spring Breeze," which gently sweeps over the building volume while the undulating facade lines and tower skyline echo the mountainous terrain of Kunming, China.

L&P Architects won an astounding 15 awards for categories including commercial high-rise architecture, leisure architecture, and mixed-use architecture, to name but a few. Newcomer Vega City Joint Stock Company won four awards for their Vega City Nha Trang project in Vietnam. The project has many leisure options such as the Opera House, Treasure Island, Van San Dao coral park, 168 ocean-view shops, much-awaited diving facilities, a yacht club and even an underwater museum.

These are but a few of the projects that have stood out this year, and we are truly pleased with the outstanding levels of expertise that our entrants continue to showcase. To each and every one, many congratulations and I can't wait to see what you have in store for 2023-2024.

Helen Shield

Editor-in-Chief, International Property & Travel Magazine

Index

- 08 Sponsors
- 09 Judges
- 12 Bagmane Developers Private Limited
- 16 Perkins Eastman Architects DPC
- 20 Elite Estate Pvt Ltd
- 24 DPWT Design Ltd
- 26 Ecopark Corporation Joint Stock Company
- 28 Prestige Global Designs
- 30 Lie Zhang, Tsinghua University
- 34 Filmore Real Estate Development Corporation
- 36 Hangzhou Winland Real Estate Co., Ltd
- 38 Shun Tak Holdings Ltd
- 40 Yi-Shiung Construction Ltd
- 44 SonKim Land Corporation
- 46 Lead8
- 48 Henderson Land Development Company Limited
- 50 Hiten Sethi and Associates
- 54 Hyper Partners
- 56 Nam Long Investment Corporation
- 58 C.Kairouz Architects
- 60 Kann Designing Office Ltd.
- 64 ATOM Design.Co.Ltd
- 66 RMJM Red Hong Kong Limited
- 68 Federal Land, Inc.
- 70 Tropicana Corporation Berhad
- 74 Vega City Joint Stock Company
- 76 Tohshin Partners Co., Ltd.
- 78 Hysan Development Company Limited and HKR International Limited
- 80 AssetWise PLC
- 84 Tandem Architects (2001) Co., Ltd
- 85 ST Concepts
- 86 C Street Projects
- 87 Inarc Design Hong Kong Limited
- 88 Victory Legend Center
- 89 Botanica Luxury Villa
- 92 LDR Group
- 93 Mao, Shen-Chiang Architecture Studio
+ Shih Ao Fair - faced Concrete
- 94 Anson Cheng Interior Design Ltd
- 95 UOL Group Limited
- 98 Palmer & Turner (Thailand) Ltd.
- 99 Daniel Statham Studio
- 100 Benoy Limited
- 101 Perri Projects & Pellicano
- 104 Beijing Tsingshang Architectural Design and Research Institute
- 105 Yu studio
- 106 Colliers China
- 107 JATO Design International Limited
- 108 SL + A Hotels of Steven Leach Group
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- 122 Huarchi Global Design Corporation Limited
- 123 Greyscale Ltd
- 124 Nam Long Real Estate Transaction Floor Company
- 125 Asli Architecture
- 128 Millimetre Design
- 129 Harcourts Cooper & Co
- 130 Conrad Properties Co., Ltd.
- 131 The One Transworks Square
- 132 IXI Design
- 136 Asia Pacific Winners 2022-2023

SuMisura has once again garnered wins for V on Shenton Penthouse (Show Home category) and South Beach Residences (Residential category) at the 2022 Asia Pacific Property Awards, making it their 11th consecutive year of project recognition in the Asia Pacific region.

In 2019, SuMisura were award winners under the Show Home and Private Residence categories for their works at 3 Orchard by the Park Penthouse and D'Leedon Garden Villa respectively. This was also an award they won in 2018 for their Show Home at Le Nouvel, Kuala Lumpur.

In addition to receiving a five-star award in 2017 for the design of the show home at Gramercy Park II, SuMisura was highly commended for their works from 2012 to 2016.



South Beach Residences



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Setthasiri Charan - Pinklao 2 by Abalance Interior Design Co Ltd







Troy Building



BENGALURU IS THE CAPITAL city of Karnataka State in southern India. It is also known as the “Garden City” due to its high number of parks and lakes. Another accolade is that it’s India’s version of Silicon valley and is famous as an IT hub.

It’s against this backdrop that Troy Building, Bagmane Capital stands proud, a mid-rise office building with an architectural design that creates a next-generation workspace.

The office building offers a sense of familiarity and authenticity in the entire masterplan of the area. The development is on the 50-acre Bagmane Central Tech Park which promises a future of more than 4 million sq. ft. of office space.

Its location as a corner plot elevated into a podium means that the diagonal corner spaces can function as green well-being terraces and achieve maximum connection to the central green plaza.

The appearance and finish are a framework of punched window systems and textured walls with grooves. The façade is made up of rectangular glass panels with grey and white textured walls where the built volume is punctuated by terraces. The diagonal corners of the building have been outlined uniquely with a glass box design to integrate with the green terraces. This gives an opportunity to provide a natural and intuitive atmosphere for the overall workplace in order to inspire connectedness.

★★★★★ BEST OFFICE ARCHITECTURE INDIA Troy Building, Bagmane Capital by Bagmane Developers Private Limited



Apollo Building

BAGMANE DEVELOPERS IS ONE OF India's leading corporate real estate developers and has been designing commercial real estate to suit contemporary trends and future requirements since 1996. The company has over 17 million square feet of operational development size and more than 8.2 million square feet under development.

Apollo Building, Bagmane Capital is another striking building that is located strategically within Capital One Park, Bangalore.

The project delivers a 50,000 sq. ft. grade-A office space across 12 storeys.

The design of the building mitigates the heat and limited view challenges of the area. It employs a gently curved, terraced and largely

translucent façade using unitised glazing with aluminium.

There are a series of parametrically generated curved loggias (outdoor galleries and corridors) that offer users access to a view and a social area in a protected, community environment.

The designers deliberately chose to depart from the architectural design of surrounding buildings as part of a strategy to distract from the relatively narrow front of the project to the central green area.

In addition, to further improve and bring in natural daylight, floor-to-floor height has been enhanced. A roof terrace also allows employees to unwind.



ASIA PACIFIC
PROPERTY
AWARDS
ARCHITECTURE

in association with



2022-2023

Bagmane Developers Private Limited

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ANGKOR BUILDING, BAGMANE Capital is a state-of-the-art carbon conscious building designed to maximise the sustainable concepts of shading, ventilation and overall wellness. The site is located in Bangalore with the 15-acre Bagmane Capital campus, an extension to the existing 42-acre Bagmane Constellation campus.

With the underlying values of “great design equals great business”, the developers know that the connection between a great experience and business performance is well documented.

A focus on the user experience and site visibility guided the creation of the main entrance courtyard, with the ground

floor comprising public space in the form of lobbies and retail services. The interior palette is consistent both in terms of style and materiality with beige and white tones used to bring warmth.

This high-rise 12-storey commercial building targets companies who believe in design excellence. It aspires to create a place that is integrated with the neighbourhood and context, provides pedestrian friendly areas, respects local culture and forms an open space network. It emphasises that single-use spaces are becoming obsolete and space is now multimodal, with people eating, working, socialising and exercising in the same environment.



Argon Building

ARAGON BUILDING, BAGMANE Solarium City has imagined a contemporary hub within the Bagmane Solarium masterplan. The one-of-a-kind project aims to become an urban oasis with civic spaces intended for work, lifestyle and wellness. The stunning development is designed as a highly adaptable centre, accommodating efficiency within various office configurations. Another design criteria that defined the project was to position Argon as a distinguishable element that marks the entrance of the Solarium campus and serves as a landmark within the complex.

Argon was also designed during the uncertainty of the Covid-19 pandemic so a key challenge was to create relevant dialogue

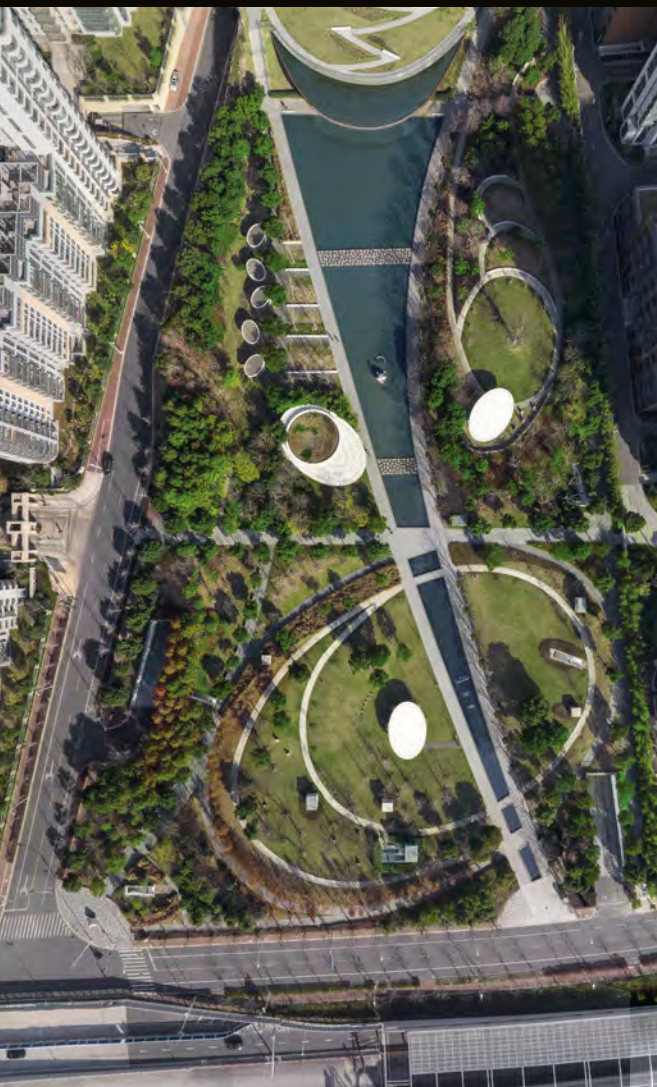
between a dynamic working environment and immersive outdoor amenities that contribute to wellness within a workspace.

The rooftops are equipped with essentials such as rainwater harvesting tanks and photovoltaic panels, taking advantage of renewable energy technology and adding to the building's sustainability. The prevailing building form is designed based on wind studies to ensure good air movement through external areas. The ground-level greenery solutions also contribute to the sustainable profile of Argon where biodiverse elements such as tree groves with varying flowering seasons provide shading, and enjoyment and relaxation.



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Baoshan Long Beach



LOCATED IN THE BAOSHAN district of Shanghai, Baoshan Long Beach is a one-of-a-kind waterfront community situated at the mouth of the Yangtze Jiang, China's longest river. From the completion of China's first railway to the establishment of BaoSteel – China's largest modern iron-steel enterprise, Baoshan has grown into an eye-catching, key supporting point in Shanghai's economic development.

A redevelopment of former container shipping facilities, Baoshan Long Beach creates several residentially-led, mixed-use neighbourhoods that are interspersed with generous parks – all arranged along a two-kilometre riverfront esplanade that hosts shops, services, cafes, and restaurants. Baoshan Long Beach combines the density, energy, and liveliness of a city with the tranquillity and expansiveness of green parklands and sweeping water vistas –

capturing both views of Shanghai's iconic CBD skyline to the south and the broad Yangtze River to the north.

The project commenced with the development of a master plan encompassing the 78-hectare waterfront site. The master plan phase was conducted as an international competition. Upon winning, Perkins Eastman was then commissioned by Shanghai International Port Group and Franshion Properties to provide architectural and landscape design services for two of the mega blocks: Block B5 and Block B4, East Park and West Park, and the Long Beach Esplanade.

Perkins Eastman works closely with clients and collaborators to identify mutual goals, build trusting relationships, and discover solutions for any scale. Whether the company envisions a branded workplace, a new state-of-the-art hospital or school, or a citywide masterplan, they engage in an integrated



design process, always keeping people at the heart of what they do.

The design of Baoshan Long Beach is precedent-setting in that it introduces the principle of Wei He planning. The term 'Wei He' means to wrap around, creating space in the centre. This type of space arrangement is very different from traditional Chinese developments, which feature equally spaced buildings with their primary facades largely facing south.

The unique application of Wei He street walls achieves the creation of multiple residential courtyards within the B5 mega-block. From an internal point of view, these courtyards break down the daunting scale of the mega-block, forming smaller, more intimately scaled, and more private residential enclaves. The individual courtyards also promote separate identities and a sense of exclusivity for each enclave. The eye-catching

courtyards also provide secure play areas for children, and offer spaces for residents to enjoy their activities.

Key residential design features include an east/west apartment typology in order to fully capture direct park views. These apartment buildings also feature exemplary ventilation, as well as a more intimate private entry system which provides access to only two units per floor. Narrower floor plates have been introduced to enhance daylight penetration. Wrap-around corner living rooms and master bedrooms maximise southern views to Shanghai's CBD skyline as well as direct solar access, while beautiful northern views capture the broad sweep of the Yangtze River and the stunning Long Beach Esplanade. At the top of the high-rise towers, at their narrow east and west facades, urban windows establish a distinctive signature look for the project.



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Xianda College



XIANDA COLLEGE of Economics and Humanities at Shanghai International Studies University was established in 2004 by Shanghai International Studies University and Xianda Investment.

The Chongming campus is located 50 minutes from its main campus in downtown Shanghai. Phase 1 of the new campus was completed in 2010, while Phase 2 has three new schools: School of International Studies, School of Liberal Arts and School of Business and Management. Other facilities include a library and student centre, a central admin building, and an information exchange centre.

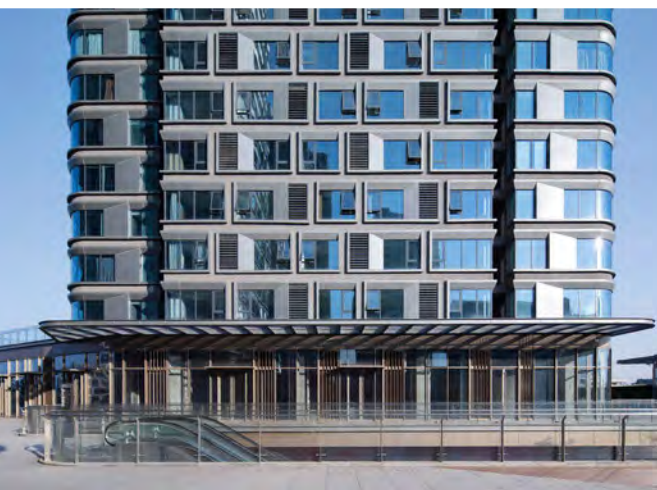
As a goal to provide a campus that matches Xianda's philosophy – 'a true higher educational model that's both global and local,' the team looked at how the two can co-exist. Studies were conducted on traditional 16th to 17th century Chinese gardens, where scholars

at the time spent most of their day learning and reflecting. Traditional and modern western college campuses such as Cambridge and Harvard were also analysed on how buildings and outdoor spaces impact students by encouraging socialisation and interaction.

Through these studies, Perkins Eastman developed the basis of the master plan of Xianda College, including the idea of an engaging campus. In order to maximise connectivity, a series of arcades and pathways were created along most of the buildings' facades facing the lake. With the natural setting of Chongming Island and the campus site, the walk within the campus is also surrounded by exterior and interior landscapes. A central courtyard, internal courtyard, entrance plaza and roof gardens have been integrated with public spaces and open views, allowing students to interact and enjoy nature.



Tianfu Cloud City



TIANFU CLOUD CITY, situated near Xinglong Lake in Chengdu, China, responds to how evolving cities should address their potential to improve quality of living and working in the urban environment. The project's innovation lies in the Arroyo, a natural canyon-like feature, designed as an architectural gesture that overcomes the expansive width of the government-mandated Greenway. By carving into the ground, the Arroyo upholds local codes that disallow retail development on the Greenway, while also producing a vibrant, sun-filled retail and pedestrian ambiance below street level.

Designed for Vanke, one of China's largest developers, the project commenced with the development of a master plan encompassing eight blocks and the Greenway. The master plan phase was conducted as an international competition. Upon winning the competition,

Perkins Eastman was then commissioned by Vanke to provide architectural and landscape design services for the southern half of the site.

The Arroyo, as a catalytic participant in the city, reduces what would be a nearly 100-metre Greenway width down to smaller 10-20-metre distances, creating more intimate moments for the ideal retail experience.

The architecture along the Arroyo reflects the market demand for different office typologies. In order to promote a commercial district, the project envisions multiple types of office space, including corporate towers with maximised lake views, cotels for small businesses, flexible VMOs for start-ups and innovation, and headquarter campuses for established companies. In addition to office space, the commercial district also features hotels and residential towers, as well as ground floor retail spaces.



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★★★★★ BEST MIXED USE ARCHITECTURE SICHUAN PROVINCE, CHINA Tianfu Cloud City at Xinglong Lake by Perkins Eastman

★★★★★ BEST MIXED USE ARCHITECTURE CHINA Tianfu Cloud City at Xinglong Lake by Perkins Eastman



EIGHTEEN BY ELITE ESTATE is Pakistan's first lifestyle destination developed by Egypt's Ora Developers in partnership with Pakistan's Saif Group and Kohistan Builders. These groups have come together to set a new standard for destination living in Pakistan.

Eighteen covers an area of 2.7 million m² with over 2,000 residential units. The concept master plan was prepared by Callison RTKL and developed by renowned architects and urban planners WATG, with interiors by Wimberly.

The masterplan for Eighteen is remarkable, creating a beautiful garden city on the edge of a global city. Eighteen not only delivers beautiful design and landscaping, but also benefits from smart architecture by utilising the very latest techniques to maximise the local climate, while minimising the negative impacts on it.

The natural beauty of the region inspired the overall design, placing a pristine championship

golf course at the heart of the development. This lush, green open space is surrounded by carefully sited designer villas and apartments, all connected by wide, gently curving parkways and easily serviced by a wealth of extravagant amenities. Throughout, contemporary architecture blends effortlessly into existing natural elements, complementing the panoramic views for which Pakistan is famous. The spacious sense of openness, the views across the course, and the rolling hills are the hallmarks of Eighteen. Also integrated into this thoughtfully considered landscape are a sumptuous clubhouse, a medical centre, a five-star hotel, luxury retail stores and a business centre.

Eighteen is a gated community, private and secure but designed to offer a wonderful sense of freedom in surroundings of exceptional beauty. It's the definition of a modern resort, complete with all the hallmarks of pampered living.

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★★★★★ BEST SUSTAINABLE RESIDENTIAL DEVELOPMENT PAKISTAN Eighteen by Elite Estate Pvt Ltd
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Award Winner RESIDENTIAL DEVELOPMENT PAKISTAN Eighteen by Elite Estate Pvt Ltd

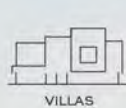


EIGHTEEN

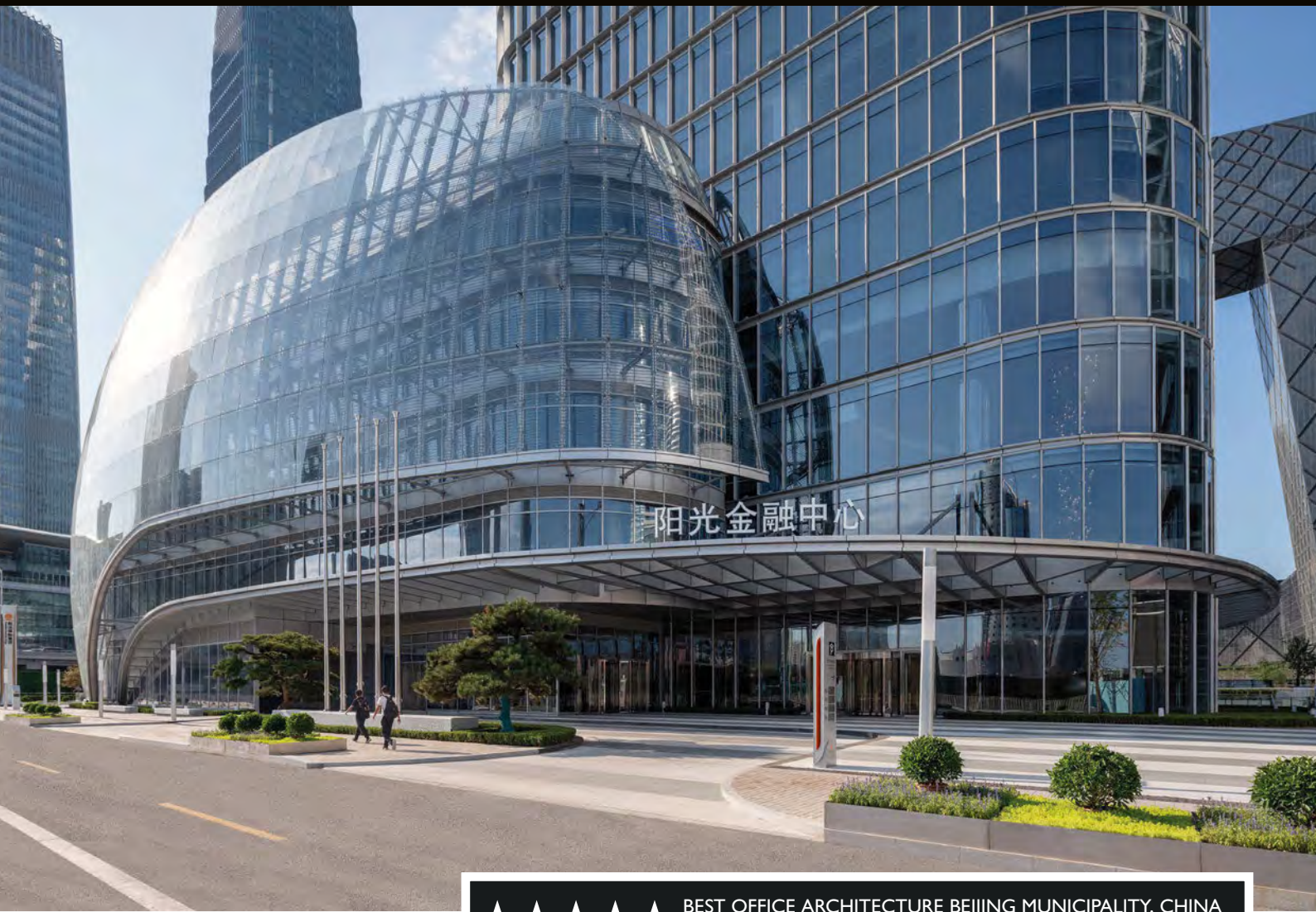
by **OGA**

PAKISTAN'S PREMIUM GOLF COMMUNITY

Eighteen is a multi-million-dollar, flagship, luxury living development, backed by ORA Developers, Saif Group and Kohistan Builders & Developers, creating a vision of international living in Pakistan. Set in a beautiful landscape south-west of Islamabad, Eighteen is a secure and relaxing community of luxurious Villas and Apartments, serviced by world-class amenities, for people who expect only the best.







★★★★★ BEST OFFICE ARCHITECTURE BEIJING MUNICIPALITY, CHINA
Sunshine Financial Center by Woods Bagot





Tianjin Coral Sea Life Plaza Showroom



DPWT DESIGN LTD is an architecture, interior design and product design firm. Led by Arthur Chan, Lawrence Chum and founding director Andrew Law, the company's architecture and interior projects are thoughtfully done, balancing aesthetic and functional values.

The Tianjin Coral Sea Life Plaza Showroom is a sales centre that will be used to showcase the Coral Sea Shopping Plaza. With an area of 100,000m², the plaza comprises a three-storey structure with a two-storey basement car park. Designed in a rectangular architectural form with a central courtyard, the completed design will include a variety of fashion stores, restaurants, a fitness centre and a supermarket. As the project is close to the sea, the design adopts an ocean theme.

Located inside the plaza, the showroom will become a hub for those who want to see the design of the plaza from conception to completion. Divided across two floors, the client's brief included a reception area with a beautiful model display of the plaza, a lounge and VIP meeting room, a pantry and an internal office.

The exhibition zone located on the first floor is 100m² and includes a reception counter and large TV. This will serve as the welcoming area for visitors, introducing them to the shopping plaza development. The staircase leading up to the second floor is decked out in various exhibition boards to give guests a clear idea of what the shopping plaza will look like. They can then proceed to another space for a virtual tour, before seeking refuge in the lounge area

★★★★★ BEST MIXED USE INTERIOR TIANJIN MUNICIPALITY, CHINA Tianjin Coral Sea Life Plaza Showroom by DPWT Design Ltd

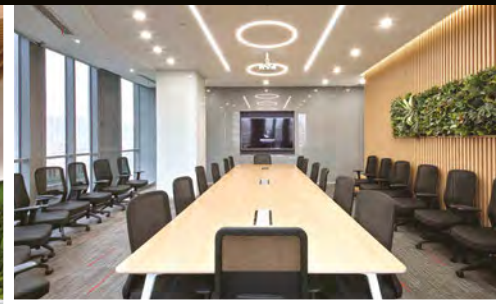


ABB Office at Shanghai

where they can sit back, relax and enjoy coffee and other beverages. A support office with five workstations was also included. The transition from one zone to another creates an important spatial experience.

DPWT was also tasked with coming up with a design for ABB, one of the most avant-garde energy saving technology companies in the world that has extended its footprint in China in the past several decades. The ABB office in Shanghai had been expanded several times following the rapid growth of the business in the eastern province of China.

Thinking outside the box, the company was determined to adopt a new working model in office design to project a forward-looking corporate image to its customers. In the past ABB had an L-shaped configuration

with screen blocks that resulted in a lack of communication between colleagues.

The brief was therefore to accommodate around 140 workspaces for over 250-staff with ancillary functions like a reception area, meeting room, phone booths, pantry and a store room. Located in the class A office tower in Shanghai, the ABB office has outstanding views of the city. Floor-to-ceiling windows were requested to make the most of this feature. The lobby is fully furnished with high-quality marble and lighting and, as it is the first point of contact, the area features a bright ABB logo to add visual impact.

Adding to the modern, chic and timeless design are shared facilities including a pantry, meeting rooms and phone booths scattered around the office.



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AIMING TO BE a destination for living, working, shopping, playing and learning – a self-sustained urban community surrounded by water and gardens, Ecopark Corporation JSC envisioned a 500-hectare development in Vietnam blessed with beautiful vistas of the surrounding countryside and quaint historic villages nearby, celebrating a culture that is 4,000 years old and enticing thousands of residents and tourists every day.

Residents can enjoy a modern lifestyle within their resort-like community, while visitors can immerse themselves in the relaxing ambience of Ecopark's lush, picturesque landscape. A third of Ecopark land area is reserved for open spaces including 30 hectares of public parks and greenery, 64 hectares of water body and 58 hectares for a golf course.

After 17 years of meticulous execution, Ecopark Corporation has transformed that initial vision into the vibrant development that

is Ecopark today based on three core values: nature, culture and people.

Aimed to provide residents with complete peace of mind, Ecopark makes everyday living special. The lush landscapes, picturesque pocket parks and serene walkways are all designed to create those prized moments in life for families and friends to enjoy.

With the vision to create harmony between humans and nature, Ecopark brings together modern facilities of international standards in order to create the most enjoyable living environment for its residents. The township's facilities include commercial and office centres, an international hospital, an 18-hole golf club, a world-class Ernie Els Golf Academy, three international universities, international and local schools, cinemas, relaxing club house areas, swimming pools, tennis courts, gyms, parks, and playgrounds.

The Ecopark masterplan 2016 divides the township into five cohesive districts: Palm



Springs, Riverine, Central, Knowledge and Creative, Fairview and Aqua Bay.

Each district has unique characters shaped by a variety of landscape features and public spaces designed to promote interaction among community residents and the natural environment. Each district offers a variety of residential options from high-rise to low-rise, from waterfront to park living so that residents have a wide range of housing and lifestyle choices.

Inspired by the reeds in front of the river's edge, Aqua Bay Sky Residences is one residential area that is expected to be the highlight of Vietnam's real estate market. Featuring seven towers, this is the first and the only time in the north of Vietnam that customers can experience premium residences that have endless views of the golf course and the deep blue of Aqua Bay.

Surpassing traditional standards for luxury apartments, Aqua Bay's 282 luxury

apartments called "The Collection" has its signature Aqua150, Golf150, Golf200 and Penthouses offering breathtaking views over the 17-hectare Aqua Bay and the golf course. West Bay Sky Residences is located on the west side of Aqua Bay Ecopark, only 3km away from Bac Hung Hai Bridge. The residences consist of four modern apartment buildings with tranquil views across the Red River. It is a place where you can enjoy a serene life with picturesque sights but still have the modern facilities right at your doorstep.

Featuring 300 villas, Ecopark Grand boasts the finest luxury living experience for the owners who treasure the value of nature and heritage. Each villa is surrounded by lush gardens and a sparkling lake.

As a multi-functional city, Ecopark is committed to sustainability, contributing to the well-being of the community by meeting the demands of modern city living.



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World of Wonder



The Whimsical Kitchen



S ELECTING THE MOST AMAZING interior designers can be a near-impossible feat and Prestige Global Designs makes the decision even harder. The company’s designs are second-to-none and include residential projects and even kitchen design.

Accessed by a private lift, the 2,400 sq. ft. World of Wonder apartment in the Principal Garden condominium in Singapore has a single-storey layout with five bedrooms, one study room, an enclosed kitchen, and living and dining areas.

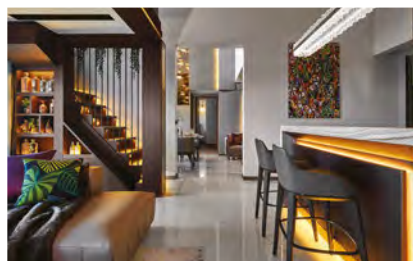
Prestige Global Designs’ brief was to create a home that would look different and interesting for a family of three, so they created a whimsical mood throughout, whilst increasing the functionality of the living areas through ingenious space planning, a selection of furniture and lighting, and providing customised finish to materials to ensure one-of-a-kind uniqueness. Consistent with the

whimsical theme, bold colours, strong motifs and textured materials were used throughout the apartment. The star of the show is located in the dining area. Pink heron wallpaper by Gucci takes pride of place, against a curated composition of softly curved pieces from Gubi.

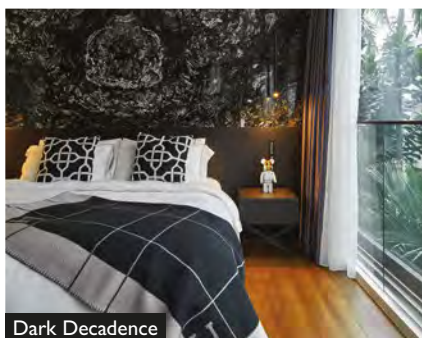
The client’s brief for the Whimsical Kitchen project was to create a functional yet unique gourmet space with lots of storage. Prestige Global Designs decided to turn the old wet and dry kitchen layout into one spacious area with no barriers. The white Caesarstone countertop basks in natural light giving the look of a bigger and open space, with pops of green to add a little flair while keeping the brightness. The exposed walls are covered in striking glossy tiles. The fun pendant lights and counter chairs add a pop of pink, whilst blue cabinetry that extends up to the ceiling gives the illusion of a larger space while drawing the eye to the statement shades.

★★★★★ BEST RESIDENTIAL INTERIOR APARTMENT SINGAPORE World of Wonder by Prestige Global Designs

★★★★★ BEST KITCHEN DESIGN SINGAPORE The Whimsical Kitchen by Prestige Global Designs



Kingsford Waterbay



Dark Decadence



Situated in the North-East region of Singapore, Kingsford Waterbay is a development comprising of tall buildings that accommodate 1,157 apartment units, six strata terrace houses, and two semi-detached homes. The most prominent feature is the unblocked view of the spectacular Serangoon River. The 1,991 sq. ft. penthouse is the star of the show in that it combines two abutting units. The single-storey layout has seven bedrooms, six bathrooms, an enclosed kitchen, living and dining area. The clients are a close-knit family and so wanted a home to create memories with their children as they grow up.

A stand-out area is the foyer. As the timber doors open, it reveals a striking incandescent entryway. Beautifully layered is a sculptural pedestal of fine dark wood, gold fluted glass and a rounded rectangular mirror. The immaculate details are only a

teaser for the surprises found further within the residence.

Nestled in one of the best residential locations in Singapore, Dark Decadence is a four-storey residence that includes four bedrooms, an enclosed kitchen, living and dining areas, and a swimming pool. The owners, who are parents of two teenagers, envisioned a dwelling with predominantly black details and black materials that would give it a unique identity.

Also key to their requirements were spaces where they can entertain guests. Over the years, the family acquired a colourful assortment of Bearbricks and Kaws figurines, which they wanted to display throughout the home as accent pieces; the husband also wanted the right conditions for his prized bonsai trees to thrive. The result was a stunning home where the family can make more memories.



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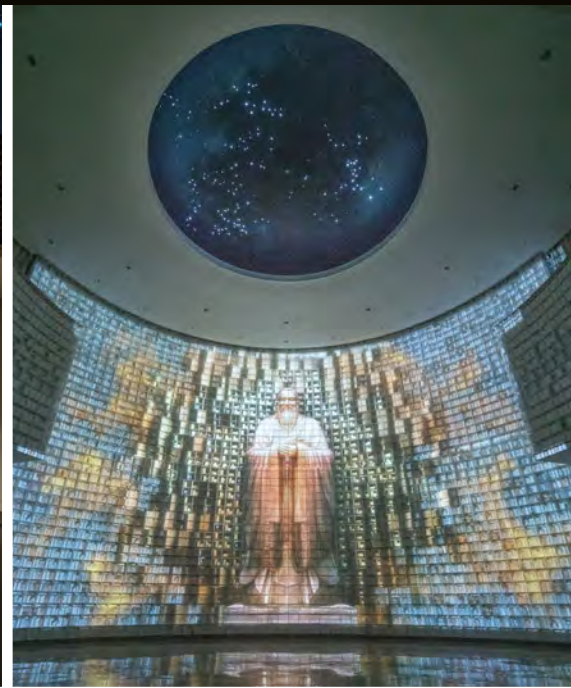
w: www.prestige-global.com

Award Winner RESIDENTIAL INTERIOR APARTMENT SINGAPORE Kingsford Waterbay by Prestige Global Designs

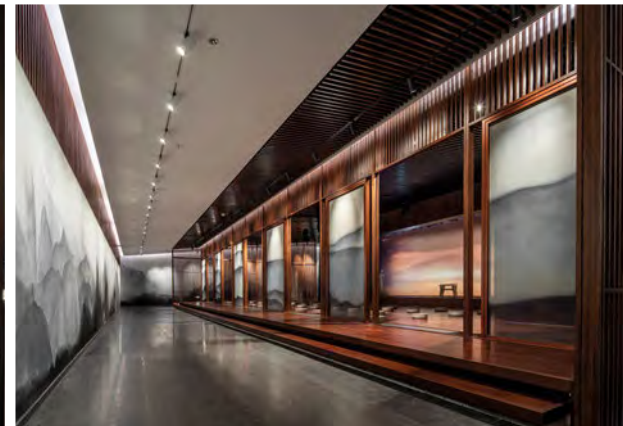
Award Winner RESIDENTIAL INTERIOR PRIVATE RESIDENCE SINGAPORE Dark Decadence by Prestige Global Designs



Confucius Museum



Lie Zhang



LIE ZHANG is the Director of the Institute of Interactive Media, Academy of Arts & Design at Tsinghua University. He has long been engaged in museum exhibition design and new media art creation, emphasising the integration of media and space to create unique and outstanding projects. His works have won many major awards at home and abroad, including the gold award of China National Art Awards.

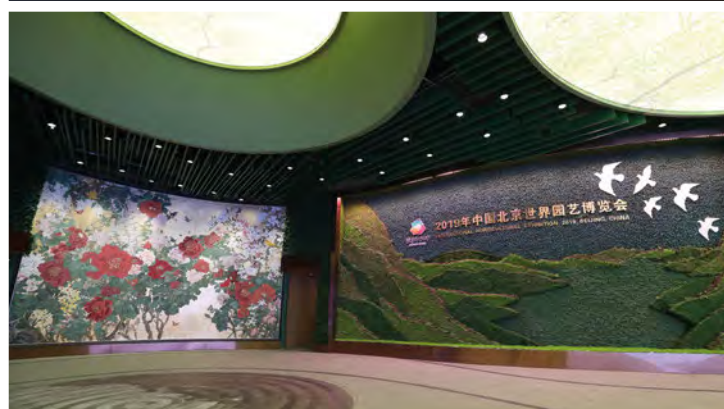
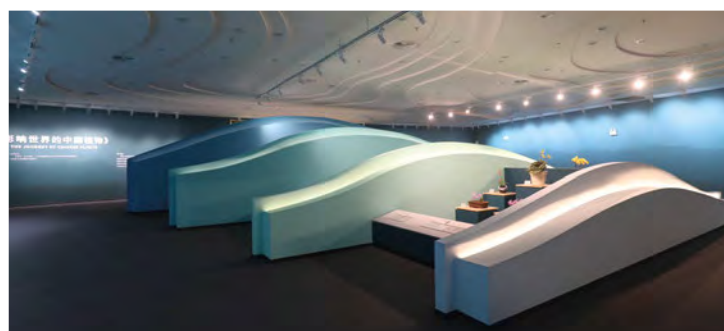
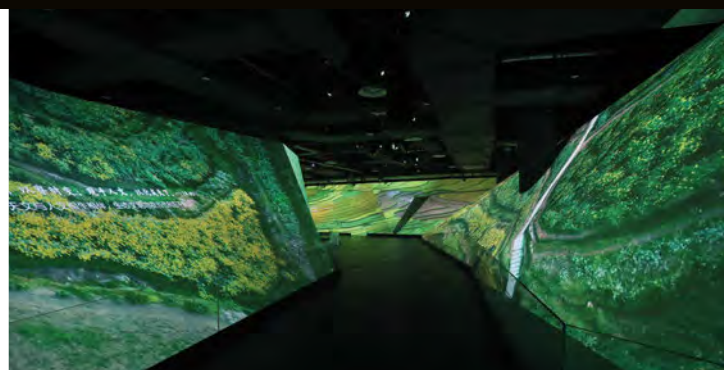
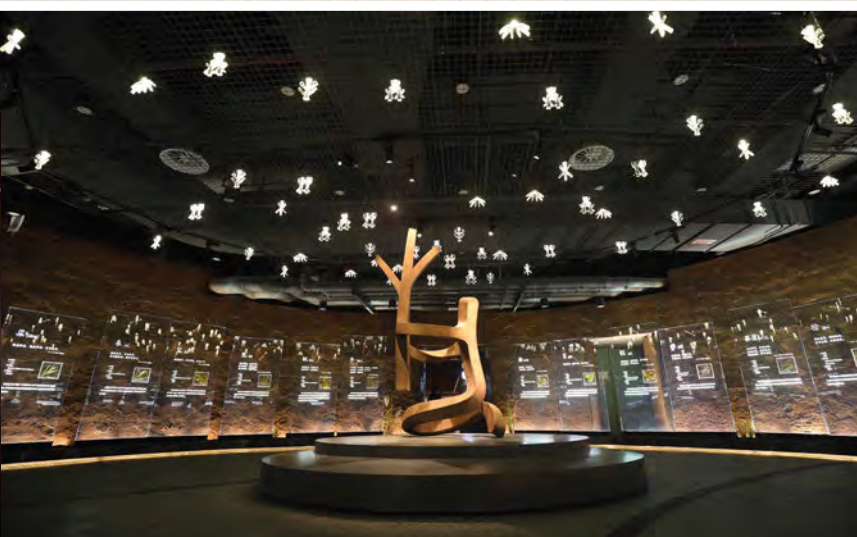
The Confucius Museum has a total construction area of 55,000m², of which the exhibition area accounts for 15,000m². It is a major cultural project with benchmark significance of the times in contemporary China. As the core figure of the Axial Age, Confucius and his thoughts have profound impact on Chinese civilization. The exhibition

design of the Confucius Museum strives to fully display the essence of his thoughts. The project consists of one core axis, two major experience areas, and six thematic spaces for basic display. The six outstanding themed areas include the Era of Confucius, the Life of Confucius, the Sagely Wisdom of Confucius, Confucius and Chinese Civilisation, Confucius and Global Civilisation, and the collection of the Kong Family Mansion.

One design highlight is the striking Wisdom Exhibition Hall. Under the background of a beautifully unified oriental landscape, the stories gradually unfold one after another in the unique space, and the audience travels through the one-of-a-kind scenes to gradually deepen their understanding of Confucius' thoughts and wisdom.



China Museum Horti Expo 2019



The 2019 International Horticultural Exhibition in Beijing, China is the highest-level international horticultural exposition approved by the International Association of Horticultural Producers. Set under the theme 'Live Green, Live Better,' Expo 2019 Beijing is dedicated to the common desire for a truly beautiful green lifestyle and to helping humankind adapt to, respect and integrate into nature.

Meanwhile, the theme also conveys the goal of fully implementing the scientific concept of development, accelerating the construction of a resource-saving and environmentally-friendly society, promoting the great development and prosperity of the world horticulture industry, and jointly building a vibrant, colourful and beautifully-designed homeland.

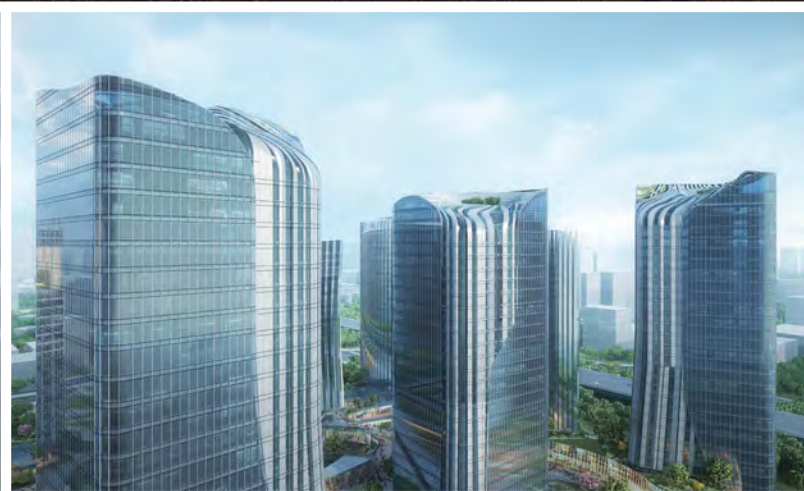
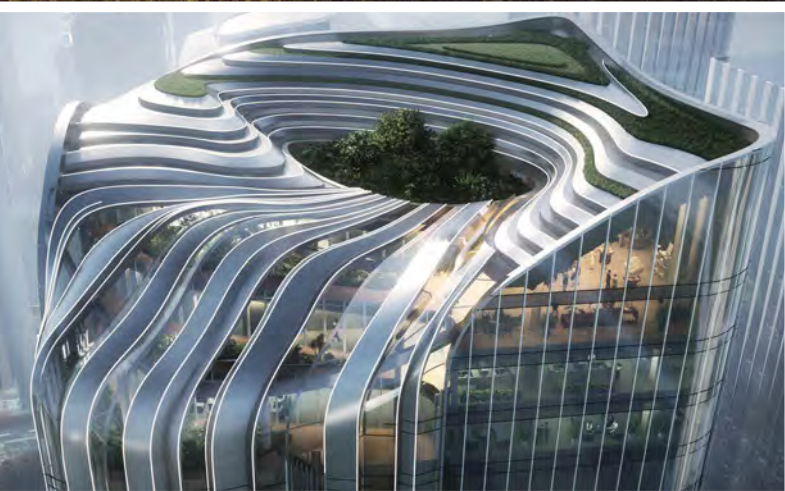
The design of the entire China Pavilion takes "Life and growth in nature" as the concept, "Splendid China" as the imagery, horticultural plants as the carrier, and ecological humanities as the core, combining static display with dynamic interpretation. Features include physical flower art with virtual artistic conception, along with contemporary technology and traditional art.

The design also uses poetic Chinese styles to express the spirit of Chinese ecological culture with emphasis on the harmonious coexistence between man and nature. This includes the display of lucid waters, lush mountains and horticultural masterpieces, whilst highlighting the achievements of contemporary ecological civilisation construction to present a culturally confident national image.



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BEST OFFICE ARCHITECTURE GUANGDONG PROVINCE CHINA
GENZON Binhaiwan Bay Area Industrial Park by PH Alpha Design Limited





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REPRESENTING THE COMPANY'S 'high-touch' philosophy, Filmore Da Nang provides a luxury living space where residents can truly sense and live life to the full. The high-rise Da Nang residences harness the language of modern art to illustrate a "carp transforming into a dragon" – with this dragon-shaped tower becoming one of Vietnam's most spectacular buildings.

Filmore makes every project a masterpiece and has established itself as a leading developer. The project focuses on long-term investors from Hanoi, Ho Chi Minh City, as well as customers across Asia. It offers 206 single-household and larger family apartments, and residents can indulge in a range of facilities in the podium such as a café, restaurant and kids' area.

It places great emphasis on the idea of encapsulating 'everyday moments of joy' Located up in the clouds in this boutique development with full-height glass windows and a rooftop sky deck, residents enjoy a high-end lifestyle, floating their soul above the vibrant city and overlooking the Han River and My Khe beach below.

The development sets a high benchmark for contemporary western architecture where spacial planning, construction and interior decoration live up to the highest global standards. All rooms are thoughtfully designed and 80% of the façade is covered with glass to make sure that owners benefit from the panoramic view from the windows. Low emissivity glass is used to minimise heat and UV rays.

- ★★★★★ BEST APARTMENT / CONDOMINIUM VIETNAM The Filmore Da Nang by Filmore Real Estate Development Corporation
- Award Winner RESIDENTIAL HIGH RISE DEVELOPMENT VIETNAM The Filmore Da Nang by Filmore Real Estate Development Corporation
- Award Winner RESIDENTIAL HIGH RISE ARCHITECTURE VIETNAM The Filmore Da Nang by Filmore Real Estate Development Corporation



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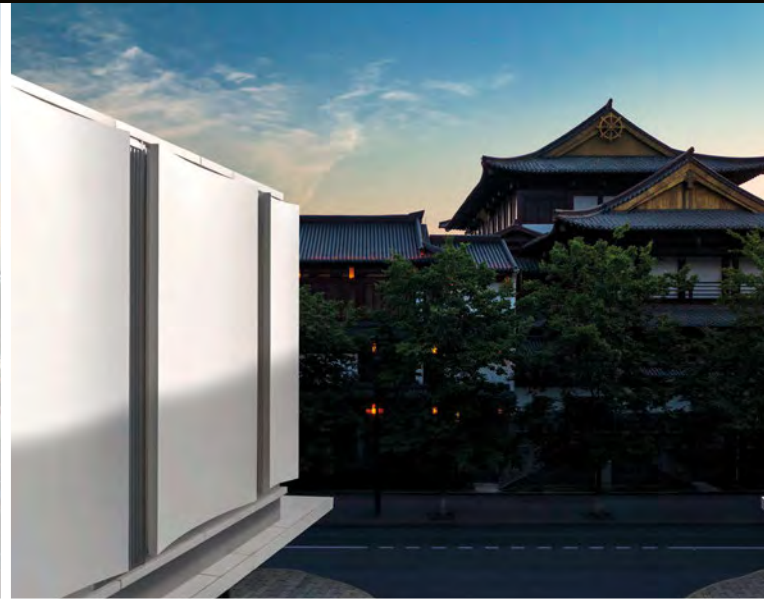


THE DESIGN AND construction process of the Winland Center shows how the developer, when creating a modern mixed-use project, explored all possible avenues so as to achieve a harmony between the project and the history, religion, culture, and the surrounding environment of its urban location.

The project is located next to the embankments of the Grand Canal (inscribed as a UNESCO World Heritage site in 2014) in Hangzhou, China. The plot is just 24 metres across the road from the historically significant Xiangjisi Temple, which is a major part of the Grand Canal Historical and Cultural Block.

The highest point of the Xiangjisi Temple is 14.69 metres, while the height limit on the plot is 80 metres. Had it been built to the maximum

limit, the project would have exerted irreversible visual pressure on the temple. Therefore, out of respect for the local history, culture, and natural environment, Winland decided to leave a 30-metre recess between the highest building and the boundary of the plot, where a few villa-like nine-metre architectures (“Gallery Street”) were arranged. Thus, a beautiful contrast and balance have been achieved between traditional and modern architectural styles minimising the visual pressure on the temple and the entire block by the comparatively larger and modern neighbouring project, preserving a clear skyline for the temple and a breathing room for the whole neighbourhood. The beautiful nine-metre villa-like buildings provide a gradual transition from a massive group of modern architectures to the relatively lower temple,



and the Grand Canal a bit further to the west. The Gallery Street is designed to bring contemporary art, culture, and lifestyle into the block, facilitating the interaction between tradition and modernity.

In a sense, the plot was salvaged by Winland from its previous developer whose plan would have ruined the whole neighbourhood culturally and historically. It's a perfect example of a responsible developer endeavouring to preserve cultural heritage and maintain a harmony between traditional architecture and modern real estate developments, which requires much perseverance and sacrifice of profits on the part of the developer in the time of an explosive real estate market.

A short story of how Winland acquired the plot will surely be conducive to better

understanding the significance of the project: Adam Yu, Chairman of the Winland Group, discovered the site by serendipity during his tour in the Xiangjisi Temple. Prompted by his business acumen, he inquired about the designated use of the site across the road and was told that it was for a mixed-use development. One of the government officials in the entourage showed Mr. Yu the masterplan by another well-known Chinese developer. He was shocked by a revelation that, if developed according to that masterplan, the mass of the future development would gravely, and irrevocably, overshadow the temple, if not the whole neighbourhood. He therefore decided to do something for the good of the temple, and that's when the design and construction of the project began.



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2022-2023

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Facade



Facade



Penthouse on Level 20

All images are Artist's Impressions



SHUN TAK HOLDINGS LIMITED is a leading listed conglomerate with core businesses in property, transportation, hospitality and investment sectors. Established in 1972, the Company (HKSE 242) has been listed on the Hong Kong Stock Exchange since 1973.

The company's Park Nova project is a freehold residential development consisting of 54 bespoke units over 21 storeys with a basement car park along Tomlinson Road, Singapore. Situated in the most sought-after and prominent address in Singapore, the neighbourhood evokes prestige, privacy and convenience. Park Nova is within close proximity to upcoming Orchard Boulevard MRT Station, luxury retail malls, finest restaurants, renowned hotels, and other landmarks in town. It creates a unique enclave of nature within the bustling lifestyle of

Orchard Boulevard that perfectly captures the essence of Singapore's cosmopolitan allure.

The development comprises two levels of facilities including the outdoor lounge and deck, garden seating, water play area, outdoor bar lounge, pool deck, hot spa, garden bridge, leisure and lap pools, jacuzzi and a garden pavilion. Nestled within a lush garden of flowers and plants, this residential complex is a vertical green park that exemplifies the company's commitment to a sustainable living environment. Its unique biophilic design brings numerous environmental benefits by connecting with nature to promote its residents' health and wellbeing, including a maximised sense of space, abundant natural day light, communal planters at every level and club facilities that inspire an active lifestyle.

The tower is lifted high above Orchard Boulevard on elliptical columns to create

★★★★★ BEST APARTMENT / CONDOMINIUM SINGAPORE Park Nova by Shun Tak Holdings



Balcony and planters



Aerial view of Park Nova



25m Lap Pool



4-bedroom living and dining

unobstructed private views above the lush greenery. These columns connect the upper levels of the buildings to the landscape level. The organisational strategy of the building and the configuration of each apartment is designed to greatly contribute to an experience of high-end inner city living.

Luxury is in the details when it comes to this projects' interior design. Purity and subtlety are two words to define the personalised fit-out of each of the 54 freehold residences that include three to four bedrooms. Each property features an exceptionally spacious and elegant living room and full-height windows to welcome in natural light, providing beautiful scenic views. Each apartment is also configured so that all primary living and sleeping rooms have a view, while living and dining rooms seamlessly blend with the outdoors.

Communal planters embrace various places on the building's exterior to deliver environmental benefits and reduce air pollution, while windows open adjacent to the planters to allow natural ventilation.

With its evolving landscape and city skyline, Orchard Boulevard has birthed a new spirit of creativity and international cultural flavours. Close by, UNESCO World Heritage Site, the Botanic Gardens Singapore and Dempsey await with a host of outdoor and dining activities. On weekends, family members of all ages will be able to escape into nature and play in their wondrous backyard of Jacob Ballas Children's Garden and Fort Canning Park. Within the vicinity, the area also boasts a plethora of culinary offerings from the Newton Food Centre to the casual and fine dining restaurants at Orchard Road.



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WHERE THE EAST MEETS THE WEST is a project by Yi-Shiung Construction Limited. The pair of newly-constructed buildings located in Taiwan – a hotspot for companies and housing – encompasses multiple businesses and residences, with its ground level housing shops, and its upper floors playing host to residential units. Its unique form and contrast of black and white make for an eye-catching residential high rise development. It stands out as a classic and timeless landmark in Qingpu, where construction is now in full swing.

Qingpu, Taoyuan, the first stop upon arrival in Taiwan, is a booming economic area. The far-reaching transportation network of the Mass Rapid Transit, the Taiwan High Speed Rail and the Taoyuan

Airport, together with row upon row of public facilities and high-rises for residences and trade corporations, makes it possible for this 21st century tech metropolis to thrive and prosper. Yi-Shiung Construction Limited chose to use a variety of materials, textures, division of windows and trims, blending classical gradations and modernist simplicity to create an undeniably striking building that will stand out amongst other buildings in Qingpu.

The buildings' façades are inspired by and transformed from the imagery of the 'general's helmet' used exclusively by leaders in the Japanese Edo Bakufu period. The spade shapes of the 'general's helmet' on either side serve as supports keeping the buildings up, and are further rendered in the



form of arched sword brows at the top of the buildings, symbolic of a link with traditional Eastern culture.

Unlike the lower and upper parts of the structures that feature traditional elements from Eastern and Western cultures, the middle section of the design features modern architecture, with neat, sleek curves reaching up from below. With a simple colour palette using three to four colours, the building's ground level is covered in warm-grey granite, the middle areas feature a mix of white and dark tiles, whilst the upper area is topped with dark brown hues.

In further contrast, the lower half of the buildings make use of elaborate stone carvings and chiselled decorations in traditional continental Europe as well as classical Roman

columns steeped in perfect proportions and aesthetics. A blend of baroque and classical elements create a remarkable and timeless magnificence that visually impresses and stuns passersby.

The balconies of the housing units, transformed from the armors of Edo Bakufu, serve to turn modern Japanese architecture into sustainable vertical greenery on the façades of the buildings, adding greenness and life to the black and white floors of this outstanding project.

The position and height of the air-conditioning facilities are mapped out and incorporated into the facade, thereby blending into the design without looking out of place. This exceptional idea has contributed to a better looking cityscape.

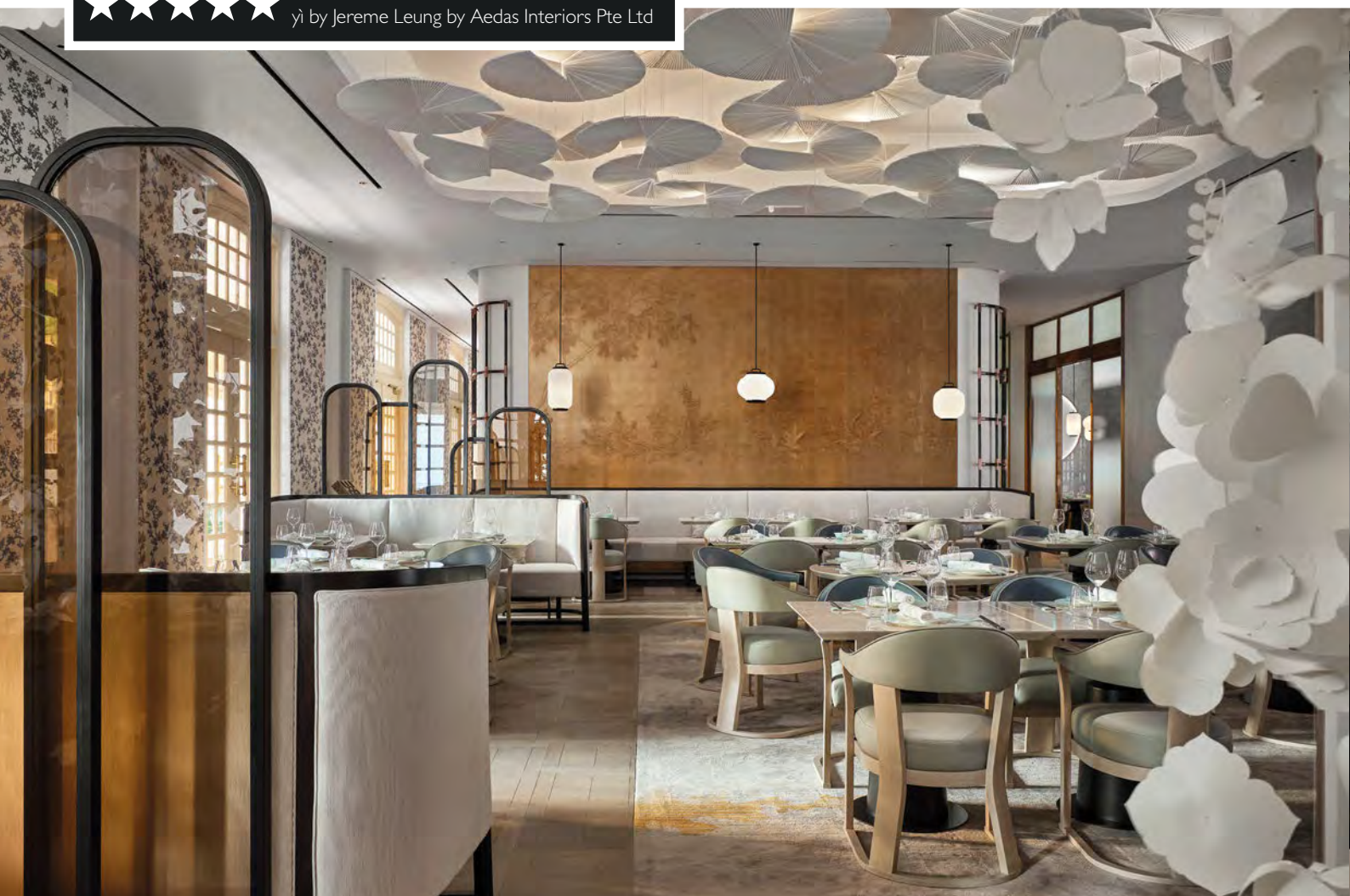


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BEST LEISURE INTERIOR SINGAPORE
by Jereme Leung by Aedas Interiors Pte Ltd







SONKIM LAND IS A leading real estate investment and development company based in Ho Chi Minh City, specialising in high-end property in three key sectors: residential, hospitality, and offices. The company’s strategy in residential developments is to focus on the luxury and high-end segments, making a difference by creating unparalleled lifestyle through unique projects.

Located adjacent to a metro station, the company’s ‘The 9 Stellars’ project was built to attract a particular group of young people who intend to use the metro line to commute between home, work and other recreational areas. This exceptional high-rise development project benefits from 16 hectares of land, and includes 80 villas and 4865 luxury apartments.

The project enjoys a superb location in Thu Duc City, connecting all main routes to downtown HCMC and neighbouring cities

like Binh Duong, Dong nai, and Ba Ria-Vung Tau. Thu Duc City currently has three phases of development. The first stage was approved with a target of creating land banks and setting up land-use plans. The second phase, scheduled to be completed in 2030, will include transport improvement, digital infrastructure and urban design.

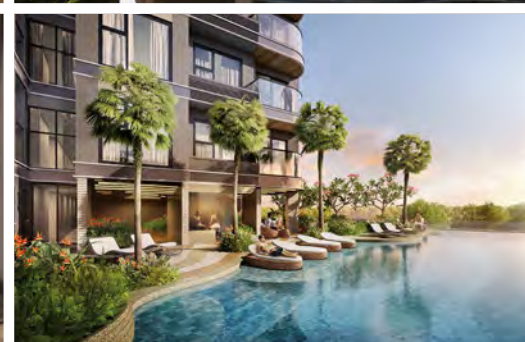
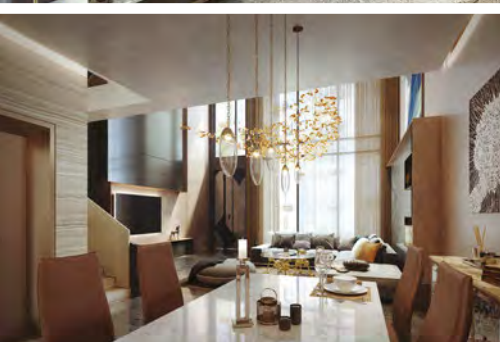
According to the master plan designed by Sasaki for Thu Duc City, at the core will be its highly interactive innovative hubs. In this case, six innovation hubs will be a significant economic driver for the city and the region. With distinct functions for each unit, the innovation hubs will connect research, entrepreneurship, academia and the local community to create a diverse innovative ecosystem.

Inspired by world-famous metropolises such as Shatin in Hong Kong – which has transformed from a suburban village into a

Award Winner APARTMENT / CONDOMINIUM VIETNAM The 9 Stellars by SonKim Land Corporation

★★★★★ BEST RESIDENTIAL HIGH RISE DEVELOPMENT VIETNAM The 9 Stellars by SonKim Land Corporation

★★★★★ BEST RESIDENTIAL DEVELOPMENT VIETNAM The 9 Stellars by SonKim Land Corporation



large modern urban area – and Taikoo Li in the heart of Chengdu, the shopping district, The 9 Stellars is one of the key commercial and shopping areas and an innovative ‘check-in’ location for the young generation of home buyers. As an integrated mini-township, the project has the necessary lifestyle amenities professionals aspire to own, including an indoor swimming pool, manicured parks, and BBQ areas.

Villas by the water, designed to follow feng shui principles, provide harmonious energy creating an atmosphere of positivity and freshness to residents. The landscape of the project forms a serene setting. Pockets of light stream through lush canopies of young forest trees, against the sounds of singing birds and rustling leaves. Such an environment promotes healthy family living, with the availability of many forms of outdoor recreational activities.

Overall, the project looks like a soaring sound of Western architecture interwoven with the charm of Eastern culture. The magnificence and modernity of the condominium tower with its high ceilings and glass windows opens up unlimited views embracing the breathtaking surroundings, and the timeless elegance of the villas amidst greenery.

The architecture of the project is perfected by its top-notch amenities. The 9 Stellars condominiums tie in perfectly with the new Thu Duc’s beauty, rich history and its own vision for the future.

The project has interconnected public spaces that facilitate pedestrians and bicycles. Its esteemed residents can enjoy walking or biking from one area to the next. With a no-nonsense approach to architecture, focusing on liveability and functionality while always striking the right balance, The 9 Stellars creates an undeniably cosy feeling for its residents.



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★★★★★ BEST ARCHITECTURE MULTIPLE RESIDENCE VIETNAM The 9 Stellars by SonKim Land Corporation

★★★★★ BEST RESIDENTIAL HIGH RISE ARCHITECTURE VIETNAM The 9 Stellars by SonKim Land Corporation



The Ring



MixC Ningbo



INTERNATIONAL DESIGN STUDIO LEAD8 has an enviable number of outstanding projects under their belt. The Ring in Chongqing is a ground-breaking ecological retail destination designed around one of China's largest indoor botanic gardens.

The development is a first-of-its-kind for the city – a place that intertwines retail, nature, culture and experience. Coming to life with a 42-metre-tall botanical garden, interactive sports and culture, and a creative tenant mix, The Ring provides attractions not yet seen before in Chongqing. The scheme aims to set a new benchmark for experiential destinations in China.

The biophilic design for The Ring showcases the indoor botanical garden as the centrepiece of the interiors. With thousands of plants covering a wide range of species, the garden offers a living environment to enhance the interior experience. Allowing

visitors to feel as though they have walked into a rainforest, the indoor botanical garden features three distinct themes – the Soul Tree, the Aerial Forest and the Riverside Hills. The garden has a 24-metre airborne waterfall and also features an innovative and changeable light show as a further spectacle to engage visitors.

MixC Ningbo is a 168,000m² retail development located near the city's Jiangbei Central Business District. The area is famous for its historical sites such as Old Bund, which oversaw the history of international trade of Ningbo. The flagship property provides a new urban lifestyle destination with a distinctive public realm.

The dynamic multi-level retail development features a 700m street frontage, 24-hour sky walk, ferris wheel and innovative placemaking strategies to create a compelling and surprising proposition for visitors. The

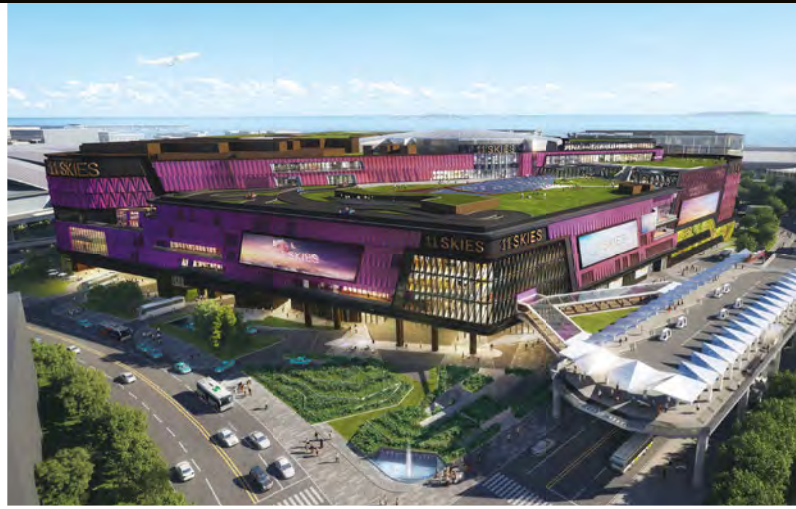
Award Winner RETAIL INTERIOR CHONGQING MUNICIPALITY, CHINA The Ring by Lead8

Award Winner RETAIL ARCHITECTURE ZHEJIANG PROVINCE, CHINA MixC Ningbo by Lead8

Award Winner ARCHITECT WEBSITE HONG KONG www.lead8.com by Lead8



Shougang Park Urban Weaving District



11 SKIES

design draws inspiration from Ningbo's heritage, referencing the historic sloping roof house buildings.

Shougang Park Urban Weaving District is a high-profile mixed-use urban regeneration masterplan that forms a gateway to the 2022 Winter Olympics site in Beijing. The project represents the opportunity to herald a new benchmark for regeneration in the city.

Located on the western end of Chang'An avenue, the first phase of the development features the central retail precinct that forms the heart of the wider development. The overall scheme is a significant rejuvenation undertaking in the capital as the site transforms a 100-year-old Capital Steel Factory Park into a thriving multi-activity, retail-led destination. Comprehensive in its scope, the wider development will consist of retail, office, hotel, entertainment and a public transport interchange.

11 SKIES is a future HK\$20 billion mixed-use destination located at SKYCITY. Conceived as Hong Kong's largest hub for retail, dining and entertainment, and the first such development to also combine office space for the Greater Bay Area, the development will transform the land surrounding Hong Kong International Airport. The project will act as a super-regional connector accessible by air, sea and land via trains, cars and buses.

Integrating an expansive transportation terminal to accommodate the influx of visitors from the newly constructed Hong Kong Zhuhai-Macau Mega Bridge and the Tuen Mun-Chek Lap Kok Link, 11 SKIES is positioned to play a key role in driving the future growth of the Greater Bay Area. It is scheduled to be completed in phases from 2022 to 2025, with retail, dining and state-of-the-art entertainment facilities tailor-made for visitors and local residents of all ages.



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★★★★★ BEST MIXED USE DEVELOPMENT HONG KONG | 11 SKIES by Lead8

Award Winner MIXED USE ARCHITECTURE HONG KONG | 11 SKIES by Lead8

Award Winner RETAIL ARCHITECTURE BEIJING MUNICIPALITY, CHINA Shougang Park Urban Weaving District by Lead8



HENDERSON LAND GROUP prides itself as a leader and pioneer of the property industry, thus its projects like Mei Sun Lane vow to achieve carbon neutrality and continuously provide the highest living standards for all their occupants.

Fanling North New Development Area Residence Phase 1 is the first residential development in Hong Kong to have achieved the latest WELL v2 healthy building international recognition with the highest 'Platinum precertification', promoting 'healthy living' through a series of holistic considerations in its design and operations. In addition to the sustainability, health and wellbeing elements, a range of innovative designs including two patented features namely 'Lift Sterilisation Pod' and 'Depuration Porch' are provided to enhance air quality in elevator cars as well as residential units to safeguard against airborne pathogens to uphold the healthy living initiatives.

The project emphasizes a harmonious relationship with nature. A butterfly garden and a firefly habitat in collaboration with ecologists are introduced to nurture biodiversity. With biophilic building form blending into the expansive, park-like central garden and the roof top swimming pool, the standalone clubhouse optimises views from garden-facing residential units, whilst boosting enjoyment for all residents.

To achieve carbon neutrality, 3 Mei Sun Lane takes into account the impact of the building and its amenities for a sustainable design, drawing inspiration from tree houses and buildings with the likes of Bosco Verticale in Italy, the Tower of Cedar in Switzerland and Fubon Sky Tree in Taiwan.

3 Mei Sun Lane is located in Tai Po District, surrounded by parks, gardens, the Lam Tsuen River and the Tai Po Waterfront Park. It aims to be the first tree tower building in Hong Kong by planting 190 trees all over the building, thus resulting in more than 20% of the site area being

★★★★★ BEST SUSTAINABLE RESIDENTIAL DEVELOPMENT HONG KONG Fanling North NDA Residence Phase I

by Henderson Land Development Company Limited

Award Winner RESIDENTIAL HIGH RISE ARCHITECTURE HONG KONG 3 Mei Sun Lane by Henderson Land Development Company Limited



458 Sai Yeung Choi Street North



4-24 Nam Kok Road

covered by them. At the top of the building you will find the zero-carbon clubhouse. It includes special outdoor amenities, whilst effectively screening off outside views and minimising cross-viewing with adjacent buildings.

Located in the heart of Shek Kip Mei, 458 Sai Yeung Choi Street North is a new residential development that takes inspiration from and honours its natural surroundings to create a holistic living environment for Hong Kong's young, vibrant and sophisticated generation. The goal of the project is to foster a connection between the tenants and nature, through modern designs which are inspired by people's attraction to the natural environment.

There are two residential towers, Block A covers a gross floor area of approximately 362m² featuring 12 units per floor across 21-storeys. Block B covers a gross floor area of approximately 418m² featuring five penthouse units with private rooftops sitting on top of 20 storeys with 15 units per floor. The façade design

is inspired by genius loci, with the concept taking inspiration from the development's unique location and natural hill slope.

4-24 Nam Kok Road is in an area of Kowloon City that used to have ageing buildings, yet is now among Hong Kong's hippest districts. The redevelopment project of No. 4-24 Nam Kok Road comprises a 22-storey residential tower above a two-storey podium, which will host shops and restaurants plus an expansive terrace garden. From higher floors, the residential tower will afford impressive views north towards Kowloon Hills including Lion Rock, and southeast to Kai Tak and southeastern Victoria Harbour.

This article is prepared to briefly introduce the above award-winning development projects that are under the portfolio of Henderson Land Group or its related parties. It is not intended or purported to promote the sale of any residential property of the developments mentioned herein. All images are artists' impressions.



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Award Winner RESIDENTIAL HIGH RISE DEVELOPMENT HONG KONG 458 Sai Yeung Choi Street North by Henderson Land Development Company Limited

Award Winner RESIDENTIAL DEVELOPMENT HONG KONG 4-24 Nam Kok Road by Henderson Land Development Company Limited



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THE INSPIRATION BEHIND Hiten Sethi Associates National Cancer Institute's (NCI) building is "Freedom from fear of cancer". This quaternary care oncology centre with 500 beds has the scalable potential to serve up to 700 patients in the future.

This vital centre offers comprehensive cancer treatment, patient care and research, and is also a charity headquarters. It particularly focuses on cancers affecting women and children.

The building's structure and form seek to imitate the flight of a bird soaring in the skies and enjoying freedom. The surrounding landscape takes inspiration from the idea of being a reflective, peaceful environment and includes a large recreational and leisure zone to promote healing. It has a gold rating under a new green building rating system

and has won awards for energy conservation and management.

The centre is located in Nagpur, Maharashtra State, India. Its presence is critical for over 2 million people living here in the country's 12th largest agglomeration. Previously, most cancer patients were diagnosed late and were largely at the incurable stages because they had to walk or travel miles to get to the nearest medical facilities.

Today, NCI has a surgical and medical intensive care unit, bone marrow transplant unit, clinical research areas, and even a conference hall.

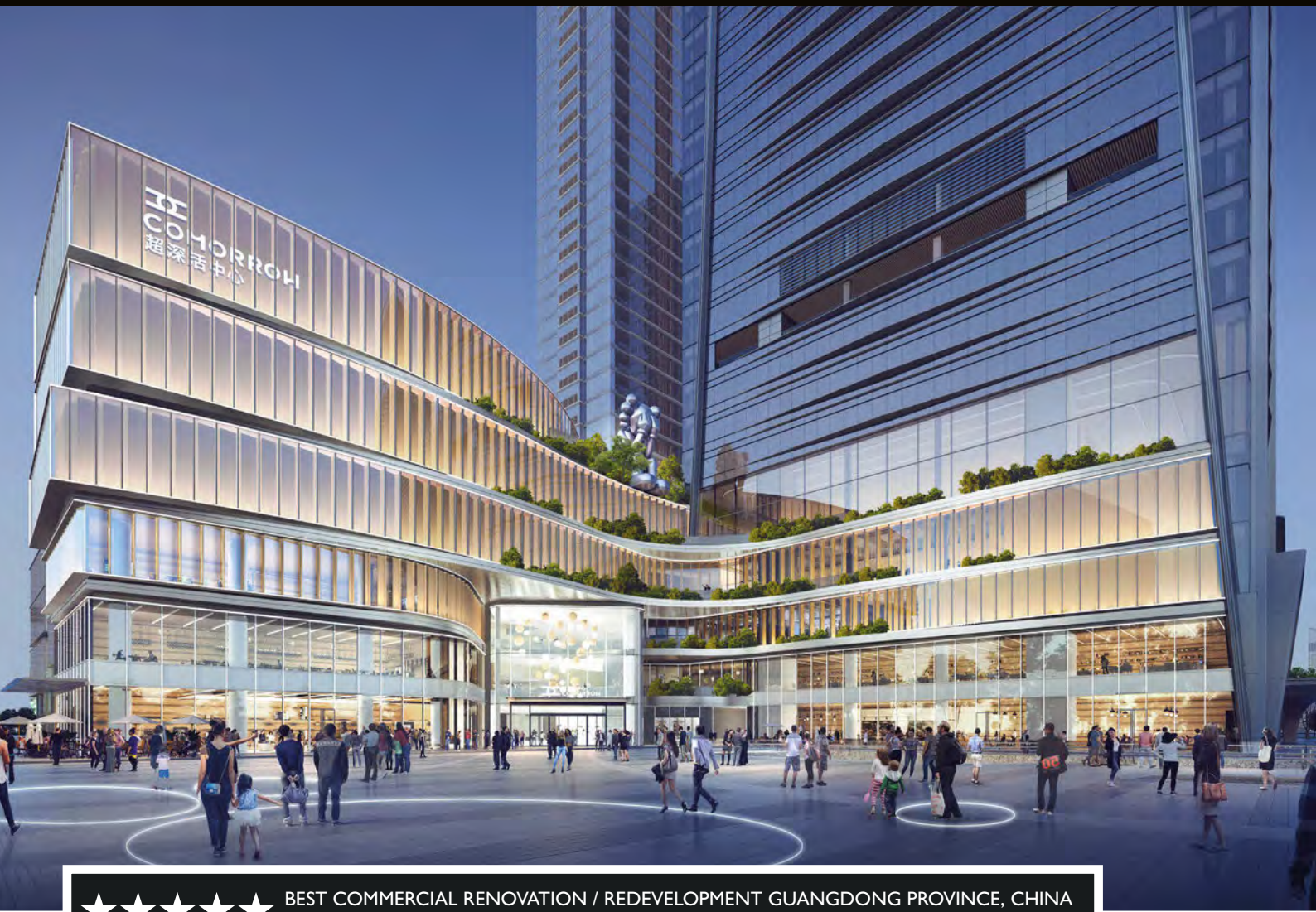
It offers emergency and inpatient services, clinical support and diagnostics services, a nursing college, and many much-needed facilities to deliver world-class cancer care.



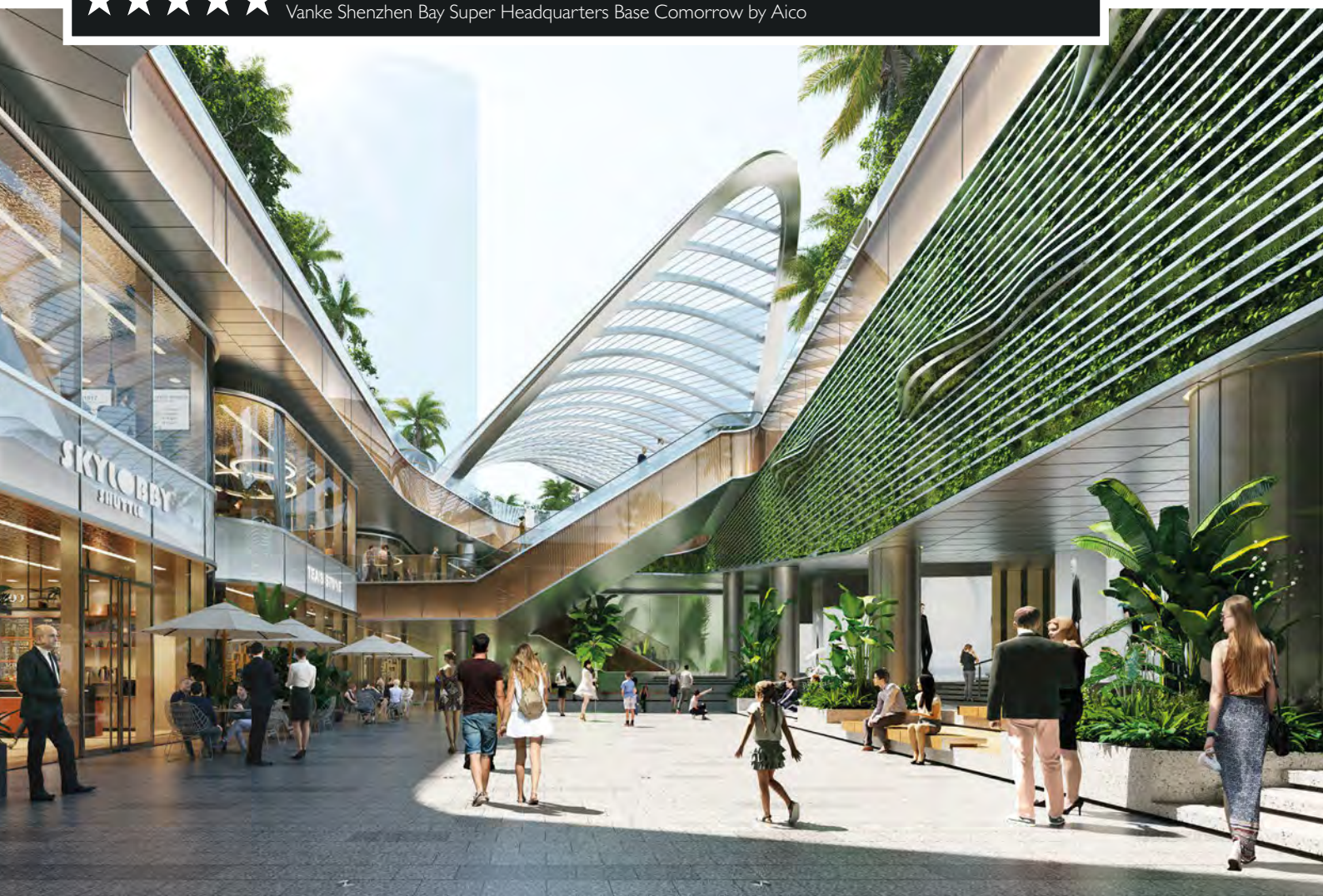
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★★★★★ BEST PUBLIC SERVICE ARCHITECTURE INDIA National Cancer Institute, Nagpur by Hiten Sethi and Associates



BEST COMMERCIAL RENOVATION / REDEVELOPMENT GUANGDONG PROVINCE, CHINA
Vanke Shenzhen Bay Super Headquarters Base Comorow by Aico







Tashkent City Mall



SETTING THE BENCHMARK for lifestyle, retail and entertainment in Central Asia, Tashkent City Mall is due to become a world-class destination which enhances the quality of life for those living in and visiting the city of Tashkent.

Occupying a key position on the Silk Road, the double-landlocked country of Uzbekistan has always been a historical place of influence on the trade routes – where different cultures meet and exchange goods and ideologies.

A once clandestine land, Uzbekistan’s recent reforms have seen an economic and social transformation within the country.

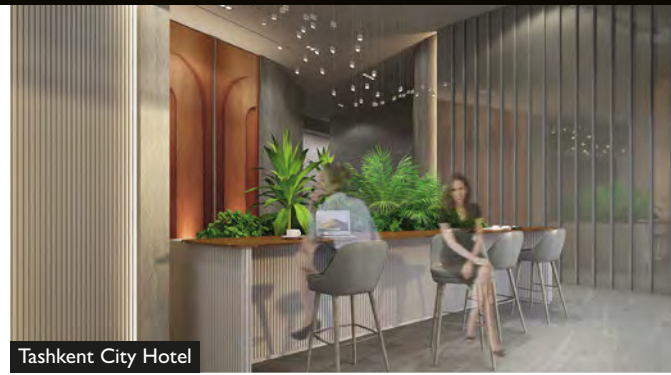
The Tashkent City Mall, with its hotel, residential and office tower blocks in close proximity, sits at the heart of the capital, Tashkent, one of the region’s most populous

cities. It is a remarkable \$1.5 billion urban regeneration project which combines residential and commercial properties. The Mall itself is predicted to have over 60,000 visitors per day. The five-star hotel hosts 201 rooms, and 40 serviced apartments across 30 floors, whilst the residential tower has 184 apartments across 29 floors. A thriving business centre has 26,500m² of leasable area across 30 floors.

The Mall’s vast leisure facilities includes an eight-screen cinema with immersive IMAX experience, a gym, a 1,500m² rooftop lounge bar and top-tier night-life venue. There is also a dedicated 4,800m² entertainment zone that offers state-of-the-art virtual reality attractions alongside the latest indoor adventure activities.

Capitalising on the location and rich culture, the Tashkent City Mall hosts the very

★★★★★ BEST MIXED USE DEVELOPMENT UZBEKISTAN Tashkent City Mall by Hyper Partners



Tashkent City Hotel



best selection of delicious and homegrown dining concepts to provide a gateway to culinary experiences. It has over 35 food and beverage concepts with opportunities for grab-and-go, right through to fine dining. The ground and upper-floor restaurants have outdoor terraces with spectacular views of the city and Central Park – all this provides a unique al fresco dining experience.

In the 6,500m² high-end retail space: store facilities include more than 20 luxury retailers that are new to Tashkent. There are also four shopping levels, which include casual fashion outlets, electronics, kids, sports, fashion, perfume, grocery and supermarket units.

Close to the Mall is also a myriad of other amenities including nature terraces and courtyards, canopies and covered walks, an

ice arena, conservatory, six universities and numerous government institutions.

The Mall design was inspired by nature and includes an indoor mini garden and living wall. Hyper Partners, the company behind the project, has emphasised its commitment to reduce the carbon footprint of the development by optimising the use of materials and improving waste management. This includes using ventilation devices with heat recovery, such as when the outdoor air is suitable, 100% is supplied to the indoor environment for free cooling, and all windows have specially selected heat-retaining glass.

Today's consumers expect more from their shopping experience and the developers aimed to provide a diverse tenant mix that ensures both memorable days and nights out.



Hyper Partners

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Mizuki Park



Izumi City



Nam Long Investment Corporation

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 w: www.namlongvn.com

LOCATED IN VIETNAM, Mizuki Park is built on an area of 26 hectares; this is the largest project ever undertaken by two Japanese partners, Nishi Nippon Railroad and Hankyu Hanshin, in cooperation with Nam Long Investment Corp. With the Japanese inspiration reflected in the architecture, design, and planning, the township which has a construction coverage ratio of only 29% is an ideal settlement for the city residences.

Bringing together four elements of community, ecology, education and civilised urban lifestyle, Mizuki Park township is a perfect combination of landscape and nature, green life and urban conveniences, Japanese essence and the Vietnamese environment and its people. Each villa at The Mizuki is a visually satisfying artwork, painted with natural elements. With a smart cascading design, each villa has beautiful views of the riverside.

Izumi City is 170 hectares, and is located in Long Hung, Bien Hoa City, Dong Nai province.

This is an extremely ideal location to build an eco-friendly living environment while being conveniently connected with the surrounding neighbourhood. It's not a coincidence that the urban complexes in the east of Ho Chi Minh City are built along Dong Nai Riverside, where the signature river ecosystem of Mekong is retained.

According to Nam Long Group, Izumi was developed based on an integrated township (Modern Township) model under the consultancy of WATG – Singapore's leading planning consultancy group. Distilling experiences of successful modern townships in the world, Izumi City will complete residents' lives, satisfying their needs of "living – working – learning – entertaining – shopping" with five dynamic and highly interactive corridors.

All this will make Izumi City an icon in integrated township development, representing modernity and synchronicity.

★★★★★ BEST MIXED USE ARCHITECTURE VIETNAM Mizuki Park by Nam Long Investment Corporation
 Award Winner MIXED USE DEVELOPMENT VIETNAM Izumi City by Nam Long Investment Corporation



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Aintree Park



Camberwell Multi-generational House



FOUNDED IN 2010, the multi award-winning C. Kairouz Architects encompasses a diverse team of individuals specialising in architecture, interiors, town planning and sustainability services. Spanning three offices, and having produced over 800 projects to the CKA name, the practice has built a reputation for excellence and its hands-on service, delivering many high-quality commercial, multi-residential and bespoke home projects locally and internationally.

The Aintree Park residential development provides smart living solutions for the Melbourne market. The structure compliments the village surrounds of Glen Iris. Fitting right into the streetscape and making a bold visual statement. The building has a brilliant black and grey exterior with light-filled interiors. The

structure includes a high level of sustainable energy efficient outcomes including the Onyx solar glass which generates free and clean electricity from the facade. Each home comes with superior materials. Ranging from brushed metals to glass, natural stones and soft fabrics. All are chosen to evoke luxury with a slight edge. This eclectic materiality provides residents with a home to be proud of. A high calibre of detailing and timeless design make these residences a great investment.

The design brief underpinning Camberwell Multi-generational House is one in which three families could both be together and have personal space. The signature feature is the double-height, tinted glazed façade which provides natural light to the foyer and internal spaces. The curved façade is an essential design element which provides visual interest when

★★★★★ BEST ARCHITECTURE MULTIPLE RESIDENCE AUSTRALIA Aintree Park by C. Kairouz Architects
Award Winner ARCHITECTURE MULTIPLE RESIDENCE AUSTRALIA Camberwell Multigenerational House by C. Kairouz Architects



Kirra Gardens



viewed from the street. Curved contours of the façade move with the land and light, softened by chamfering edges.

The proposal called for spacious living areas and bedrooms that were inviting and light-filled. There is a hierarchy of spaces, starting at the formal foyer and then leading to the apartments – the bedrooms at the front and living areas at the back are open to views, and the communal yard space has a pool, garden and outdoor kitchen.

For Kirra Gardens, C. Kairouz Architects had the desire to deliver not just beautifully designed homes, but to provide a development that was conscious of the local neighbourhood and surrounding landscape. Kirra Gardens was crafted to add more value to residents and the local community by providing extensive landscaping and habitat

alongside robust buildings that respect their context and merge both contemporary and classic design styles. This created homes that will last a lifetime and beyond.

The development is comprised of a U shape topology with arbours that stretch across connecting the forms. This configuration ensures the buildings welcome guests and residents into the community.

Sustainability was a key driver in the project. At every turn, the design was considered and upgraded to ensure the amenities and structure would adapt to future-proof the dwellings for a changing climate. With a solar farm on the roof, electric vehicle car-charging stations, double-glazing, rainwater tanks, heat pump systems, and extensive integration with landscaping, these homes are energy efficient and healthy.



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Award Winner RESIDENTIAL DEVELOPMENT AUSTRALIA Kirra Gardens by Emery Group, C.Kairouz Architects, Samssons Projects & SEMZ Property Advisory & Project Management



THE YOKOHAMA FRONT TOWER is a large scale, 43-floor tower project located in the cosmopolitan city of Yokohama, just south of Tokyo, and directly connected to Yokohama Station. There are 459 residential units being sold by Sotetsu Real Estate and Tokyu Corporation. Located on the upper floors of the tower, there are housing, shopping establishments, sports facilities, a hotel, and a movie theatre.

A first in Japan, the tower is part of a national strategy to build residences with a clear vision of Yokohama's future in mind. Including a multilingual concierge and room layouts that take into consideration the diverse lifestyles of the world, the tower aims to provide a comfortable, international standard of living for global players residing in Japan.

The residential interior showroom located on the top floor evokes the feeling of being

welcomed into an international VIP's guest room. Kann tried to create an atmosphere that serves guests with the superb comfort and extraordinary experience of a world-class penthouse suite. Lighting design company Worktecht & Co. along with photographer Shinji Hiraga sought to create and capture the essence of luxury.

The foyer is a roomy, tranquil space that communicates the home's luxurious aura the moment anyone steps inside. The metallic rust coating on the storage door is a modern take on the traditional Japanese 'Negoro' lacquer. This home is the first to adopt this high-quality technique. The double doors to the living room match the design of the interior pillar to produce a special, nuanced feeling. The beautiful polished marble floors were chosen to gently reflect light, giving the space an elegant and simplistic touch.

★★★★★ BEST RESIDENTIAL INTERIOR SHOW HOME JAPAN The Yokohama Front Tower by Kann Designing Office Ltd.



Custom-designed metal partitions are placed between vertical bars to allow light from the original standing lamps gently through to the foyer and living room. This partition is an integral aspect of the sophisticated and high-quality interior design for this home.

The lounge is a dynamic area with large glass curtain walls. For the furniture, the company chose Italian luxury brand Poliform. Behind the sofa there is a space for writing to cherished family, friends and colleagues. Although situated in a high-rise, Kann Designing Office used a grey gradation pattern for the carpet to evoke nature and the layers of earth. The gold leaf folding screen art above the sideboard by artist Akiko Kondo depicts the Musashino Plain.

The pendant light designed for the dining area adds a sense of scale and quality. Art

provided by Chisa Imamura on the front wall is an installation of organically shaped glasswork that evokes stardust falling from heaven. In the kitchen, the brand Caesarstone was chosen for the countertop, rear door and the sink for a highly uniform look. On the back wall, a built-in Liebherr refrigerator and freezer was installed, along with two wine refrigerators and a steam oven

The bedroom is arranged to resemble a luxury suite. The sliding door that opens to the powder room is affixed on both sides with differing woodgrain patterns. Next to the Hollywood twin bed is an original bracket light with a fabric shade that is paired with a sophisticated armchair. The walk-in closet is highly customised while a brass-coloured frame with large tiles to complete this stunning room. The space created by Kann Designing office feels both dynamic and elegantly refined.



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★★★★★ BEST RESIDENTIAL INTERIOR SHOW HOME JAPAN The Yokohama Front Tower by Kann Designing Office Ltd.



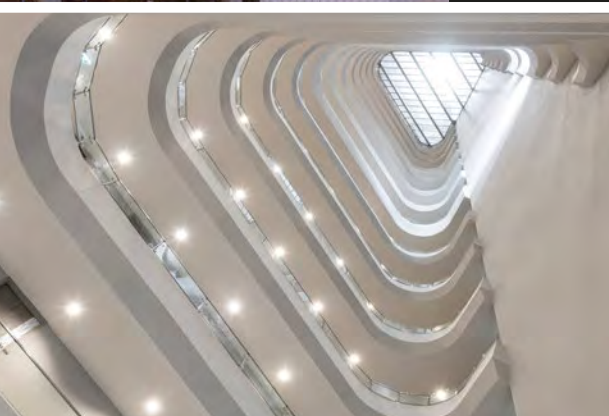


★★★★★ BEST NEW HOTEL CONSTRUCTION & DESIGN VIETNAM
FLC Grand Hotel Quy Nhon by FLC Hotels & Resorts Co., Ltd





IDEO Q Victory



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ATOM DESIGN was established in 2011 with the aim of developing architecture that creates an exceptional quality of life in built-up environments. The company’s projects range from small scale retail, and single-family homes to large scale multi-family residential units, condominiums, hotels, offices, as well as special public buildings such as museums.

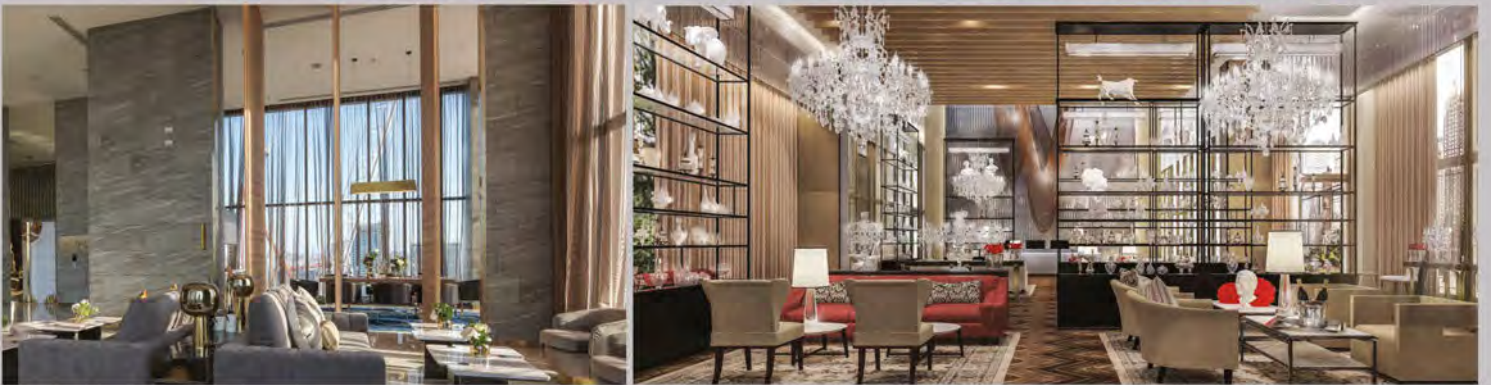
Ideo Q Victory is a high-rise residential development in Bangkok, Thailand. The project includes beautifully laid out studios to two-bedroom apartments. Most of the facilities are located on the top three floors of the building to provide the best views, including that of the Victory monument which is one of the most important historical landmarks of Thailand.

The ground floor of this project houses the entrance lobby area that is designed with a solid facade to create a private and exclusive arrival experience, cutting off from the context of the busy city in front of the project.

At the core of this design lies the attention to detail that enhances quality of life. The curvaceous design is juxtaposed with the calming and sleek black detailing. Every unit affords a great deal of freedom from interference and an unobstructed view of Bangkok’s skyline. The lush garden located next to the entrance provides respite from the hustle and bustle of the city.

Curated for an urban lifestyle, the Cave Lounge allows residents to be transported to another world. In addition, the sky gym and roof facilities offer privacy and entertainment.

★★★★★ BEST RESIDENTIAL HIGH RISE ARCHITECTURE THAILAND IDEO Q Victory by ATOM Design

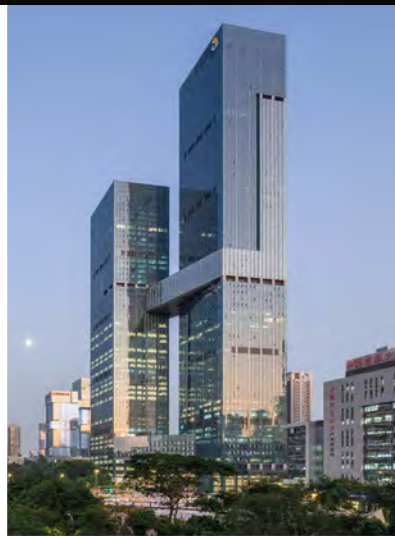


ATOM design's philosophy is to develop the architecture that create quality of life in built environment for sustainable well-being living in all types of buildings ranging from small scale retails, single-family house to large scale multi-family residential, condominium, hotel, office, as well as special public buildings such as museums. The design initiation in each project starts with the difference appropriate approach for the best result of the unique design resolution which can generate the most beneficial to the project, user, and environment.

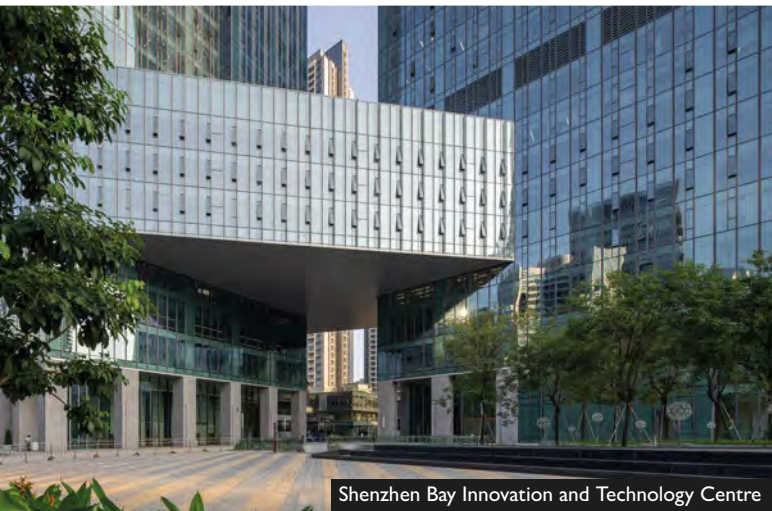
Understanding all limitation of the project and the project context with flexibility in the workflow are the top priority to achieve smooth and efficient project development. The design process always consider functionality, constructability, budget management and every constraint to ensure that the project will be successful in all aspects.

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Deli Tower Development



Shenzhen Bay Innovation and Technology Centre



THE MIXED-USE development, Shenzhen Bay Innovation and Technology Center, consists of research and development offices, services apartments and commercial spaces.

The company behind the project, RMJM, wanted to echo the rapid development of the city Shenzhen, so the heights of the buildings increase in a spiral from the south-west and end with the tallest building in the north-west. The development features connected twin towers rising 311m and 247m. Three other towers, rising 150m, 120m and 106m, contain serviced apartments, while the 4-storey basement has a retail offering and car parking. The podium is designed in a connected loop that ties the five towers together, sheltering the green valley below.

The high-density research and development campus was created to instill

a village feel and encourage innovation, collaboration and interaction among its residents and workers. It is a national model for future developments.

With 60 years of architectural excellence, RMJM's second offering is the Deli Tower mixed-use development in Ningbo, in the northeast Zhejiang Province.

The site is also in a prime position of the central business district and grand Central Park. The building serves as the new headquarters of the Deli Group, a national stationery manufacturing company, which offers high-quality stationery and office products to companies in over 100 countries.

The project has been designed to reflect the spirit of the Deli Group and its vision of a distinctive commercial destination. The project is divided into a public square surrounded by a three-storey retail podium created in a semi-

★★★★★ BEST COMMERCIAL HIGH RISE ARCHITECTURE GUANGDONG PROVINCE, CHINA Shenzhen Bay Innovation and Technology Centre
by RMJM Red Hong Kong Limited

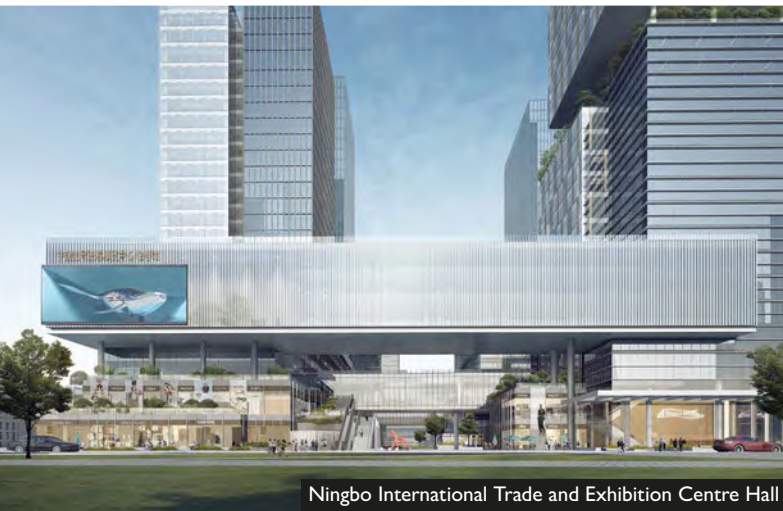
Award Winner COMMERCIAL HIGH RISE ARCHITECTURE ZHEJIANG PROVINCE, CHINA Deli Tower Development by RMJM Red Hong Kong Limited



Ningbo International Trade and Exhibition Centre Hall



NFCC Ningbo Fashion Creative Centre



enclosed working and living environment. There are two high-rise office buildings and shared spaces throughout these towers. This interactive experiential space forms an active and vibrant green commercial landmark.

RMJM's Ningbo International Trade and Exhibition Centre Hall is the 12th hall and the final complex in the extensive Ningbo International Convention and Exhibition Center precinct. The project is a keystone component of the precinct and a landmark in its own right.

It consists of four high-rise towers (consisting of office and business spaces), a conference center and retail facilities integrated into one development.

Ideas of organic and dynamic growth are imbued in the buildings' volumetric composition and the juxtaposition between components. Motif patterns inspired by nature

and growth are integrated into feature screens, wall treatments and roof canopies. This enhances the urban environment and creates a civic space in the heart of the development.

Lastly, Ningbo Fashion and Creative Center acts as a platform to attract innovative design talent and companies to enhance the development of the fashion design industry. The site is located in the well-known and highly developed and dense new CBD zone: the Ningbo Eastern New Town. The project includes general office space, design studios, coworking and collaborative spaces.

Every aspect of the design was driven by the client's wish to create an iconic interactive hub for Ningbo's design community. The floor areas are regulated through a matrix system that allows for adaptation and reconfiguration and at the same time encourages interaction through the interstitial spaces.



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Award Winner OFFICE ARCHITECTURE ZHEJIANG PROVINCE, CHINA NFCC, Ningbo Fashion Creative Centre by RMJM Red Hong Kong Limited

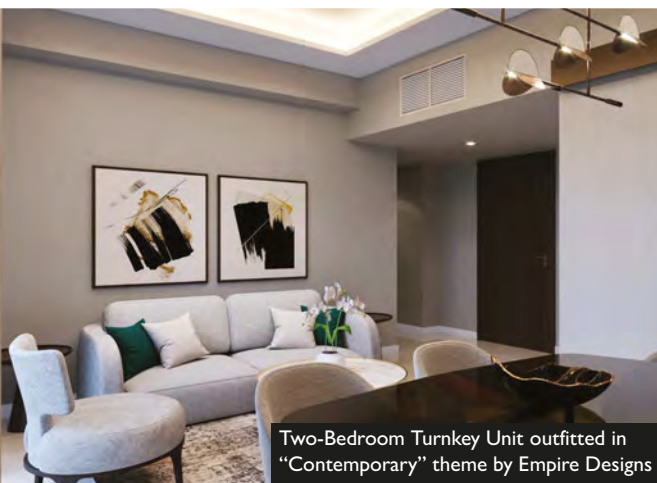
Award Winner MIXED USE ARCHITECTURE ZHEJIANG PROVINCE, CHINA Ningbo International Trade and Exhibition Centre, Hall 12
by RMJM Red Hong Kong Limited & Ningbo Civil Architectural Design Research Co., Ltd



Grand Hyatt Manila Residences South Tower's Glass Function Room



Grand Hyatt Manila Residences complex in Bonifacio Global City



Two-Bedroom Turnkey Unit outfitted in "Contemporary" theme by Empire Designs



Grand Hyatt Manila Residences South Tower's Swimming Pool



REDFINING LUXURY LIVING in the Philippines, Grand Hyatt Manila Residences is a two-tower luxury development flanking the five-star Grand Hyatt Manila in Bonifacio Global City.

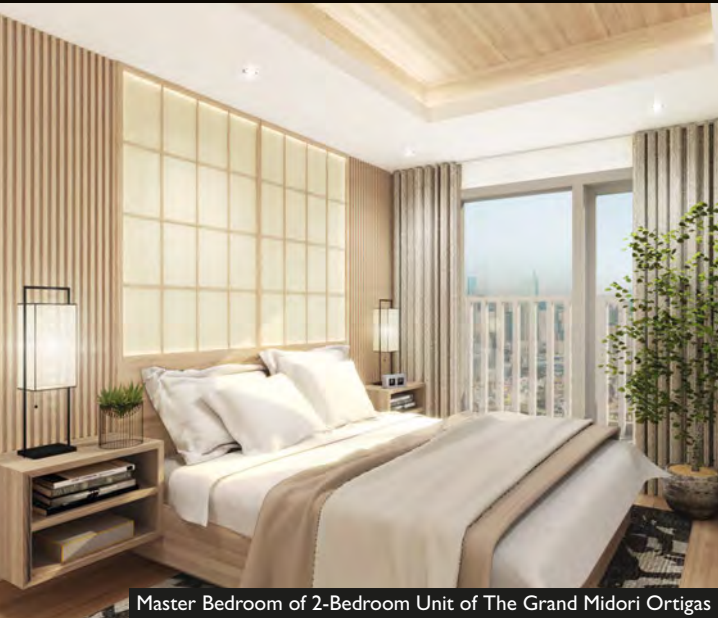
The property is the first residential condominium in Southeast Asia carrying the esteemed Grand Hyatt distinction, delivering hotel-like living at its finest to the country's premium market. With breathtaking architecture, curated amenities, a central location, and distinctive hospitality courtesy of Grand Hyatt, discerning residents can savour a new level of luxury and utmost convenience.

Truly a five-star home, the residential suites are meticulously designed to reflect hotel ambiance. The units highlight the luxury through generous living spaces with high ceilings, expansive windows, natural stone

flooring, professional-grade kitchen appliances, and Japanese shower toilets from leading international brands.

Owning a home at Grand Hyatt Manila Residences extends far beyond the condominium unit. Homeowners can live the Grand Hyatt guest experience every day with access to spa services and seven dining concepts from the adjacent Grand Hyatt Manila hotel. Within their residential suites, homeowners enjoy a variety of a la carte hotel services, including in-residence dining, services of a private chef, professional housekeeping, and more. Another unique privilege to homeowners is the automatic Globalist membership to the loyalty programme, World of Hyatt.

Luxe comfort, world-class cuisine and top-notch service are just a few of the merits of the suite life at Grand Hyatt Manila Residences.



Master Bedroom of 2-Bedroom Unit of The Grand Midori Ortigas



The Grand Midori Ortigas in Ortigas Center



The Grand Midori Ortigas' Zen Garden



The Grand Midori Ortigas' Jacuzzi and Japanese Art Installation

All images are artist's perspectives

Fusing Japanese architecture with a Filipino sense of community, The Grand Midori Ortigas offers “inspired living from the land of the rising sun.” The two-tower residential condominium is a zen-inspired sanctuary amidst the bustling Ortigas central business district, that exhibits the height of zen living.

Tokyo-based architectural firm Tange Associates ensured proper infusion of Japanese aesthetics and innovation into its architecture. The Grand Midori Ortigas boasts of the artistry of builders and craftsmen who created exquisite facade designs and the highest quality interior spaces, culminating in architecture of delicate beauty. The façade and main lobby assimilates the Japanese tatami and Filipino banig with the wooden weaved patterns bringing in warm lighting that exude grace and elegance.

The interiors and landscape take inspiration from the Japanese concept of ‘wabi-sabi’ and ‘miyabi’ that focuses on the discovery of beauty in imperfection and expression of elegance. The amenity deck showcases spaces that create a tranquil ambience against the backdrop of the dynamic business centre including a garden, jacuzzi, lounge areas, and more.

Highlighting efficient space planning, unit sizes vary from 35m² to 109m² to provide residents comfort. Each unit is thoughtfully designed to provide a light and airy interior that fosters serenity.

With its central location, spacious unit offerings, and wellness-oriented amenities, The Grand Midori Ortigas is an ideal home in the city. Here, modern Zen living spaces allow you to embrace each day with bliss and excitement.



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Tropicana Gardens



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EMBEDDED WITH NATURE, the beauty and convenience of Tropicana Gardens being a transit-oriented development affords connectivity to other parts of the Klang Valley, with the Mass Rapid Transit (MRT) connected to the development via the Surian MRT Station, making travel seamless and fuss-free.

An architectural marvel that is entirely functional and aesthetically pleasing, Tropicana Gardens cleverly combines the beautiful urban garden landscape with its signature design buildings.

The convenience and ease of access provided by four major highways, the Surian MRT station, as well as the availability of ample parking spaces, makes Tropicana Gardens the preferred choice for businesses to set up their offices, whilst creating a community for people to live and play.

Tropicana Gardens Mall, with its one million sq. ft. of retail, dining and entertainment spaces

amidst a vibrant landscape, opened its doors to the public on 5 March 2020. Conceptualised by world-renowned architectural firm, The Jerde Partnership, the mall's design is inspired by the Great Canyon, introducing curvilinear forms to break away from the monotonous, boxy shopping mall designs. Tenants include the biggest Jonetz by Don Don Donki, the largest Starbucks reserve in Malaysia, Village Grocer, H&M, and much more.

You will find modern studios to penthouse units across the first four residential blocks, including its Arnica Serviced Residences, Bayberry Serviced Residences, Cyperus Serviced Residences, and Dianthus Serviced Residences. The fifth and final tower that completes the Tropicana Gardens master plan is Edelweiss Serviced Residences and SOFO (Small Office Flexible Offices). Visit www.tropicnagardens.com.my to find out more about this outstanding project.

★★★★★ BEST MIXED USE DEVELOPMENT MALAYSIA Tropicana Gardens by Tropicana Corporation Berhad



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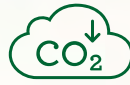
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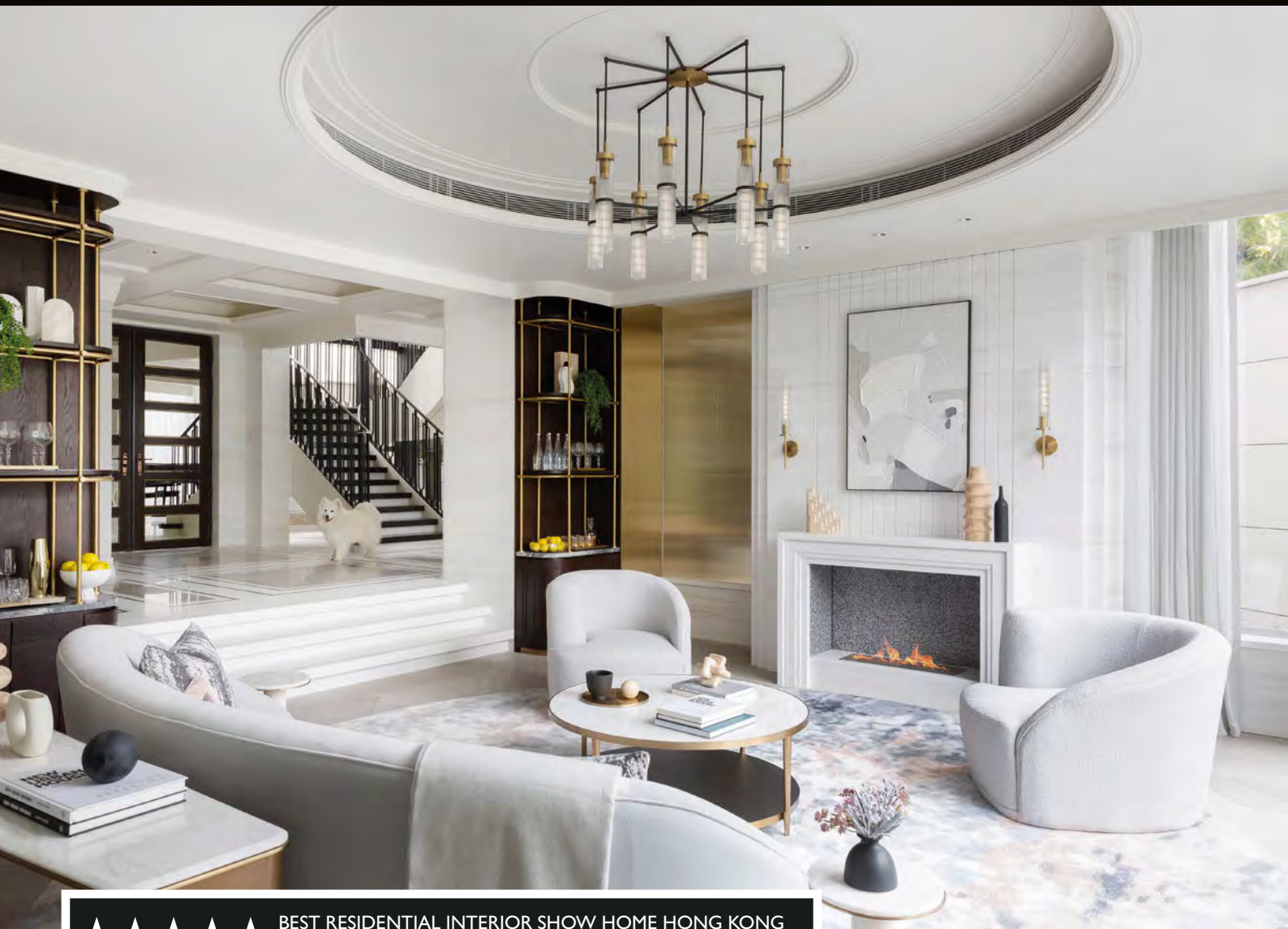


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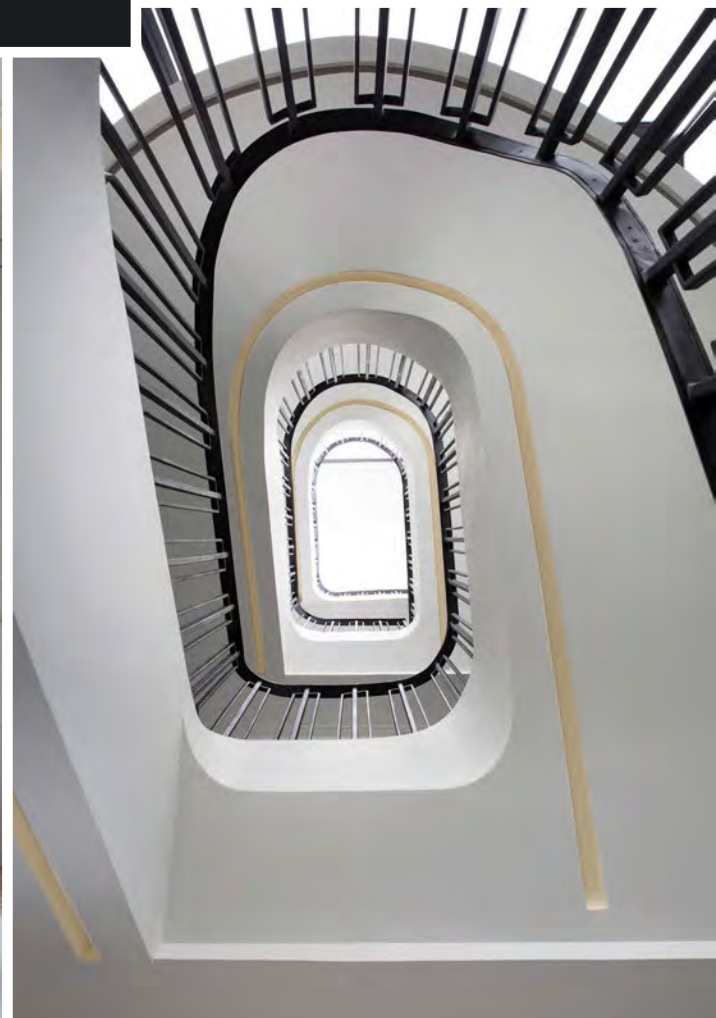


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BEST RESIDENTIAL INTERIOR SHOW HOME HONG KONG
The Duet Show House by Attitude Asia Interiors







Vega City Nha Trang



Vega Coral Park



Gran Melia Nha Trang View



VEGA CITY NHA TRANG is envisioned as a premier destination in Vietnam. This unique resort area from the Joint Stock Company offers a variety of hotel brands within a stunning and extensive complex.

Each of the five hotels offers a distinct experience but all are created with a tropical paradise retreat in mind and each highlights aspects of the local landscape, culture, food and heritage through their architecture and interior design. The hotels are operated by five of the leading hotel management brands including: Gran Meliá Nha Trang, New World Nha Trang Hotel, Meliá Nha Trang, Rixos Nha Trang and Hyde Nha Trang.

Indoor activities such as wellness spaces and meetings, incentives, conferences and exhibition (MICE) facilities are also provided for both business-minded travel and leisure

guests – catering for top professionals from every sector.

There are many leisure options such as the Opera House, Treasure Island, Van San Dao coral park, 168 ocean-view shops, much-awaited diving facilities, a yacht club and even an underwater museum.

Vega City Nha Trang is located at the northernmost point of Nha Trang City in Khánh Hòa Province, named “Vega” after the brightest star in the northern sky. This outstanding area features a 2.4km coastline – Bai Tien beach – also known as “where the angels descend”. The Vega City resort is ideally located in the heart of the connection between Bac Van Phong Special Economic Zone and the Tran Phu centre, and is expected to become a new iconic destination in Asia.

★★★★★ BEST LEISURE DEVELOPMENT VIETNAM Vega City Nha Trang by Vega City Joint Stock Company

Award Winner MIXED USE DEVELOPMENT VIETNAM Vega City Nha Trang by Vega City Joint Stock Company

Award Winner NEW HOTEL CONSTRUCTION & DESIGN VIETNAM Vega City Nha Trang by Vega City Joint Stock Company



Vega Beach club



Vega Shophouse overview



Vega Continental Shopping Plaza



Gran Meliá Nha Trang View

Located at the more private northern end of Vega City Nha Trang, the 95 villas of Gran Meliá Nha Trang have been designed for intimacy. A series of coves formed by inlets and three extended island peninsulas give each villa a sense of fronting a personalised section of beach.

Design is minimalist, with flat roofs and large cantilevered overhangs to bring a sense of peace and tranquility.

Meliá Nha Trang is a distinctive one-of-a-kind luxury hotel of over 300 rooms. It offers an authentic Spanish luxury and warmth to deliver an exceptional leisure experience for guests. The hotel's façade draws inspiration from waves – the curving horizontal lines dancing in tandem to evoke a sense of relaxation. These horizontal design elements continue in the sun shading fins and planter

ledges, generous balconies and terraces for outdoor enjoyment.

With a backdrop of forested hillsides, the New World Nha Trang Hotel embraces the 1.5km-long Bai Tien beach, with each room having a large balcony. There are also three beachfront villas furnished with a walk-in closet, a separate dining area, and a private pool and outdoor shower.

Dedicated to offering traditional Turkish hospitality and a spa resort experience, Rixos Nha Trang is the exclusive all-inclusive. Its beach club has a cascade of swimming pools integrated into its design.

Hyde Nha Trang is a lifestyle hotel which “is dialed into the desire of the in-the-know”. It has the ambition to share a new kind of hospitality for guests, grounded in the spirit of discovery, and the spirit of connection.

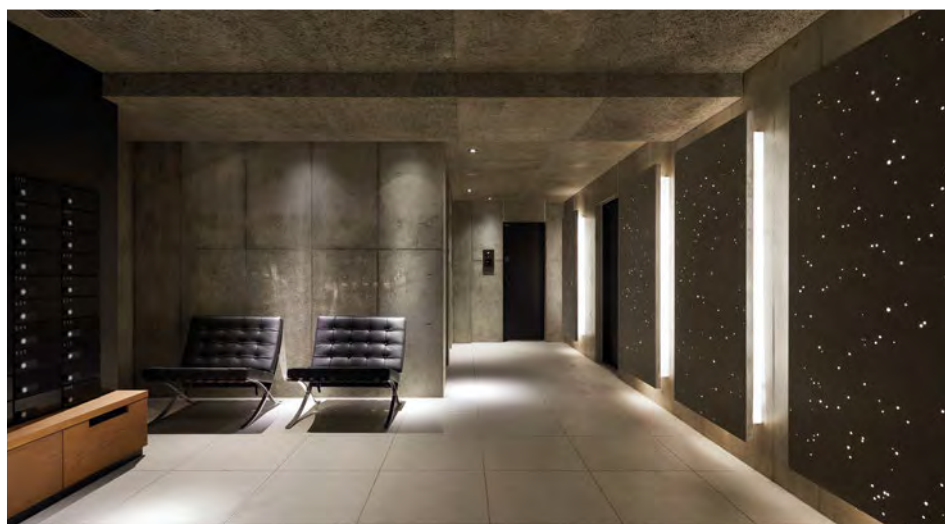


Vega City Joint Stock Company

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Zoom Yokohama Kannai



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THE KANNAI BLADE RESIDENCE, (Zoom Yokohama Kannai) so-called because its façades are intersected with thin, bladelike concrete fins, sits on a corner site within a short walk of the Kannai Train Station in Japan. The new 11-storey housing block has replaced a previous post-war building.

The residence consists of 94 privately-owned studio flats. The individual units are deliberately restrained in size. They are what the Japanese affectionately call “one-room mansions”, suitable for single dwellers or couples with young children. A unit on the top level is spacious with skylights and extra bedrooms.

All flats were decorated with a minimum palette of white, grey and black. In Japan, a balcony is obligatory and a way to

incorporate escape ladders to avoid excessive internal staircases – but also allow more space for the flats.

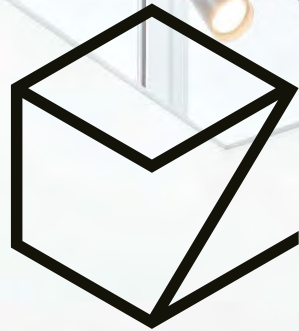
Each unit has a width of 2.9 metres. The developer took care to make sure that the boilers and air-conditioning units placed outside balconies are discreetly tucked away. Handrails, exterior walls and balcony ceilings have been painted black to accentuate the light grey of the main building.

When you look at the entire building from the front elevation, the concrete fins appear as sharp as a Samurai’s sword cutting through the air. If you look at the building from the side, you can begin to appreciate the texture of the exposed concrete, changing in appearance depending on the intensity of the light.

★★★★★ BEST ARCHITECTURE MULTIPLE RESIDENCE JAPAN

Zoom Yokohama Kannai (Kannai Blade Residence) by Tohshin Partners co., Ltd. ; Key Operation Inc. / Architects

LIFE DESIGN APARTMENT



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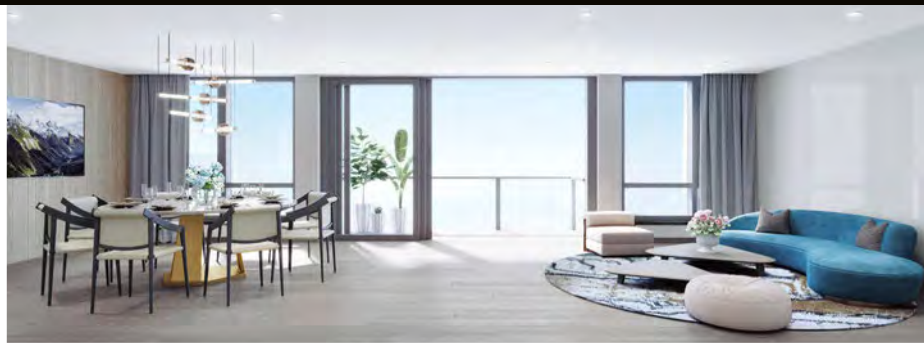
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GROHE

★★★★★

BEST ARCHITECTURE
MULTIPLE RESIDENCE
JAPAN
ZOOM YOKOHAMA
KANNAI (Kanna Blade
Residence)
by TOHSHIN PARTNERS co.
LTD., KEY OPERATION INC.
/ ARCHITECTS

2022-2023



LOCATED ON A HILLTOP, surrounded by greenery, with a tree-lined path leading to the Tai Po Town development, Villa Lucca, we step into a discreet, elegant and romantic location. The developers, Hysan Development Company Limited and HKR International Limited, wanted the area to conjure the sense of a Chinese romantic story of discovery for all who enter, one that reveals a very beautiful place that has only recently been discovered.

Villa Lucca is located in the northeast part of the New Territories countryside in Hong Kong, near a mountainous area and overlooking the sea. The residential development is described as a “hidden gem” and offers the promise and freedom to live among nature, with the hiking trails of the Pat Sin Leng Country Park and mountains to explore.

The ambience at Villa Lucca is one of privacy, exclusivity, and abundance with mature and well-established trees and shrubs. Villa Lucca’s elongated shape allows most of the low-rise apartments and villas along the frontage to capture these excellent mountain vistas and sea views.

A central avenue links up the buildings, with a pedestrian trail that meanders through the landscape and connects to a central garden, outdoor swimming pool, sunken plaza and a clubhouse.

Tree-shaded boulevards connect each house as well as three garden areas for a consistent visual theme. A special split-road design for pedestrian and vehicle traffic, an underground parking lot and luxurious lobbies provide a safe environment and secure access point for residents.

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Award Winner RESIDENTIAL DEVELOPMENT HONG KONG

Tai Po Town Lots 223 & 229 by Hysan Development Company Limited and HKR International Limited



Retaining the existing topography and ecology is one of the primary goals of the landscape design. The perimeter and centre of Villa Lucca have been generously planted with trees and shrubs to achieve a continued high green coverage.

A grand vestibule is a signature of a magnificent estate, a symbol of the spaciousness and luxury that resides within. Each detached house is adorned with a wide stately entrance, marking the fine line between living space and verdant exterior.

The standalone mansions and outstanding terraced houses of Villa Lucca feature plenty of wide-open spaces that accentuate each living area. Each floor features a dedicated lift. The beautiful master bedroom spans the entire width of the floor overlooking a large terrace to the eye-catching mountains and sea.

Crafted by the renowned interior designer house David Collins Studio, the residences' clubhouse elevates luxury to fine art. The Studio excels at blending geometry, symmetry and angles to orchestrate an aura of classical British charm.

The clubhouse is made up of four zones – wood, ocean, mountain and earth. The mountain zone houses a library for quiet study. Equipped with fitness facilities, the wood zone features floor-to-ceiling windows for natural sunlight, and the upper floor includes an outdoor pool. The ocean zone allows quality time with loved ones and offers outdoor parks or indoor play areas. And the earth zone has a multi-purpose space that can be used for fitness, dance, yoga and more.

The saying “make your home your castle” certainly rings true here, at Villa Lucca.



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Award Winner ARCHITECTURE MULTIPLE RESIDENCE HONG KONG

Tai Po Town Lots 223 & 229 by Hysan Development Company Limited and HKR International Limited



A SSETWISE HAS LAUNCHED the first high-rise residential project called Modiz Sukhumvit 50 in the heart of Bangkok City. It's a 33-storey condominium with a remarkable design and rooftop sky facilities which indulge in the rarest and most incredible views of the Chao Praya River – a river that flows through the city and into the Gulf of Thailand.

The building is located in Bang Krachao, also known as the green lung of Bangkok. It's the largest forest and naturally preserved district in the city. This also makes it a popular and dynamic area with a diverse population including academic professionals and students, investors and innovators, office workers, young professionals and families.

The project has cutting-edge facilities and a large landscaped garden on the ground floor. This green space is home to carefully selected flora and fauna to give the sense of a true urban forest. The idea behind the design was that people who lived in the city are longing for relaxation and a place to rest after work. So many facilities encourage the idea of social activity and entertainment such as co-kitchen areas for cooking and partying together with groups, private onsens (a natural spring public bath) for serenity in a Japanese style, and exclusive home theatres for enjoying movies with friends.

The top level of the three-building complex also includes a panoramic observation deck and moon terrace, and a yoga and fitness area.

AssetWise PLC
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★★★★★ BEST RESIDENTIAL HIGH RISE DEVELOPMENT THAILAND Modiz Sukhumvit50 by AssetWise PLC



“Listening To Our Residents As Much As Possible”

is the heart and the core value that AssetWise Public Company Limited. uses to develop and improve each residential projects. Because we believe that a good home is a good start to happiness and success in life. Therefore, we research, listen, and think for our customers in order to understand their needs as much as possible and to improve our development to fulfill their happiness both today and tomorrow.

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We craft every detail to be assured that only the best is delivered to all types of generation and lifestyle. That is why we bring the best service and technology from modern days into our projects for convenience and better way of living.

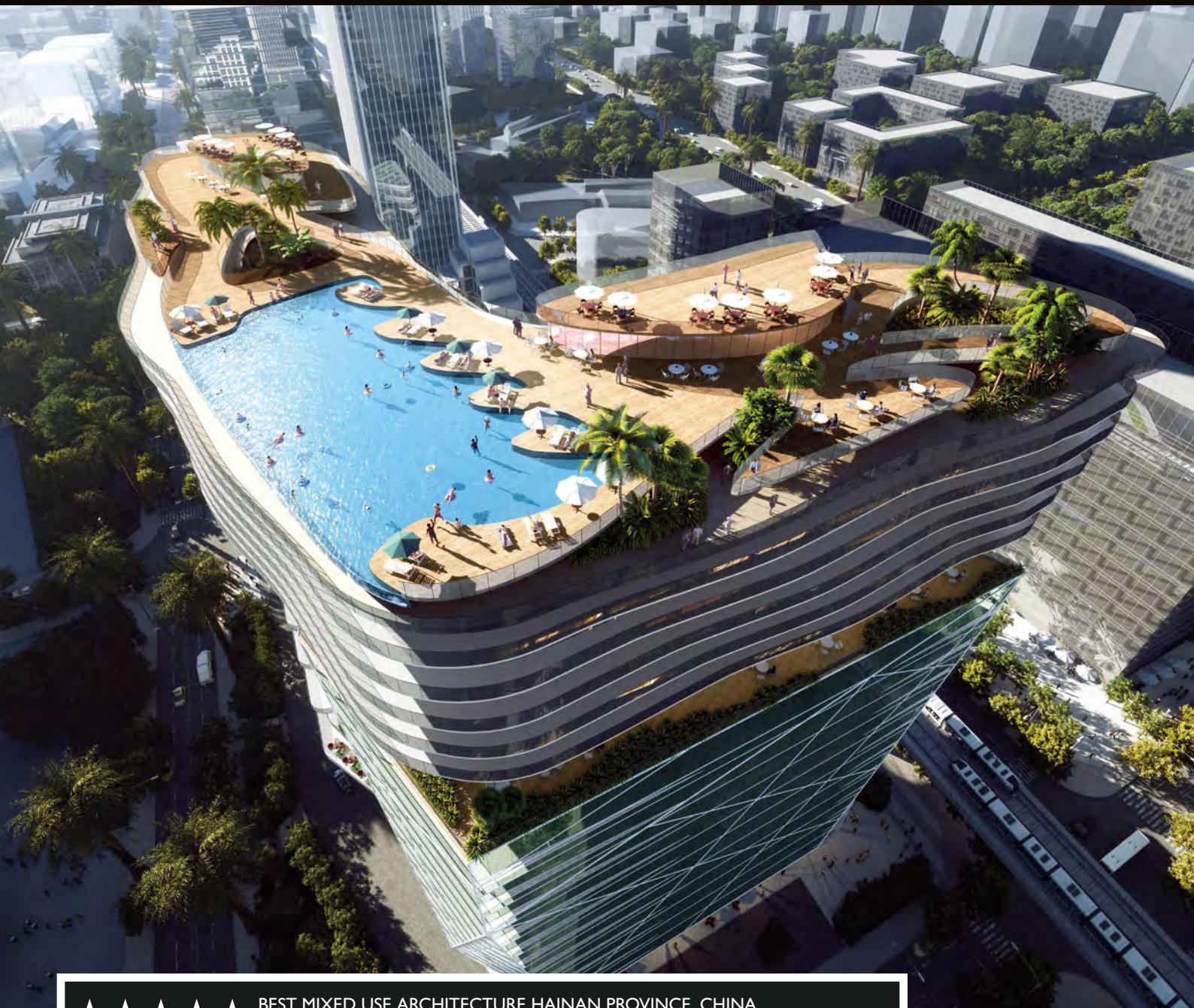
We will never stop developing and improving our projects, so we can forever hear everyone's happy voices.

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BEST MIXED USE ARCHITECTURE HAINAN PROVINCE, CHINA
Shanneng Smart Industry Building by Chapman Taylor Architectural Design Shanghai Ltd







**Tandem Architects
(2001) Co., Ltd**

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ESTABLISHED IN 1987, Tandem Architects has grown into a firm with extensive experience in a wide range of projects which includes hotels, resorts, condominiums, residential development, office buildings, retail units and private residences.

Ratchayothin Hills is a mixed-use development with amenities including retail and office space and a hotel. Only 3km away from Bangkok’s new CBD district, Ratchayothin Hills is located on the Ratchayothin road – a vibrant up-and-coming business area. This upcoming urban development area combines office space, residences, a shopping centre, private and government agencies and a full-service hotel.

The developer aimed to create an exceptional 32-storey mixed-use project with modern facilities. Ratchayothin Hills provides

up to 14,971m² of leasable area for office spaces and up to 1,373m² for retail establishments, and a modern 3-star city hotel.

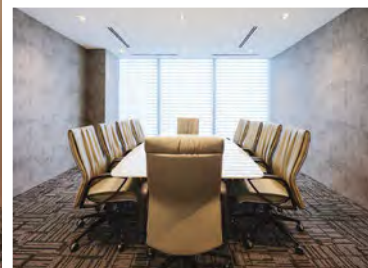
The ground floor is divided into three main areas: the hotel lobby, office space and the retail hall. The office and hotel lobbies are located to the back of the site for privacy reasons, while the commercial areas are situated to the front of the project, next to a public road, to provide easy access for public and private users.

The hotel has 228 rooms that feature a modern contemporary design. Amenities include a wash basin, shower cabinet and toilet. Hotel guests can also enjoy watching magnificent sunrise and sunset views over Bangkok from the comfort of their rooms. Other facilities include a sky lounge, fitness room and a 25-metre infinity pool.

★★★★★ BEST MIXED USE ARCHITECTURE THAILAND Ratchayothin Hills by Tandem Architects (2001) Co., Ltd



Foreston Bukit Puchong, Bungalow



Bradbury Asset Management Office Malaysia Branch

DESIGNED BY ST CONCEPTS, the Foreston Bukit Puchong Bungalow is a stunning residential interior private residence. The client's requirements included a large swimming pool and a gym room.

Entering the home itself the jade marble is the perfect canvas to highlight the crystal chandelier. A beautifully appointed grand piano and a modular sofa can be seen in the living/entertainment area. Embellished walls feature champagne gold leaves, while built-in display shelves adorn the walls. Finishing the room's eclectic scheme is the burgundy velvet stools that give a pop of colour. Behind imposing black framed glass doors, the wet kitchen is decked out in grey tones and a matching granite countertop.

The upper level has polished dark solid wood grain flooring that is contrasted by a light colour scheme. In the sophisticated master bedroom foyer, a handmade crystal chandelier

brightens the area, while an imported custom-made wall is covered with crystal beads. The regal retro flooring in the master bedroom complements the Calacatta marble walls. Tucked in a cosy alcove, the white jacuzzi amazes with a customised mosaic mural wall.

The Bradbury Asset Management Office in Malaysia exemplifies exquisite modern contemporary design. Visitors are often stunned as soon as they enter the office owing to Bradbury's stand-out logo which sits on a stunning feature wall made from marble. If visitors look closely, they will be able to see that the marble design resembles a symmetrical butterfly – this translates to the boldness of the company. The main entrance lobby houses a crystal chandelier, while gold plated side tables add a touch of luxe. Moving away from the ordinary, ST Concepts has designed an office that is luxurious without compromising on privacy.



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★★★★★ BEST RESIDENTIAL INTERIOR PRIVATE RESIDENCE MALAYSIA Foreston Bukit Puchong, Bungalow by ST Concepts

Award Winner OFFICE INTERIOR MALAYSIA Bradbury Asset Management Office Malaysia Branch by ST Concepts



THE HOWARD WEST DEVELOPMENT by C Street Projects is an inviting collection of seventeen residences on Melbourne’s doorstep, presenting a unique model for living behind a revitalised street façade, rich in heritage value.

C Street Projects saw the retention of the heritage building as a special opportunity to create warehouse-style apartments and lofts, while the internal part of the site was a blank canvas for a statement townhouse complex.

Heritage features concealed under decades of paint and alterations were restored and given a subtle facelift with steel shrouds and steel-frame windows. Historic signage from the 1940s was revealed to the delight of long-time residents. Meanwhile, JCB Architects made their mark with a stunning operable timber veil along the townhouses

which creates an interplay of light and shadow from day into night.

The loft and apartments are set within the original three-storey building and are designed to integrate with the existing openings. The original entrance is reused as the front lobby, and two commercial tenancies are located on the ground floor fronting the street. All units within the heritage structure share a common lift core, which also goes to the basement car park. The townhouses are set behind the original brick structure, enjoying a sense of enclosure and quiet living. They are arranged in a traditional English mews-style setting, standing three levels tall with a flexible lower ground floor, courtyard garden and rooftop deck. The positive impact of Howard West on its community and neighbourhood is a testament to the power of how good design can impact people, places and history.

C Street Projects

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★★★★★ BEST RESIDENTIAL DEVELOPMENT AUSTRALIA Howard West by C Street Projects



INARC DESIGN HONG KONG LIMITED was selected by Kadoorie Estates Limited to complete a new, prestige low-rise residential apartment building in an exclusive location in Hong Kong for a client who desired a quality residential interior for his ground floor apartment.

Kadoorie Estates was keen to develop the potential of this exclusive location overlooking both the adjoining natural parkland landscape as well as the nearby sea and outer islands of Hong Kong. The vision was to create a unique private residential apartment of approximately 500m² that would not only be an example of quality and timeless elegance but also a place of comfort, enjoyment and tranquillity for the end user.

The open plan living area has a distinctive loft-style feature which is approximately 18-metres long and 6-metres wide. At the centre of the large open space, INARC created

a sculptural pendant light that would be a focal point. The custom design solution was a series of horizontal semi-transparent, hand-blown Murano glass tubes infilled with copper deposits and suspended at various heights from the ceiling.

The tenant is a keen movie buff and gamer and desired a special room to indulge their passions. INARC therefore created an Art Deco style room with a large 2.5-metre wide definition screen, a combination of high-gloss ebony timber panels, caramel coloured suede fabric panels, and a custom designed audio-visual storage cabinet.

The master bedroom suite and bathroom has access to the panoramic views of the adjoining natural parkland landscape, the nearby sea and islands while being directly connected to the robe areas and to a private office/games room, creating a detailed masterpiece.



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- ★★★★★ BEST RESIDENTIAL INTERIOR APARTMENT HONG KONG A Private Apartment, Repulse Bay, Hong Kong by Inarc Design Hong Kong Limited
- ★★★★★ BEST SMART HOME HONG KONG A Private Apartment, Repulse Bay, Hong Kong by Inarc Design Hong Kong Limited
- ★★★★★ BEST BATHROOM DESIGN HONG KONG A Private Apartment, Repulse Bay, Hong Kong by Inarc Design Hong Kong Limited



Mr Xipeng Lin, Lead Architect



Victory Legend Center's Team



Victory Legend Center

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CHONGQING YONGCHUAN LOVE PLAZA, renovated by Victory Legend Center, is located in the south of Yongchuan District, Chongqing, China. The current building was originally used as a commercial office. After the renovation, it will contain a business centre, hotel, two apartments and six residences.

The business centre design focuses on function, aesthetics and the relationship between the architecture and its environment. It creates a beautiful facade reminiscent of the water from the nearby Phoenix lake.

The modern, attractive commercial and residential complex will feature transparent glass to create a fashionable landmark.

The houses and apartments will consist of a simple, light and eye-catching design, while

the design elements of the hotel's façade will include curved and heart-shaped diamonds.

The large commercial centre is arranged next to the lake and urban roads, with three floors above ground and two floors underground. Amenities will include a themed children's area, catering block, sports and entertainment space, a social space and a night club.

Once completed, the hotel, located along the lake, will have 19 floors, and will include a multi-function hall, such as a conference room, gym and a Chinese restaurant. The apartments and residences, located to the south of the site, will feature lovely views, flexible spaces and a beautiful park. Residents will also have access to commercial and public service areas on the first floor.

Award Winner COMMERCIAL RENOVATION / REDEVELOPMENT BEIJING MUNICIPALITY, CHINA

Reconstruction Design Of Chongqing Yongchuan Love Plaza by Victory Legend Center



BOTANICA LUXURY VILLAS presents its beautiful landscaped project Botanica Foresta. The company created three landscaped areas including a botanica club, walking trails and a park for residents and guests to enjoy. With a total area of 55 rai, the land is divided into 5 rai of common area, whilst 50 rai is dedicated to luxury villas.

Botanica Foresta is nestled within the forest just a short drive from the beautiful Layan Beach and Phuket International Airport. Located in a prime low-density area, the project is private and is in a safe and peaceful high-end community.

Accentuating the natural beauty of Phuket's surroundings, Botanica Luxury Villas created a design that responded to the lifestyle of couples and families with young children. Another

crucial aspect that the company sought to implement was a holistic approach to life – this was showcased across the length and breadth of the project.

Maintaining as much natural beauty as possible, Botanica Luxury Villas designed homes around large trees. Residents are able to choose between modern luxury, modern loft and classic signature properties, all decked out in tropical Balinese style. Environmentally friendly materials were carefully selected without sacrificing quality, style or value.

The company understood how to combine an ecosystem's natural elements with an artistic vision for each area, so that residents can wake up to impressive views, sip coffee comfortably or venture out for a walk whilst breathing in fresh air.



Botanica Luxury Villa

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★★★★★ BEST LANDSCAPE ARCHITECTURE THAILAND Botanica Foresta by Botanica Luxury Villa



BEST LEISURE DEVELOPMENT CAMBODIA
R+ Ream by Jonah Journeys (Singapore) Pte Ltd







DESIGNED BY AWARD-WINNING ARCHITECT Khun Bodin Srirakul in the evocative moon shadow styling, Santi Pura Villas are nestled within the idyllic surroundings of a prestigious hillside location with beautiful views overlooking the Gulf of Thailand and across to the neighbouring island of Koh Phangan to the north and Angthong National Marine Park to the west. The project is located in the serene setting of Bang Por beach at the top of a gentle slope just 200 metres from the sea.

Developed by LDR Group, the villas are designed to the highest quality, with high-end customised materials that set the standard in the industry. The seven bespoke pool villas range from three-bedroom residences of 223m² to three-bedroom homes of 288m².

Villa type A features premium quality build and finishing. The top floor includes extensive open-plan living with captivating floor-to-ceiling windows that invite an abundance of natural light and warmth. The kitchen and dining space, together with the master bedroom, lead directly onto the pool deck and terrace with their stunning sea views. The second and third bedrooms are downstairs.

Villa type B is designed in a unique style that cannot be seen anywhere else on the island. The interiors are a destination themselves, with the living areas, kitchen, bathrooms, bedrooms, and outdoor spaces offering the utmost privacy, spaciousness and versatility. Luxury living has been placed at the forefront of the design throughout.

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Award Winner RESIDENTIAL DEVELOPMENT THAILAND Santi Pura Villas by LDR Group
Award Winner DEVELOPER WEBSITE THAILAND www.santipuravillas.com by LDR Group



Mao Residence



Mao Residence's Restaurant

FEATURING A BEAUTIFUL BLEND of Cypress wood, metal and concrete, this home situated in the Taiwanese jungle is anything but ordinary.

Designed by Mao, Shen-Chiang Architecture Studio, Shih Ao Fair-faced Concrete and 10mm Interior Studio, this triangular-shaped home features a beautifully appointed dining room, kitchen and living room.

With exposed concrete walls and a China fir roof, this sleek and economical three-floor, 330-square-meter concrete villa within a lush complex takes inspiration from traditional tea houses, Danish Modern design, and the verdant greenery of its surroundings. Complete with an on-site tea house, the dining and kitchen space occupies the ground floor, with open access to the garden.

The dining table, designed by Shen-Chiang, is surrounded by Hans Wegner Wishbone Chairs. A wooden slatted wall behind the dining table adds further texture. By using glass around the dining area, this allows ample daylight to come through without having to always rely on a lighting system.

Ecological elements are at the forefront of this design with green materials that reduce energy consumption, are low maintenance and highly durable. A robust security system means that the home can be monitored all day.

Throughout this stunning project, the architectural identity of the home, including its outstanding façades, roofs and eye-catching interiors, stays true to the environmentally-friendly theme.



**Mao, Shen-Chiang
Architecture Studio
+ Shih Ao Fair - faced Concrete**

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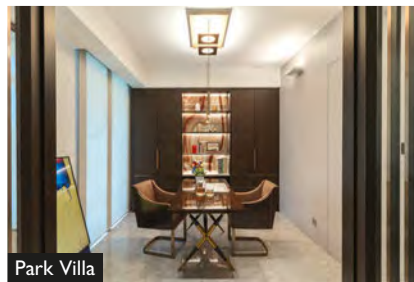
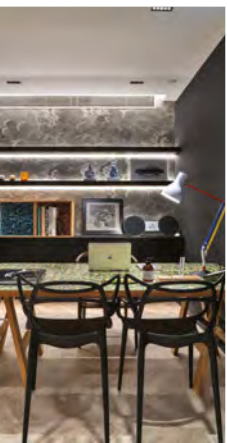
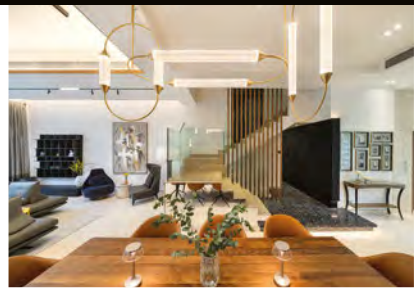
w: www.maoshenchiang.com

★★★★★ BEST ARCHITECTURE SINGLE RESIDENCE TAIWAN

Mao Residence by Mao, Shen-Chiang Architecture Studio + Shih Ao Fair - faced Concrete + 10mm Interior Studio

★★★★★ BEST LEISURE ARCHITECTURE TAIWAN

Mao Residence's Restaurant by Mao, Shen-Chiang Architecture Studio + Shih Ao Fair - faced Concrete + 10mm Interior Studio



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DESIGNED BY ANSON CHENG INTERIOR DESIGN, the AC Concept Showroom serves VIP customers. Upon entry, guests are greeted by a wall decorated with tiny unglazed porcelain tiles and neutral tones. Designed by Tokujin Yoshioka, this design creates a unique light reflection. A curved black wooden slat wall evokes a sense of space while the pastel tone slat wall on the other side hides a closet equipped with ultraviolet light.

The living area is covered with grey wood flooring in a herringbone pattern in order to bring a cosy and restful vibe to the showroom. The pale grey L-shaped sofa is accompanied by Fornasetti cushions. Adjacent to where the TV is located you'll find a navy blue feature wall with soft plumage. Black tones dominate the dining area, while a rose gold glass pendant forms a unique composition, adding a touch of character.

The company's other project, Park Villa, is a 3,852 sq. ft. three-storey villa located in Hong Kong. The clients asked for the design to include contemporary elements mixed with oriental style to create a warm and welcoming atmosphere.

Once you step through the entrance you are greeted with a partially transparent partition to ensure privacy. Behind this there is a spacious living and dining area. Bringing glamour and elegance to the dining area, a wall featuring navy blue soft plumage is placed between two meticulously-designed columns made of natural materials. The living area is decorated with shades of grey and white monochromatic tones. The focal point of the living area is the floor lamp, as it provides direct light from the polished aluminium domed shade. The result of Anson Cheng's design for this project is a beautiful, serene environment.

★★★★★ BEST MIXED USE INTERIOR HONG KONG AC Concept Showroom by Anson Cheng Interior Design Ltd
Award Winner RESIDENTIAL INTERIOR PRIVATE RESIDENCE HONG KONG Park Villa by Anson Cheng Interior Design Ltd



The Watergardens, Singapore



Clavon, Singapore



The Watergardens, Singapore



The Watergardens, Singapore



Clavon, Singapore

THE WATERGARDENS at Canberra is located in Sembawang town, one of Singapore's new and beautiful residential towns in the north of the island. The residential development's proximity to upcoming Bukit Canberra within the new town makes this an appealing and eye-catching site. With new facilities in the district, the development is envisioned to be an exciting one-of-a-kind housing option with ample amenities like pools, a gym, function rooms and more.

The design houses 448 units within a 2.76-hectare site that has abundant amenities while maintaining privacy for residents. The harvest pavilion allows residents to hone their green fingers and try gardening fresh vegetables and herbs, where farm-to-table dining is made easy and accessible. Water hammocks are provided in the pools to allow residents to laze the day away in ultimate relaxation.

Clavon is a 640-unit residential development by UOL Group Limited and Singapore Land Group Limited. Situated on a 1.65-hectare plot of sloping terrain, the project is located in an established residential enclave in Clementi district, in the western part of Singapore.

To take advantage of the site's high visibility and angled terrain, Clavon is envisioned to have sculptural towers sitting at the peak of the site. On the top tier you'll find the gym, function rooms and a 50-metre lap pool. The lower tier is where the fun-filled activity zone sits with the kids' playground, kids' pool and BBQ pavilion.

The entrance drop-off is located on the ground level designed as a grand gesture for residents and visitors to the childcare centre. The use of wood and a variety of textures creates a warm welcome for residents and guests alike, while timber screens shield the entrance to the residential zone.



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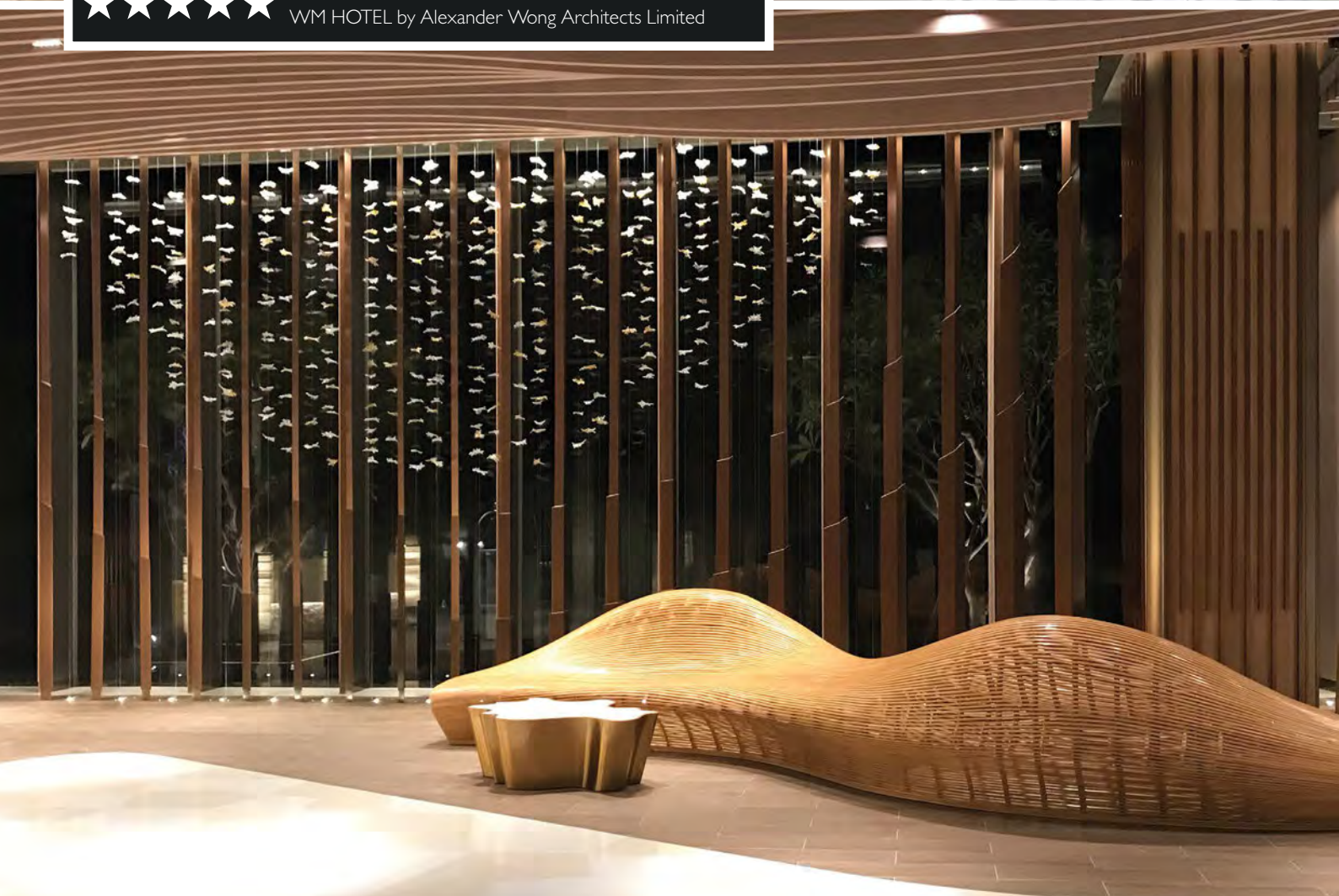
Award Winner RESIDENTIAL HIGH RISE DEVELOPMENT SINGAPORE Clavon by UOL Group Limited, Singapore Land Group Limited

Award Winner RESIDENTIAL DEVELOPMENT SINGAPORE The Watergardens by UOL Group Limited, Singapore Land Group Limited, Kheng Leong Company

Award Winner APARTMENT/CONDOMINIUM SINGAPORE The Watergardens by UOL Group Limited, Singapore Land Group Limited, Kheng Leong Company



BEST HOTEL INTERIOR HONG KONG
WM HOTEL by Alexander Wong Architects Limited







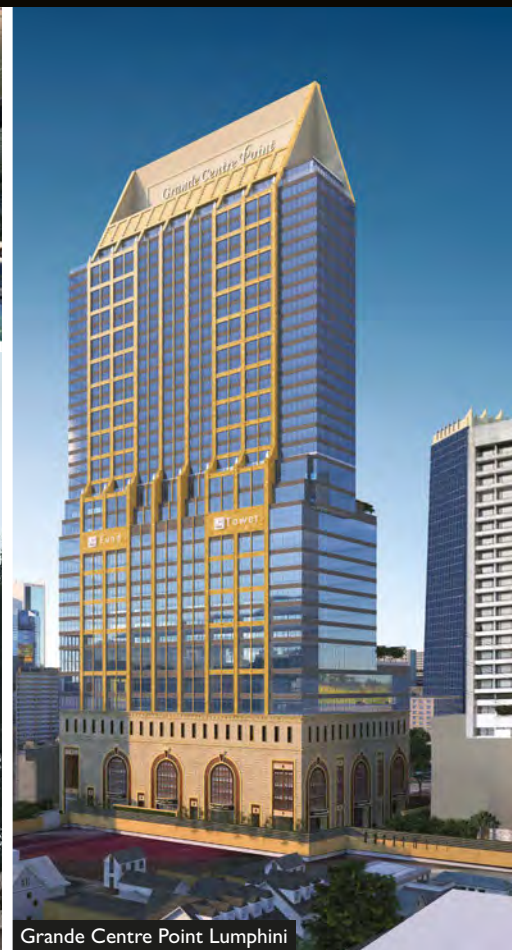
JLK Tower



The Privacy Jatujak



Mercure Ibis Bangkok Sukhumvit 24 Hotel



Grande Centre Point Lumphini



**Palmer & Turner
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THE JLK TOWER BY PALMER & TURNER (Thailand) Limited is a 32-storey office building located adjacent to the BTS Nana Station along Sukhumvit Road.

Connected to Sukhumvit Road is a remarkable front yard plaza, welcoming pedestrians to several retail outlets and office lobbies. The development also directly connects to the BTS station by a bridge link on level 2 which conforms to a shape of a roundabout down below.

A beige interior blends with the colour of the facade making the seven-metre high office lobby remarkable. The main entrance located on the east side of the building has a magnificent reception in the middle. French windows at the highest floors are perfectly fit with a grand curved terrace, allowing all office workers to enjoy spectacular panoramic views of Bangkok.

The Privacy Jatujak is a residential condominium development located in a

popular suburb close to Lat Phrao Intersection area. The 34-storey project offers 850 carefully planned one- and two-bedroom units, including 16 lofts on an L-shaped floor plate.

The Mercure Ibis Bangkok Sukhumvit 24 Hotel is a 28-storey hotel comprising 501 guestrooms, accompanied by a full range of facilities including 192 car parking spaces. Both hotels benefit from lobbies, retail shops, and service amenities that are located on the ground floor.

Grande Centre Point Lumphini is a 41-storey mixed-use building comprising a podium, office zone and a hotel. There is also a spa, all-day dining restaurant and luxurious conference rooms. Shared facilities include a 50-metre swimming pool, a kid's pool, two jacuzzi pools and a spacious fitness centre. Providing beautiful panoramic views over Bangkok, the architecture is a lovely combination of classic and modern styles.

★★★★★ BEST COMMERCIAL HIGH RISE ARCHITECTURE THAILAND JLK Tower by Palmer & Turner (Thailand) Ltd.

★★★★★ BEST OFFICE ARCHITECTURE THAILAND JLK Tower by Palmer & Turner (Thailand) Ltd.

Award Winner RESIDENTIAL HIGH RISE ARCHITECTURE THAILAND The Privacy Jatujak by Palmer & Turner (Thailand) Ltd.

Award Winner HOTEL ARCHITECTURE THAILAND Mercure Ibis Bangkok Sukhumvit 24 Hotel by Palmer & Turner (Thailand) Ltd.

Award Winner MIXED USE ARCHITECTURE THAILAND Grande- Centre Point Lumphini by Palmer & Turner (Thailand) Ltd.



Suzhou Galactic Super Campus



PeaceBird Fashion Centre



DANIEL STATHAM Studio is an innovative design and research practice. The company's design approach is characterised by creating an aesthetic response to the geographical location, cultural context, and function requirements in order to create sustainable spaces and memorable experiences. Daniel graduated from the Bartlett School of Architecture, UCL, and his professional experience has been further improved after joining Norman Foster and Partners.

The company's PeaceBird Fashion Centre project is a wonderful example of clever architecture. The building's exterior is the final piece that frames the view of the project giving an individual identity.

The design has 'ringed thresholds' that filter the space from outside to inside with access to garden views reminiscent of the hidden garden

that was so prominent in ancient Chinese architecture. The garden acts as a lung – it is the space that is revealed on approach and where people can go to relax when they need to recharge.

Suzhou Galactic Super Campus is a modern industrial park. Fenchu Town, Wujiang District, Suzhou, where the site is located, is an important manufacturing industry base in China. The cohesive super plant is surrounded by parklands. Bounded by the river, Phase I of the development is in the south while Phase II is located in the north. Phase I includes an exhibition centre, manufacturing area, a testing tower, elevator training workshop and supporting apartments and businesses. Phase II includes a processing and delivery centre, a central research institute, intelligent storage, data centre and a conference centre.



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2022-2023

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Award Winner OFFICE ARCHITECTURE ZHEJIANG PROVINCE, CHINA PeaceBird Fashion Centre by Daniel Statham Studio

Award Winner MIXED USE ARCHITECTURE JIANGSU PROVINCE, CHINA Suzhou Galactic Super Campus by Daniel Statham Studio



David Jones Elizabeth Street Flagship Store



Alibaba Central China Headquarters and Industrial Complex



Lotte Mall Hanoi



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2022-2023

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BENOY IS A multi-award winning international architecture, masterplanning, interior and graphic design studio.

The company's Alibaba Central China Headquarters and Industrial Complex project will feature the Alibaba Group's enhanced operational model, introducing a new business ecology for core enterprises and innovative business models for retail. Located in Xudong business district, the project will comprise two eco office towers and a new retail commercial hub. The retail hub will consist of six storeys with top-class stores.

The Hanoi Mall project is a major mixed-use development located in Hanoi, Vietnam. The site is situated between the busy 2nd Ring Road and Lac Long Quan Road, and is adjacent to the scenic and picturesque West Lake, the

largest freshwater lake in Hanoi, Vietnam. The development consists of two office towers, one hotel tower, one serviced residence tower and a five-storey retail podium.

In 2018, David Jones Pty Ltd appointed Benoy for the redevelopment of their Elizabeth Street flagship store. Benoy's challenge was to enhance the heritage structure and provide a more contemporary and inspiring retail environment, while at the same time celebrating the store's opulent and storied past. The main concept for the interior design is 'Windows to the World' where each level is designed as a portal to transport the customer into a new world. On the penultimate level the company utilised lofty ballroom proportions to create a stunning shoe gallery, rendered even more grandiose by spectacular views of the park and harbour.

Award Winner MIXED USE ARCHITECTURE HUBEI PROVINCE, CHINA Alibaba Central China Headquarters and Industrial Complex by Benoy Limited

Award Winner MIXED USE ARCHITECTURE VIETNAM Lotte Mall Hanoi by Benoy Limited

Award Winner COMMERCIAL RENOVATION / REDEVELOPMENT AUSTRALIA David Jones Elizabeth Street Flagship Store by Benoy Limited



PERRI PROJECTS & PELLICANO are diverse private investment and property development groups, that deliver much more than just outstanding places, communities and award-winning projects. Across every project that bears their company names, from bespoke apartments to exciting new precincts, their ethos is the same: to build carefully considered spaces of timeless quality.

Melbourne's bustling hive of laneways are the cultural lifeblood of the city. Cafes, creativity and culinary wonders meet lowlit hideaways and boozy-bar institutions.

Respectfully restored and proud of its heritage, Bennetts Lane celebrates Melbourne's unique laneway culture by adding to this colourful canvas with a slice of something different. A new neighbourhood, rich in inspiration and authentic in experience,

Bennetts Lane will offer hospitality, retail and entertainment at its finest.

Perri Projects & Pellicano know that great things come from small start-ups as well as major players, which is why they have designed a mixed-use 'vertical village', which offers diversity and flexibility of work in state-of-the-art, customisable spaces. A variety of floor plates will attract a mix of occupants, tenants, uses and services that all bring something unique and unite people in diverse and interesting ways.

With over 130m of street frontage, the building spills onto a revitalised, vibrant laneway for a seamless shift from work to play. A thriving food and drink precinct reflects the informal ethics of the building, encouraging the organic connection and flow of people between leading food, retail and lifestyle options and unparalleled co-working and office space.



Perri Projects & Pellicano

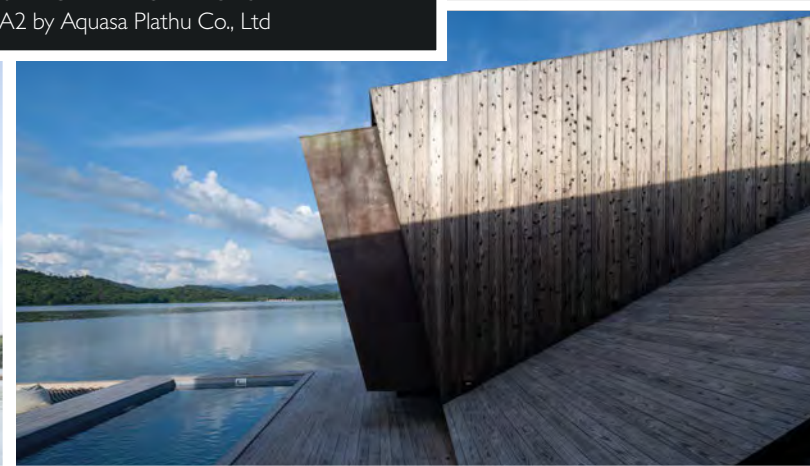
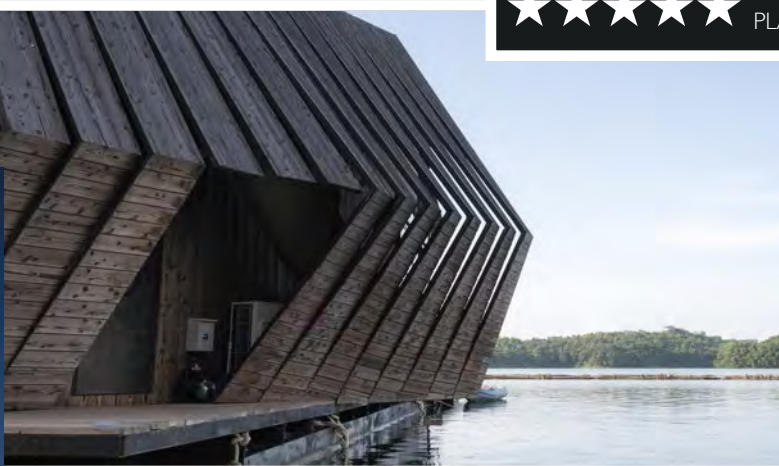
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Award Winner OFFICE DEVELOPMENT AUSTRALIA Bennetts Lane by Perri Projects & Pellicano
Award Winner OFFICE ARCHITECTURE AUSTRALIA Bennetts Lane by Perri Projects & Pellicano





BEST HOTEL ARCHITECTURE THAILAND
PLA2 by Aquasa Plathu Co., Ltd





New Museum of The First Historical Archives of China



Mr. Qinghua Zhang



Mr. Jie Xu



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BEIJING TSINGSHANG Architectural Design and Research Institute's designers Qinghua Zhang and Mr. Jie Xu have helped to deliver exceptional results for clients over the years. Mr. Qinghua Zhang recreates traditional patterns and uses comprehensive materials to make and implement them through art, providing valuable experience and reference value for the design industry. Jie Xu has been working at the company since 1992, mainly focusing on the design of ceremonial reception and conference office spaces for government departments, enterprises and institutions.

The First Historical Archives of China is a central-level national archive specialising in the archives of the imperial family of the Ming and Qing. The building, formerly located in the Forbidden City of Beijing, no longer meets the needs of archival preservation and

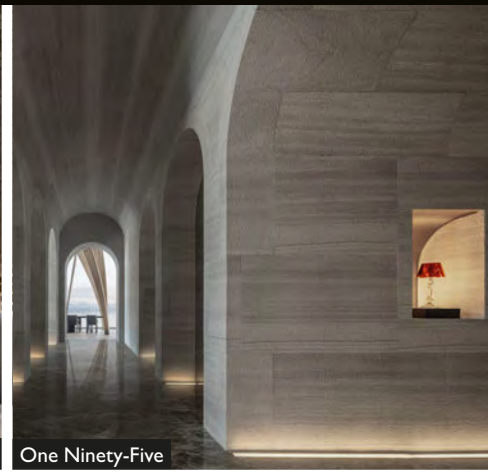
display due to its original conditions. The construction of the new museum is conducive to the rescue and preservation of archival and cultural resources of the Ming and Qing dynasties, the promotion of the motherland and the enhancement of the country's cultural soft power.

The new museum is located on Qi Nian Street in Dongcheng District, the heart of Beijing, with a total construction area of 99,000m² and a height of 45 metres. The interior design includes public space for visitors, audio-visual space, as well as transportation space for internal staff and reception space of about 5,800m². One of many outstanding details is the finely textured beige travertine of the building's facade that continues into the lobby, with its cascading textures and mottled holes.

Award Winner INTERIOR DESIGN PUBLIC SERVICE INTERIOR BEIJING MUNICIPALITY, CHINA New Museum of The First Historical Archives of China
by Beijing Tsingshang Architectural Design and Research Institute / Mr Qinghua Zhang and Mr Jie Xu



Metropolis One



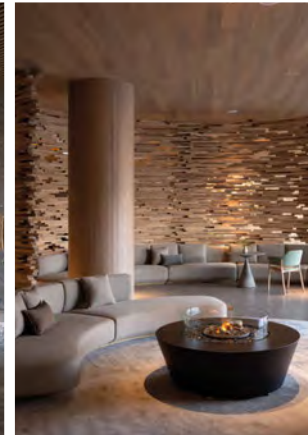
One Ninety-Five



Lau Mansion



Aura



METROPOLIS ONE by Yu Studio can be found at the intersection of Dongting Road and Shanghai Road in Tianjin's Binhai New Area.

Yu Studio wanted to build a clubhouse with services matching those of the Four Seasons Hotel. The project comprises a clubhouse lobby, connecting the entrance plaza, café, western restaurant and stairwell. The octagonal second foyer serves as a circulatory hub. At the centre of the space, the spiral staircase connects the second floor and the elevator hall, at the same time concealing the owner's entrance.

Lau Mansion was built in the 1930s, during the Republic of China era, and is located at No. 72 Tiefs East Street, Kaifu District, Changsha. The mansion's interior is divided into two parts; a main building which serves as the sales office and an entrance hall for leisure purposes.

After the renovation, the Liu Tingfang Mansion will take the form of an art exhibition; a living repository for the stories

One Ninety-Five is located in the Taiziwan section of Shekou, Shenzhen. The interior design of this project takes an international contemporary aesthetic style as the overall theme throughout. The project includes a reception area, wine cellar, cigar room, wine tasting room, western food arcade, lounge, tea tasting area, private banquet and other spaces.

Aura is located in Huashan, in the Hongshan District of Wuhan. The project is an independent art museum, whose mission is to create a free, open and shared model of an artistic new mode of urban life. The project is blessed with extremely beautiful scenery including a river and three lakes and will gradually become one of Wuhan's most memorable spots.



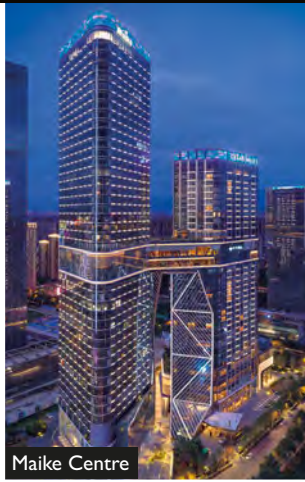
Yu studio

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- ★★★★★ BEST INTERIOR DESIGN LEISURE INTERIOR TIANJIN MUNICIPALITY, CHINA Metropolis One by Yu studio
- ★★★★★ BEST INTERIOR DESIGN LEISURE INTERIOR CHINA Metropolis One by Yu studio
- ★★★★★ BEST INTERIOR DESIGN PUBLIC SERVICE INTERIOR CHINA Lau Mansion by Yu studio
- ★★★★★ BEST INTERIOR DESIGN PUBLIC SERVICE INTERIOR HUNAN PROVINCE, CHINA Lau Mansion by Yu studio
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- Award Winner INTERIOR DESIGN LEISURE INTERIOR HUBEI PROVINCE, CHINA Aura by Yu studio



Pearl River Tower



Maiké Centre



Xiaomeisha Urban Coast



Damei Centre



Colliers China

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COLLIERS IS A leading diversified professional services and investment management company. With operations in 62 countries, the company's more than 17,000 enterprising colleagues work collaboratively to provide expert advice to real estate owners, tenants and investors.

For more than 30 years, and with annualised revenues of \$4.3billion and \$77 billion of assets under management, the company has maximised the potential of properties and accelerated the success of their clients and employees.

As it pertains to its China branch, Colliers manages all kinds of landmarks in the country: from Grade-A office buildings and large-scale mixed-use developments to shopping malls and commercial mixed-use spaces, just to name but a few.

The company's advice to property owners, tenants and investors is leading the industry into the future. Colliers invests in relationships to create enduring value. What sets the company apart is not what they do, but how they do it. Their employees are passionate, take personal responsibility and always do what is in the best interests of their clients, colleagues and communities.

Colliers also attracts and develops industry leaders of integrity, empowering them to think and act differently to drive exceptional results. What's more, the company's global reach maximises the potential of their clients' properties, wherever they do business. Colliers is also committed to environmental protection, social responsibility and the corporate governance practices in society.

★★★★★ BEST PROPERTY AGENCY / CONSULTANCY MARKETING SHANGHAI MUNICIPALITY, CHINA

Colliers' Pioneering Property Consultancy Marketing by Colliers China

★★★★★ BEST PROPERTY AGENCY / CONSULTANCY MARKETING CHINA Colliers' Pioneering Property Consultancy Marketing by Colliers China

Award Winner REAL ESTATE PROPERTY AGENCY / CONSULTANCY SHANGHAI MUNICIPALITY, CHINA Colliers China

Award Winner REAL ESTATE AGENCY 5-20 OFFICES CHINA Colliers China



CHENGDU POLY TIMES COMMERCIAL DEVELOPMENT by JATO Design International Limited is set to be a new crown jewel for Hong Kong once it opens in the spring of 2023.

The development is planned to be part of a major city transformation. The 298,000m² mega mixed-use plot is located at the heart of Jinniu District and will include a mixture of commercial podiums, Grade-A office towers and SOHO lofts. Terraces and gardens will be connected by a city sky walk. In terms of cladding, over 40% of the exterior will be surrounded by local granite.

The design will be surrounded by Chengdu's traditional business and trade industry. The west side comprises the

Shawan business district, while the east side houses the Lotus Pond business area. Located at the junction of the Second Ring Road and Fu River, the inspiration for the design came from the idea of a traditional weaving technique, which is used commonly in textiles.

In the early stage of the design, considering that the locations of the plots are too scattered, it will be necessary to use a central main road as a continuous axis to form a connection between the residential and commercial plots. A 375-metre-long public garden will also be created, with a variety of plants covering a 16-metre-high overhead bridge. Different activity and leisure areas will be used to reconnect the scattered plots.



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CLIMATE, CRAFTSMEN, HISTORY AND TIME are the elements that turn water, malted barley and yeast into highly prized Scottish whiskies. Angus Dundee Distillers launched Maltlux Whisky House in a five-floor townhouse in the Xuhui District of Shanghai, a recently built prestigious development that also houses the Capella Hotel and other luxury brands.

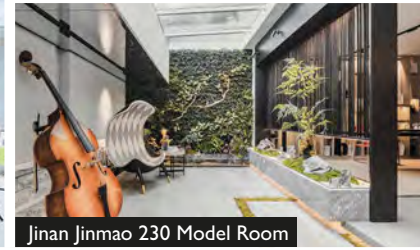
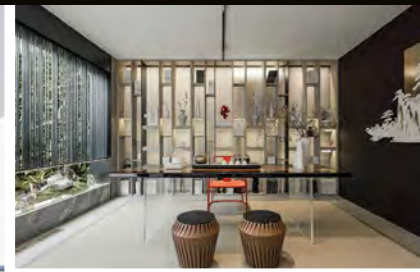
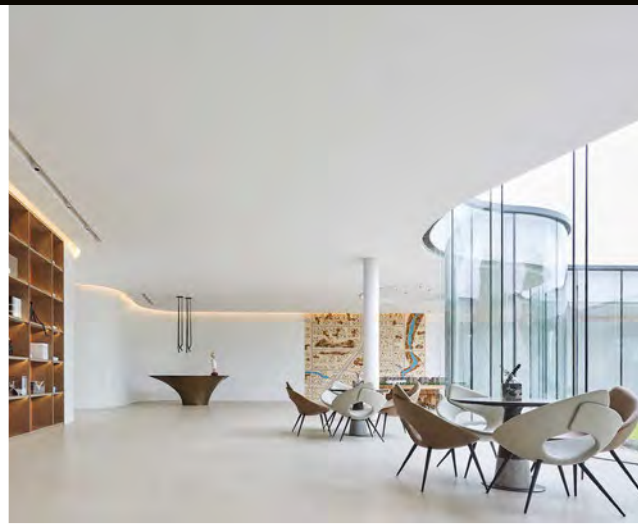
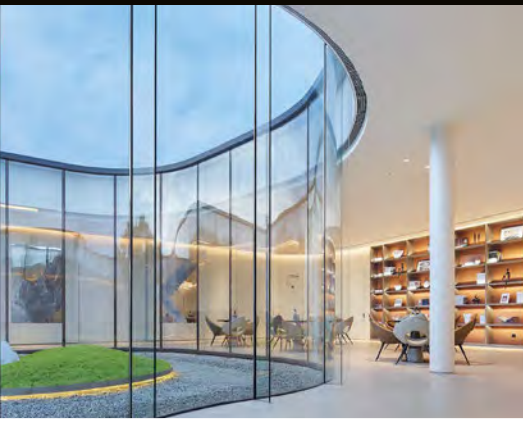
The entire development is designed in a classic exterior style known as Shanghai 1930's Shikumen Townhouses, with narrow alley ways, brick exterior, and handmade doors and windows. Access to the facility is by invitation only, and membership comes along with the purchase of a barrel of Single Cast Malt Whisky.

Materials used include the iconic copper stills and casks of previously used bourbon barrels, crafted from white oak. The ground floor houses the showroom with display walls,

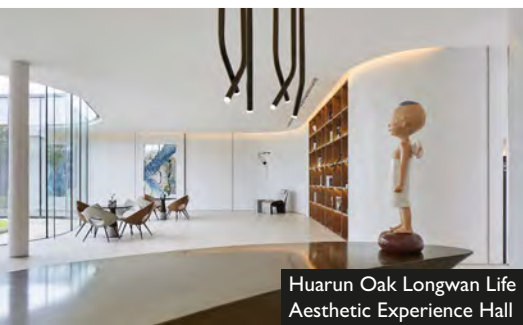
accented with copper details; each bottle of labelled rare whisky is presented like individual jewels, not typically available on the retail market. A central diamond shaped case, designed in the tradition of the 'Spirit & Sample Safe' found at all distilleries, displays samples of single cast malts, available only at the Maltlux Whisky House.

On the lower floor, members can lounge in a clubroom atmosphere while sipping their private stock, trade tastings with fellow members, or simply enjoying other rare single cast malts available by the bottle. The fully equipped clubhouse facility allows members to host private tasting parties with up to a dozen guests. The upper floors provide more private lounge areas with balconies for cigar lovers. Maltlux Whisky House is a unique and exclusive private retreat away from the hustle and bustle of busy Shanghai.

★★★★★ BEST LEISURE INTERIOR SHANGHAI MUNICIPALITY, CHINA Maltlux Whisky House by SL + A Hotels



Jinan Jinmao 230 Model Room



Huarun Oak Longwan Life Aesthetic Experience Hall



Zhongrui Dingfeng Yunshandu Sales Center



BEIJING PANSHI DIANYI DESIGN'S philosophy is: "We are born to break boundaries and design is a process that constantly breaks them".

This is behind the design concept of Huarun Oak Longwan Life Aesthetic Experience Hall, a public sector life-experience hall. The design included floor-to-ceiling glass to bring in the outside landscape, giving each space "hidden streamlines" as well as a modern and contemporary feel. Situated in north Beijing, the hall includes sales offices, a meditation space, display walls, courtyard, art gallery and even a park.

The company's residential show home, Jinan Jinmao, showcases a quality-of-life residence in Jinan city, east China. The home includes both a reading and tea-tasting area,

Chinese kitchen as well as a western kitchen, and a corridor to display art. The interior design attempts to blend "every note of nature into life".

The Zhongrui Dingfeng Yunshandu Sales Center is made up of corner water features, outdoor tables, sculptures, a themed children's activity area, and a book bar – which is the spiritual core of the home. There are also single household layouts created with its vision of an "urban/mountain residence". The designer hopes to imitate the real topography of the natural landscape.

"The highly reflective stone floors form a fluid and seamless interface, creating a large-scale and smooth spatial form. The reflection in the mirror overlaps each other, like the tidal water of the Pearl River."



Beijing Panshi Dianyi Decorate Design

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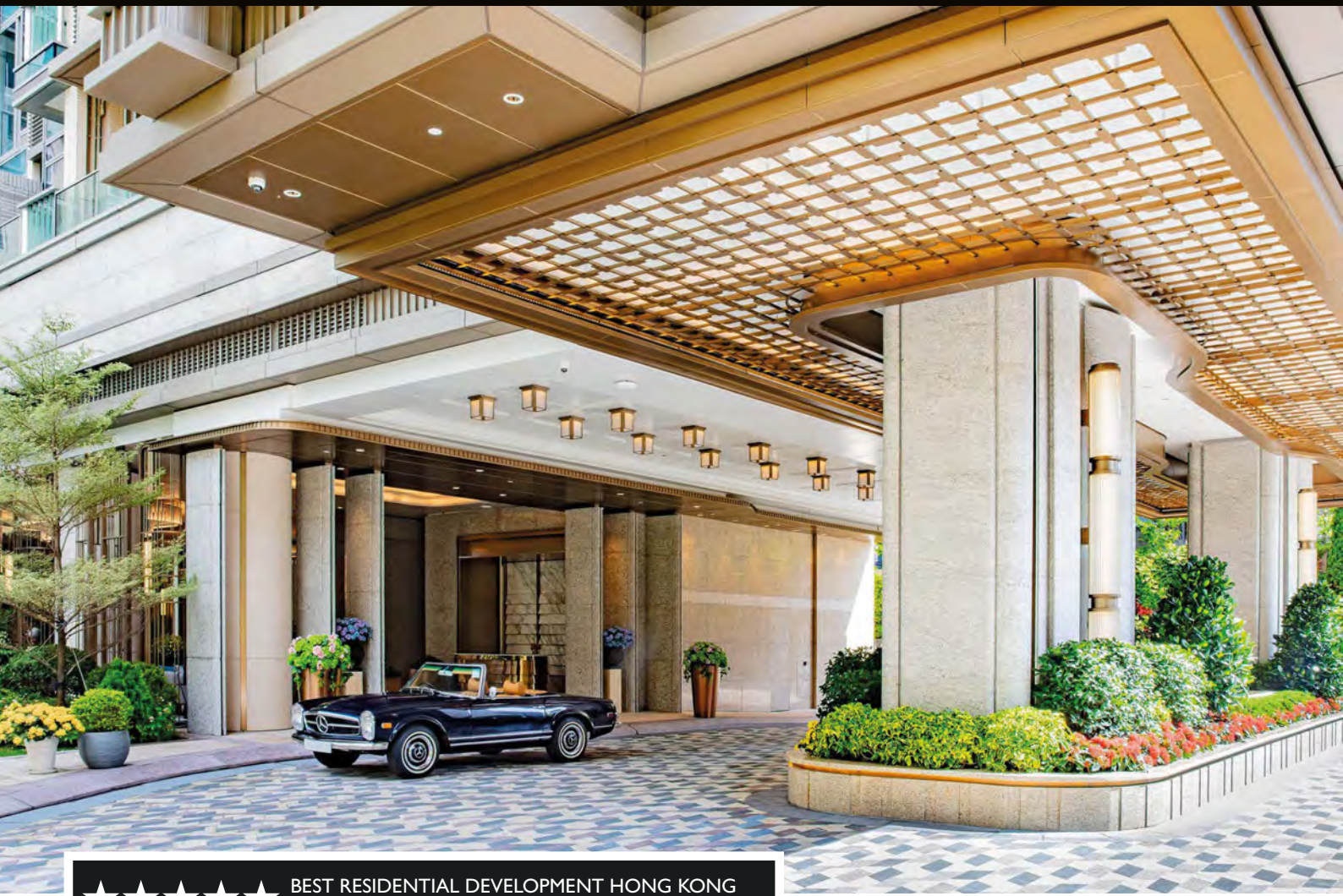
★★★★★ BEST OFFICE INTERIOR CHINA Zhongrui Dingfeng Yunshandu Sales Center by Beijing Panshi Dianyi Decorate Design

★★★★★ BEST OFFICE INTERIOR SHANDONG PROVINCE, CHINA Zhongrui Dingfeng Yunshandu Sales Center by Beijing Panshi Dianyi Decorate Design

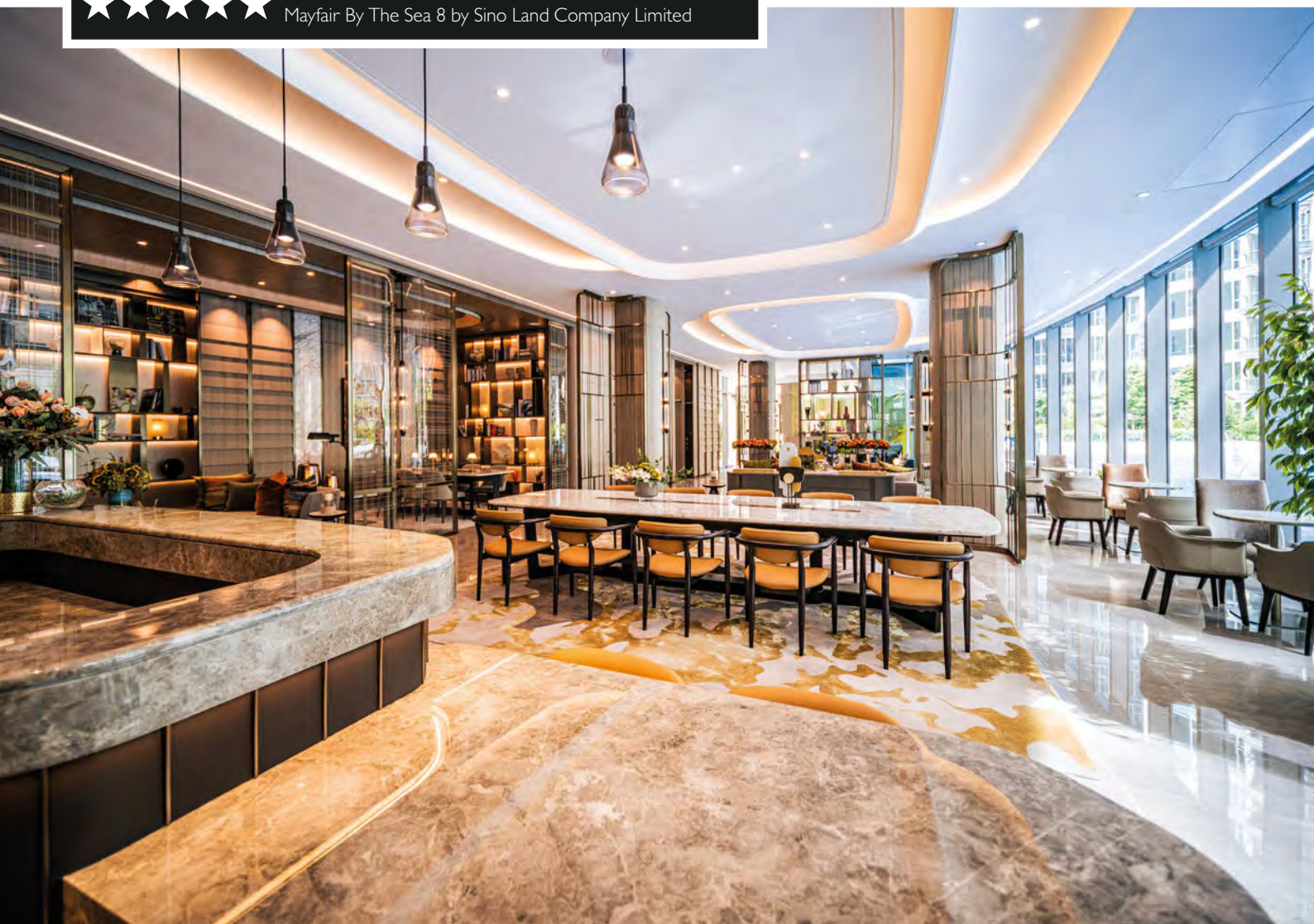
Award Winner PUBLIC SERVICE INTERIOR BEIJING MUNICIPALITY, CHINA Huarun Oak Longwan Life Aesthetic Experience Hall

by Beijing Panshi Dianyi Decorate Design

Award Winner RESIDENTIAL INTERIOR SHOW HOME SHANDONG PROVINCE, CHINA Jinan Jinmao 230 Model Room by Beijing Panshi Dianyi Decorate Design



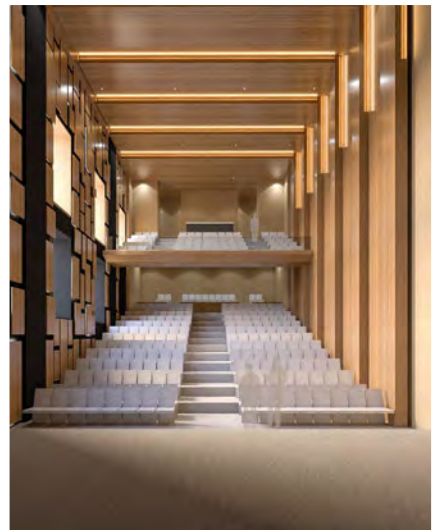
BEST RESIDENTIAL DEVELOPMENT HONG KONG
Mayfair By The Sea 8 by Sino Land Company Limited







Trembesi Tower



Asia Propertindo Building

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SITUATED IN BSD, Tangerang, Indonesia, Trembesi Tower introduces tenants and guests to a unique mixed-use development, conveniently accessible by two toll roads that lead to the Jakarta CBD within 40 minutes, whilst Indonesia's main gateway, Soekarno-Hatta International airport is only 30 minutes away.

Overlooking the BSD CBD skyline, Trembesi Tower visually emulates the tall and sturdy nature of the Trembesi tree. In addition to its striking aesthetics, the development is also committed to the principles of sustainability with the entire development achieving the Gold standard by the Green Building Council Indonesia (GBCI).

Trembesi Suites forms the commercial component, offering upscale office spaces, whilst Trembesi Hotel delivers four-star accommodation and hospitality services.

Working at Trembesi Suites enables tenants to occupy workspaces that are of exceptional standards comparable to offices within major metropolitan cities. Tenants can improve productivity by having direct and convenient access to business-centric facilities such as meeting rooms and an auditorium.

The location of Trembesi Hotel and its convenient proximity to the various facilities within the wider precinct further enhances the expanded environment that the Trembesi Tower has to offer. This means guests can arrive quickly and rejuvenate comfortably with high-quality amenities, including all-day dining, retail, and recreation.

Trembesi Tower creates a vertical community that promotes harmonious interactions allowing its tenants and guests to achieve a balanced lifestyle.



One Hengqin-Macao Bay



Forward Mansion



ONE HENGQIN-MACAO BAY is a luxury residential development located on the 46th – 48th floor of the 339-metre-high landmark tower Hengqin IFC, the most iconic skyscraper in Zhuhai, which integrates commercial, Grade-A offices and apartments in one super high-rise. Situated off the north tip of the island, Hengqin IFC features panoramic views of the Pearl River Delta, Macau and Hengqin city.

A total of 170 luxury apartments ranging from two- to three-bedrooms, plus an additional 425m² penthouse duplex, makes up this project.

The interior design of the apartments is simple, modern yet elegant, and comes equipped with high-end appliances. A 3.6-metre space is surrounded by unobstructed curtain wall, stretching across seven metres of the living and dining room.

Another award-winning project, Forward Mansion, is a large-scale high-rise residential development located on Shizimen CBD in Hengqin Financial Island, Zhuhai. With a total plot area of around 77,000m², and a total floor area around 313,000m², this project consists of approximately 1200 units, which range from three- to eight-bedrooms. This development is located on the island shore, where occupants can enjoy wonderful sea views of the Pearl River Delta and Macau. The interior design of the apartment is modern and elegant creating a luxurious and comfortable living environment.

Zhuhai Huafa Group Co., Ltd, established in 1980, has a history as long as that of the Zhuhai Special Economic Zone. Through 40 years of hard work, Huafa has become one of the most outstanding companies listed on the Fortune China 500. It is a leading state-owned enterprise in Zhuhai and a renowned corporation in China.



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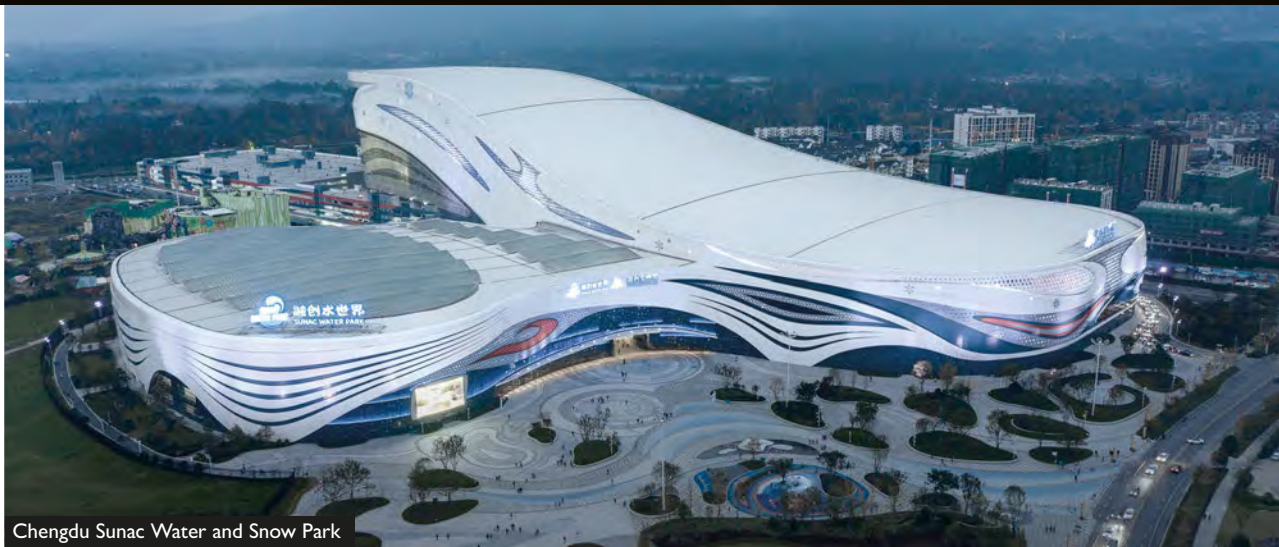
★★★★★ BEST DEVELOPMENT APARTMENT / CONDOMINIUM GUANGDONG PROVINCE, CHINA One Hengqin-Macao Bay by Huafa Group

★★★★★ BEST DEVELOPMENT APARTMENT / CONDOMINIUM, CHINA One Hengqin-Macao Bay by Huafa Group

Award Winner RESIDENTIAL HIGH RISE DEVELOPMENT GUANGDONG PROVINCE, CHINA Forward Mansion by Huafa Group



Dr Shanxing Gao



Chengdu Sunac Water and Snow Park



ASIA PACIFIC
PROPERTY
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ARCHITECTURE

in association with

GROHE

2022-2023

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FOUNDED IN 2009 by Dr. Shanxing Gao and Usman Utama, GDF is an international architectural practice based in Hong Kong and Shanghai. The team's core values are to combine global design concepts with oriental aesthetics by application of digital analysis.

Chengdu Sunac Water and Snow Park is the largest indoor water and snow park in Southwest China, carefully constructed by Chengdu Sunac Resort. The project features a stunning water-snow complex, outdoor theme park, a hotel group, and a commercial street. With a total construction area of 367,600m², it is the largest single building in Dujiangyan City.

The snow park as a whole adopts the world's most advanced heat preservation system,

and the temperature in the park is kept at -3 degrees all year round. There are snow trails with different difficulty levels, such as high, medium and low, with a maximum drop of 60 metres and a length of nearly 350 metres.

The overall design concept uses 'The clouds of Kang Tibetan' as the imagery, absorbing the momentum of moving clouds and flowing water, and combining the elements of Sichuan opera facial makeup to create a beautiful modern image. From a distance, the outstanding building with its eye-catching curves and charming colours entices visitors. The completion of Sunac Resort, it will greatly enrich tourism and the lives of those living in the Qingcheng Mountain and Dujiangyan areas.

Award Winner LEISURE ARCHITECTURE SICHUAN PROVINCE, CHINA Chengdu Sunac Water and Snow Park by GDF Ltd



Gohong Wenzhou 350m Tower



Shaoxing Huafa Community Center



Shaoxing Huafa Financial Center



SANY Kunshan R&D Center



New Senate Building

AECOM IS THE WORLD'S trusted architecture firm, delivering professional services on projects spanning landmark skyscrapers, luxury hotels, retail and office headquarters. The company's teams deliver a better world through technical expertise and innovation and a commitment to environmental, social and governance priorities. With an outstanding global network and local knowledge, the company have been delivering comprehensive and transformational projects across Asia.

The 'beacon of the city', 350-metre-high Gohong Centre consists of office, residential, hotel and conference facilities. The slender tower culminates in a brilliant crown and public terrace providing panoramic views of the Oujiang river and Wenzhou CBD.

The Huafa Community Center represents the city of Shaoxing's rich arts tradition of

writing and calligraphy manifesting in the progression of stacked volumes, outdoor terraces, linked spaces and soaring cantilevers.

The Huafa Shaoxing Financial City is a new era development. Inspired by Shaoxing's historic waterways the development employs a fluid retail strategy to link the landmark twin towers, financial headquarters and apartments with green public space.

New Senate Building provides a modern image and innovative sustainable workplace for the Philippines Senate. The idea of openness inspired the design including the four terraced towers and the Filipino barong patterns shown in the façade louvers.

Creating a modern office space among the lush green environment Sany Global R&D Headquarters provides a harmonious workplace for Sany leaders, researchers, and laboratory specialists.



AECOM

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- ★★★★★ BEST COMMERCIAL HIGH RISE ARCHITECTURE CHINA Gohong Wenzhou 350m Tower by AECOM
- ★★★★★ BEST COMMERCIAL HIGH RISE ARCHITECTURE ZHEJIANG PROVINCE, CHINA Gohong Wenzhou 350m Tower by AECOM
- ★★★★★ BEST LEISURE ARCHITECTURE CHINA Shaoxing Huafa Community Center by AECOM
- ★★★★★ BEST LEISURE ARCHITECTURE ZHEJIANG PROVINCE, CHINA Shaoxing Huafa Community Center by AECOM
- ★★★★★ BEST MIXED USE ARCHITECTURE ZHEJIANG PROVINCE, CHINA Shaoxing Huafa Financial Center by AECOM
- ★★★★★ BEST OFFICE ARCHITECTURE JIANGSU PROVINCE, CHINA SANY Kunshan R&D Center by AECOM
- ★★★★★ BEST PUBLIC SERVICE ARCHITECTURE PHILIPPINES New Senate Building by AECOM



Macau Construction Project Consultancy Limited

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FOUNDED IN 2005, the Macau Construction Project Consultancy (MCP) provides turnkey architectural services to many private clients. The consultant team collaborates with other professionals in the building industry to offer a full scope of design consultancy services and project administration.

The latest full-service contract, the extension project of ASUM (the Affiliated School of the University of Macau), was completed at the end of 2021. The project is under the application of Green Architecture at the highest ranking of Hong Kong BEAM-Plus V. 2.0. One of the highlights of the new tuition building is the use of CdTe glazing to collect and convert solar energy into electrical power. MCP collaborated with Shen Milsom & Wilke

Ltd, working on stage, lighting and acoustic design for the auditorium. The concept of the school library was to create a garden reading environment which will be open to the community during the weekend. The building façade uses symbols and colours representative of the school. There are also several light wells provided for underground parking and a canteen. These light wells introduce natural light and ventilation to the basement and serves the vertical greenery and aquaponics pond.

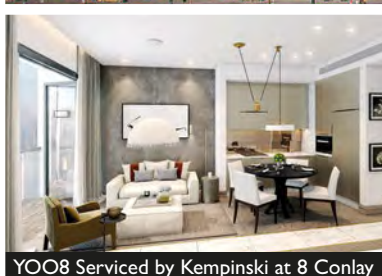
Architecture plays a vital role in urban and cultural development, and this project enhances the physical facilities as the tools for education. The new building will hopefully achieve four goals: environmental friendliness, barrier-free, intelligence and community sharing.

★★★★★ BEST PUBLIC SERVICE ARCHITECTURE MACAU Extension Project of The Affiliated School of the University of Macau by Macau Construction Project Consultancy Limited

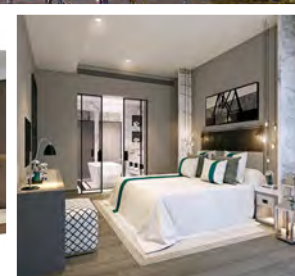
★★★★★ BEST PUBLIC SERVICE DEVELOPMENT MACAU Extension Project of The Affiliated School of the University of Macau by Macau Construction Project Consultancy Limited



Muze at Penang International Commercial City (PICC)



YOO8 Serviced by Kempinski at 8 Conlay



The Team at Jade Land Properties

ESTABLISHED IN 1993, Jade Land Properties is a boutique real estate agency in Hong Kong with a global vision, where investing in international properties is simple, transparent, and easily accessible. The company identifies auspicious markets abroad and hand-picks quality developments to assist their clients in building their global property portfolio. Their defining feature is their ability to cultivate long-term relationships with clients by improving on the concept of a one-stop service provider.

With its sights set on the Malaysian market, Jade Land Properties is the only Hong Kong agency with the ambition and commitment to fully realise the potential of this untapped region. The company is the only real estate agency in Hong Kong to have a weekly recurring

presence on local radio channel Metro Finance, where their team speaks about international investment opportunities. By conducting in-depth market research and sourcing from innovative partners, comprehensive case studies are developed to enable clients to form educated decisions when purchasing or selling.

Jade Land Properties focuses on the greater goal of raising awareness for both the development and their developer partner in their marketing campaigns, while placing an emphasis on the overall market potential. Creating a demand for Malaysian properties paves the way for future developments to come. With a consistent approach to branding, whilst leveraging technology to drive sales, and keen to embrace new media, they endeavour to update their digital platforms continuously.



Jade Land Properties (HK) Limited

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Award Winner REAL ESTATE AGENCY SINGLE OFFICE HONG KONG Jade Land Properties (HK) Limited

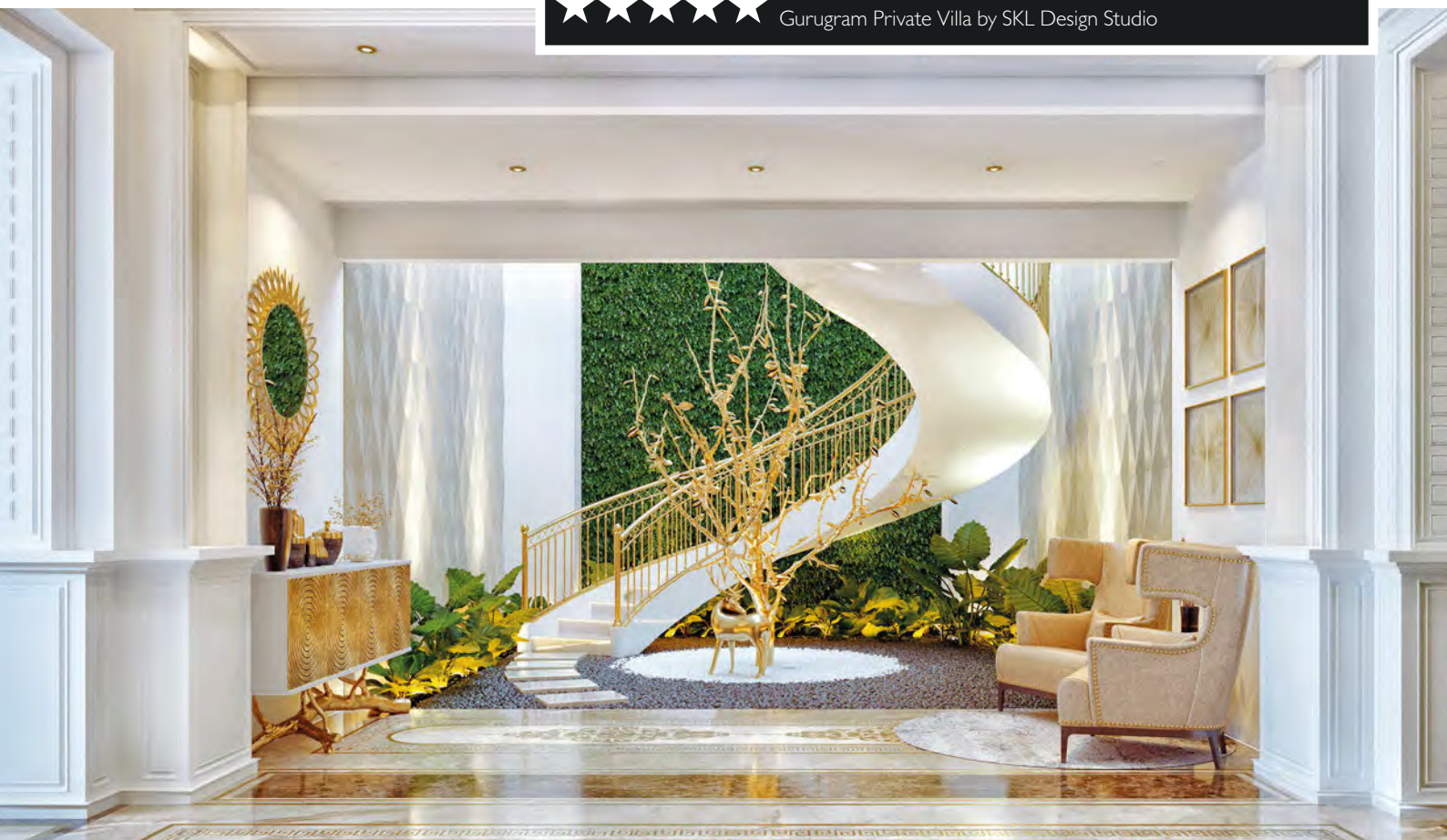
Award Winner REAL ESTATE AGENCY MARKETING HONG KONG Muze at PICC and YOO8 Serviced by Kempinski by Jade Land Properties (HK) Limited

Award Winner REAL ESTATE AGENCY WEBSITE HONG KONG www.jadelandglobal.hk by Jade Land Properties (HK) Limited





★★★★★ BEST RESIDENTIAL INTERIOR PRIVATE RESIDENCE INDIA
Gurugram Private Villa by SKL Design Studio





3L Alliance

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QUEENS PLACE IS a “residential opportunity above anything yet seen in the city” says property developers 3L Alliance.

The history-making two 80-storey luxury residential buildings, including 819 finely crafted apartments, offer a dynamic new profile for Melbourne, Australia’s skyline. Inspired by the myriad of the city’s alleys and much-loved historic institutions, Queens Place is crisscrossed at ground level by a network of intimately scaled laneways.

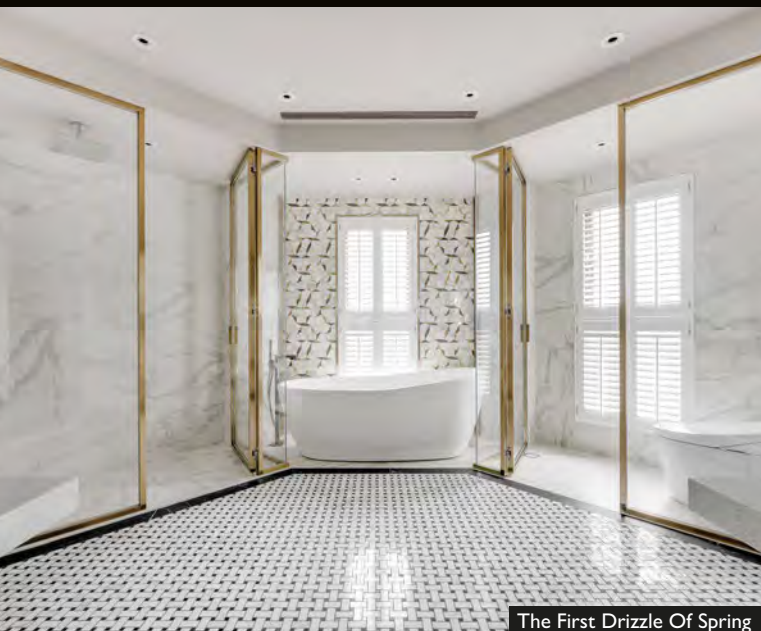
Emanating from a spectacular central atrium, it is enlivened by hospitality and retail shops and populated throughout by tranquil spaces for residents to relax. It offers both convenience and delight to its targeted high-end market. The development is also

designed to complement and harmonise with the surrounding buildings of the inner city and includes a terrace/plaza level which connects to local streets, offering easy access to cycling and walking trails.

Queens Place residents will also benefit from valet parking, concierge, a private entry lobby, and enjoy extensive communal facilities on podium levels 3, 4 and 5. Within the mixed-use podium alone, there is a spa and pool, private dining area, entertainment areas such as a poker room and karaoke suites, a wine cellar and private cinema. There’s also a Sky Pool on level 51 & Sky Lounge on level 52 together with steam room and sauna for residents to indulge.

The Queens Place Tower One project is the first tower in a master plan that is redefining Melbourne’s central business district.

★★★★★ BEST RESIDENTIAL HIGH RISE DEVELOPMENT AUSTRALIA Queens Place Tower 1 by 3L Alliance



The First Drizzle Of Spring



THE FIRST DRIZZLE of Spring by Taiwan-based interior design company L'atelier Fantasia is a fitting name for this beautiful bathroom design project.

To integrate the preference of different family members, the designer transformed their approach – combining neo-classical aesthetics with modern lines.

For the master bedroom bathroom, classical furniture was used to simplify the space, making it both timelessly elegant and up-to-date and fashionable at the same time. The colour white is used as a base for the space, with sprinklings of gold, pink and gray elements to create a tranquil atmosphere.

The bathroom is designed in a classical symmetrical way. There is mosaic-woven patterned flooring with metal edges to give the

space the same quality as a luxury hotel with high-end finishings. There is a freestanding bathtub with custom-made Normandie shutters to allow bathers to enjoy the view outside while maintaining their privacy. The walls are decorated in hexagonal patterns and triangular geometric blocks in contrasting colours, making this bathroom space full of French panache – both elegant and romantic.

The children's bathroom uses white textured marble with special pink tiles. The main visual decoration within the space is balloon ceiling lights created by Prague-based designer Boris Klimek. These floating images create a rhythmic atmosphere of bubbles in the sky, giving a charming, sweet design – perfect for a child enjoying their playtime at bath time.



L'atelier Fantasia

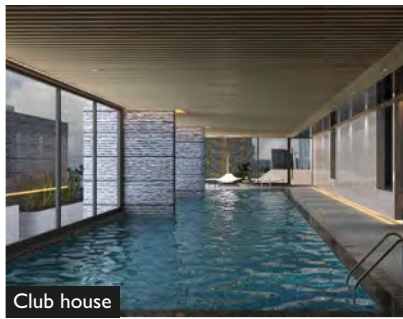
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Club house



Sea view



Chan Leong & team



Huarchi Global Design Corporation Limited

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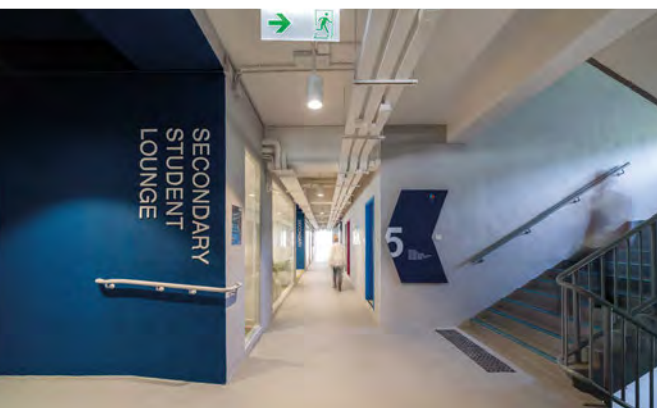
YOHO CO-TAI MARINA BAY is located in the highly sought-after area of Cotai Strip, which has convenient and excellent transport networks, taking you just minutes to reach the Macau International Airport or Taipa Ferry Terminal.

The vision of Huarchi Global Design Corporation Limited, Co-Tai Marina Bay is a brand new living, residing, working and entertainment fashionable mansion complex, which stylishly stands at the Cotai Strip in Macau, a special administrative region in the People's Republic of China. It overlooks the beautiful Galaxy Complex and is near the fascinating coastal view of the Cross Gate Trade Zone and the Macau Yacht Club and Jockey Club.

The complex includes themed and boutique hotels, grade-A office space and deluxe residences that are the only villas facing the coast in Macau. The homes are designed to feel and look luxurious, and offer a "different kind of aristocratic style" with a 7.2-metre luxury lobby ceiling height.

There is also a well-equipped and exclusive clubhouse, including a leisure space with a business hub and mini store, a kids' party and activity space, an aqua space with a children's fun pool and indoor heated and outdoor 45-metre swimming pools, and sea-view training space. The area also offers a coffee area, tennis courts, organic farm and music training space, as well as extensive gardens and outdoor BBQ areas for community living.

★★★★★ BEST MIXED USE ARCHITECTURE MACAU YOHO: CO-TAI MARINA BAY by Huarchi Global Design Corporation Limited



Transformation of American School



THE ETHOS underpinning Greyscale's transformation of the American School in Hong Kong is: "An inspiring space that presents infinite possibilities to evolve, which will create a stage for millennials to learn, test, fail and create." Supporting this learning institute's expansion into a secondary school, the company was tasked with designing the 5th and 6th floors of an existing primary school building.

This needed to house a black box theatre, versatile for artistic expression, as well as performance and teaching areas; a music room with the flexibility to cater for events and functions as well as curriculum usage and everyday music practice; a library function to provide a thought-stimulating environment and areas for collaboration; a science garden

and science laboratory; a dining area and play area, which exists as a welcoming communal space for informal gatherings; and an office and administration support hub for staff and students.

Key elements in the design include a focus on flexibility, vibrancy and variety. This included private learning pods for focused study, a seminar space, desk-height tables with comfortable seating to allow group discussion and reading, and sofas and bean bags for informal chats.

Vibrancy was brought about through the use of pastel palettes in red, yellow, blue and cyan to create warmth and complement the oak timber. These hues takes cues from the schools' branding to ensure that the institution's colourful identity doesn't go amiss.



ASIA PACIFIC
PROPERTY
AWARDS
INTERIOR DESIGN

in association with



2022-2023

Greyscale Ltd

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Nam Long Real Estate Transaction Floor Company

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WITH 12 YEARS' EXPERIENCE under its belt, Nam Long Real Estate is warmly regarded as one of the top estate agencies in Vietnam. Over 30,000 families have put their trust in the company to handle all matters regarding buying and selling their homes, and investors see the company as a go-to source for support and advice. "Respect, dedication and commitment" are its core values.

Nam Long has a vision to provide fast, effective and reliable services for all its customers and it assists Nam Long Investment Corporation in creating and contributing to new, civilised and young modern communities. Since 2010, it has offered top-class services to customers including: consultancy advice on projects developed by Nam Long Group; planning with project owners and

implementation of marketing and sales strategies; preparing support documents and tools for sale and branding, and developing skilled staff for sales activities.

It is also known for its pitch-perfect marketing and communication tactics. Its strategies include using technology to highlight projects such as websites and social media to promote awareness and share information, and holding public relations and community events. The company's corporate branding includes a strong logo and name cards, letterheaded stationery, corporate brochure, merchandise, staff uniform, and print and online adverts including Instagram and Facebook, as well as its own YouTube channel. Its market research helps clients understand the current market and get to know competitors.

- ★★★★★ BEST REAL ESTATE AGENCY SINGLE OFFICE VIETNAM Nam Long Real Estate Transaction Floor Co. Ltd
- ★★★★★ BEST REAL ESTATE AGENCY MARKETING VIETNAM Nam Long Real Estate Transaction Floor Co. Ltd
- ★★★★★ BEST PROPERTY AGENCY / CONSULTANCY VIETNAM Nam Long Real Estate Transaction Floor Co. Ltd



City Garden



FOLLOWING THE MOTTO “To be a rooted tree nourished by the Universal projects it has designed,” Asli Architecture was established in Istanbul in 2000 and has developed many projects of different scales around the world.

Stating that the focal point of all its projects is “humanity”, Asli Architecture thinks that every place has a story and adopts the principle of writing stories to make users of its projects feel good.

Asli’s main goal while creating designs according to different places and standards is to create projects of exceptional quality, focussing on the story of people and the project. Uncompromising principles enable Asli Architecture to lead Turkish companies in the countries where it works.

City Garden is located in Baku in the Narimanov district of Azerbaijan. It is an area of strategic potential lying on the western shore of the Caspian Sea and around the sweep of the Bay of Baku. The primary feature of City Garden is as a mixed-use project supported by large landscape areas in the center of the city to meet all the needs for users who prefer the city during the week as a living space, and vineyard houses outside the city as a resting area.

The second feature is that the project is one of the first examples in Baku that can create a sustainable daily life cycle in itself, suitable for different user types.

City Garden brings cultural innovation to a country under the influence of the Soviet Union, in accordance with the changing and developing world order, offering a new lifestyle.

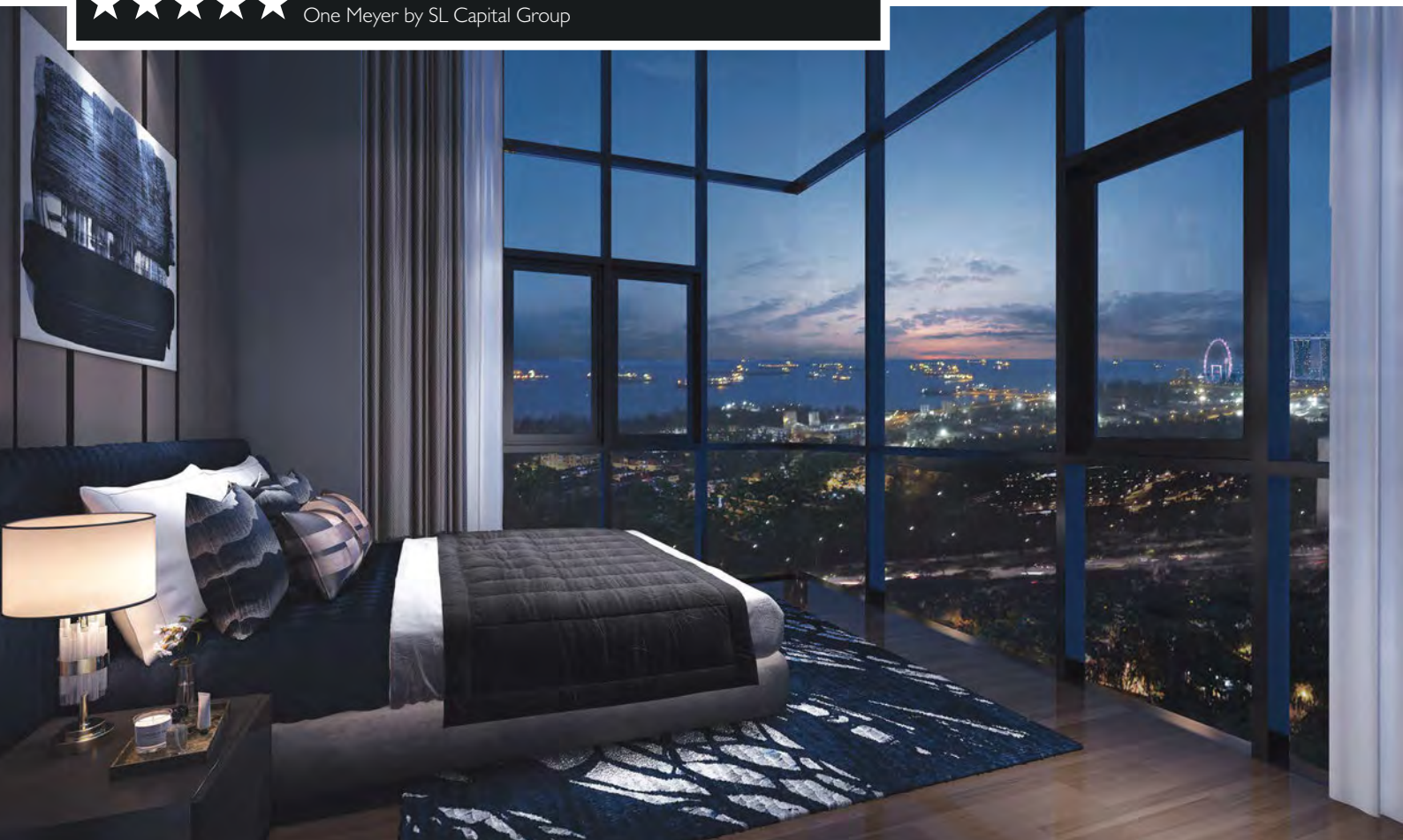


Asli Architecture

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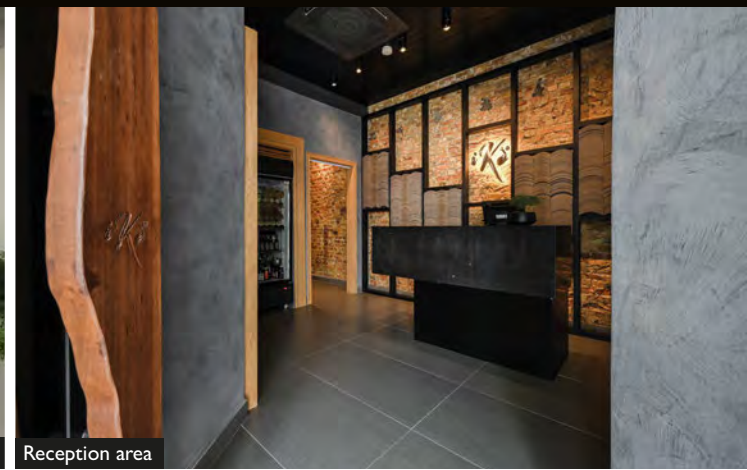
BEST RESIDENTIAL HIGH RISE ARCHITECTURE SINGAPORE
One Meyer by SL Capital Group







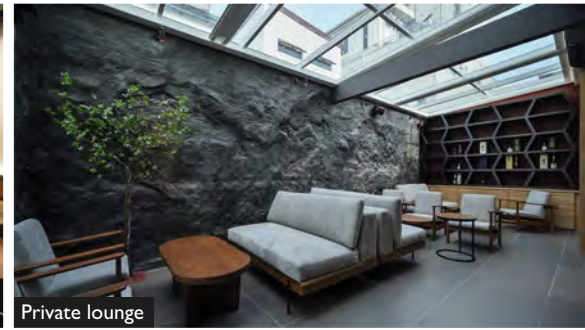
Japanese Zen Garden



Reception area



Public dining area



Private lounge



Restroom



VIP room



Cigar lounge



Millimetre Design

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A TRUE UNION OF HISTORY and culture, Millimetre Design has maintained the historical aspect while introducing Japanese elements into this project by recreating a Japanese Zen Garden and replicating the look and feel of an Omakase inside a colonial home. It makes Iki Omakase look timeless, one that honours the Malaysian colonial past and embodies the Japanese culture all at once.

The main entrance door is made of a black tinted glass panel with an organically shaped door handle carved out of Balau wood. To capture the restaurant's brand, the handle is charred using the Shou Sugi Ban technique, an ancient technique for waterproofing and preserving wood. The beautiful interior is greeted by the rugged, bare-brick feature wall behind the reception counter.

Each spot light is thoughtfully placed and measured to enhance the appearance of food plating. The chef's area is lit with soft lighting allowing customers to focus on the food preparation, with a table that has been carefully measured to provide a comfortable visual experience.

An eye-catching private lounge is tucked away at the back of the dining area, inspired by the Japanese Stone Art (Suiseki). The walls are coated with a beautiful thick dark grey-textured wall paint to replicate a small naturally occurring rock. This element adds to the overall aesthetics of the project, along with the glass roof covering to accentuate the contemporary look. Millimetre Design also allowed ample light into the space to keep things simple, modest, and chic.

★★★★★ BEST RETAIL INTERIOR MALAYSIA IKI Omakase by Millimetre Design Sdn Bhd



STARTING IN 1991 in Dunedin, New Zealand, Cooper & Co runs a real estate business that's different from most. It blends a love of property with the genuine interest in people that has established the company's strong reputation in the marketplace. So much so that in 1997, having relocated to Auckland's North Shore, it was invited to join Harcourts, the country's largest real estate company.

Now known as Harcourts Cooper & Co, it has grown from two offices to 19 and provides residential and commercial, as well as rural and lifestyle property services for sellers, renters and investors.

Cooper & Co has more than 300 salespeople working with buyers and sellers every day – number one when it comes to

Harcourts offices internationally. With the motto 'better never stops', the company is committed to award-winning quality service. It also has a dedicated community relations team with more than 1,800 sponsorships and events supported to date.

The business uses the power of digital and print marketing to its great advantage. A standout campaign advised clients about the best time to go to market and why – three key messages were 'get ahead of the rest', 'first-mover advantage' and, 'are you ready to catch the first wave?'

The company capitalised on the 36th America's Cup when it was held in Auckland and launched a well-timed campaign with the strapline 'we cannot control the wind but we can direct the sale.'



Harcourts Cooper & Co

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★★★★★ BEST REAL ESTATE AGENCY MARKETING NEW ZEALAND Harcourts Cooper & Co Real Estate Ltd
Award Winner REAL ESTATE AGENCY 5-20 OFFICES NEW ZEALAND Harcourts Cooper & Co Real Estate Ltd



Managing Director Conrad Krawczyk



CONRAD PROPERTIES was established nearly 10 years ago, from humble beginnings, selling apartments and land, later transitioning into luxury villa sales. The company's head office is in Koh Samui, Thailand. The company offers a full-house property service including sales, rentals and management, but in the last couple of years they have chosen to specialise mainly in property sales and marketing.

Managing Director of Conrad Properties, Conrad Krawczyk, has been working in real estate for about 20 years. His approach to property sales is focused on sincere customer service. The same is practiced by his team as they are well known for taking the time and patience to assist clients even after their property transfers are complete.

At present, Conrad Krawczyk is mainly focused on the sales of luxury real estate across

Thailand and the new markets the company has expanded into. These include Koh Phangan, Phuket, Bangkok and Hua Hin. The company has a dedicated multi-lingual team of property consultants including their British sales director Zanette Cross.

The company also offers tailored property marketing services for clients through portals and partnerships with international companies, including digital marketing services. This includes professional photography of the properties listed, along with branded drone videos, social media campaigns and printed advertising.

Conrad Properties also works with real estate developers to custom-build properties for their clients. The company's partners include contractors, architects and interior designers that help create unique property designs, suited to individual clients' needs.

Conrad Properties Co., Ltd.

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★★★★★ BEST REAL ESTATE AGENT WEBSITE, THAILAND www.conradproperties.asia by Conrad Properties Co., Ltd
Award Winner REAL ESTATE AGENT THAILAND Conrad Krawczyk



The One Colombo



THE ONE, SRI LANKA is an integrated luxury development in Colombo, sharing its footprint with a colonial building that dates back to over 100 years.

The One will be Colombo's premier address, boasting three towers – including South Asia's tallest tower. These towers will include a Ritz-Carlton Hotel and Residences, a JW Marriott Hotel and Residences, office spaces, and luxury retail, alongside other luxury products and services. The three towers are draped with floor-to-ceiling glass facades that provide uninterrupted views of the surrounding city, the Indian ocean, the harbour, and the Beira lake.

With its 440,000m², the project intends to dedicate a large portion to its amenities and open areas for its guests and residents. The One also has many garden balconies at

various heights that create a cascade of garden terraces available for lounging and conducting meetings. The hotels will provide several speciality restaurants, capable of delighting the most astute palates. The Sky Bar at 320m at the Ritz-Carlton Hotel will serve as an iconic destination to take in views of Colombo City and the Indian Ocean. The banquet facility will be the largest in Colombo, aimed at hosting the most luxurious events.

Each tower will have a dedicated executive club house only to the residents. Features will include a kid's play area, private gardens, pools, spas, lounges and a private cinema, just to name but a few. The project will greatly promote the economic development of Sri Lanka and is set to improve people's lives, bringing huge economic benefits and social benefits to the country.



The One Transworks Square

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Colombo 01,
Sri Lanka

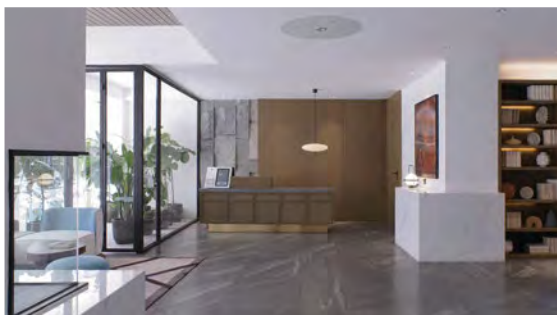
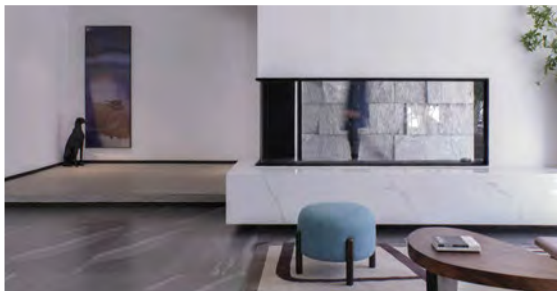
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The View From The Well



IXI Design

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THE VIEW From The Well is a boutique hotel located in Yangshuo, China – a city with incredible natural scenery.

Designed by IXI Design, the project is inspired by the clients' childhood memory of fetching water from a well. Plentiful neutral tones can be found throughout to make for a peaceful and enjoyable stay.

The original building was a residential house built in the 1980s. Featuring mountain views, the renovation and redesign was key to creating a beautifully bespoke project that the client could be proud of.

The lobby resembles a living room ensuring that all visitors feel at home. The front of the lobby is comfortable, with light coming through the French windows.

Traveller's palms line the hotel's exterior, while the walls feature a textured coating, making it more resistant to dust, and easier to maintain.

Behind the lobby guests will find the sofa area where comfort and personal space are paramount. The guest rooms can be found on the second to fifth floors. They feature independent wardrobes for maximum space and a self-service bar. The fixtures and fittings are made of oak, terrazzo, and metal, among others, to deliver a series of textures that are appealing and eye-catching. The top floor hosts the sky bar where guests can unwind and enjoy a host of beverages. The sheer attention to detail has established this project as a true jewel of Yangshuo, China.

★★★★★ BEST HOTEL INTERIOR GUANGXI ZHUANG AUTONOMOUS REGION, CHINA The View from the Well by IXI Design



INTERNATIONAL PROPERTY AWARDS



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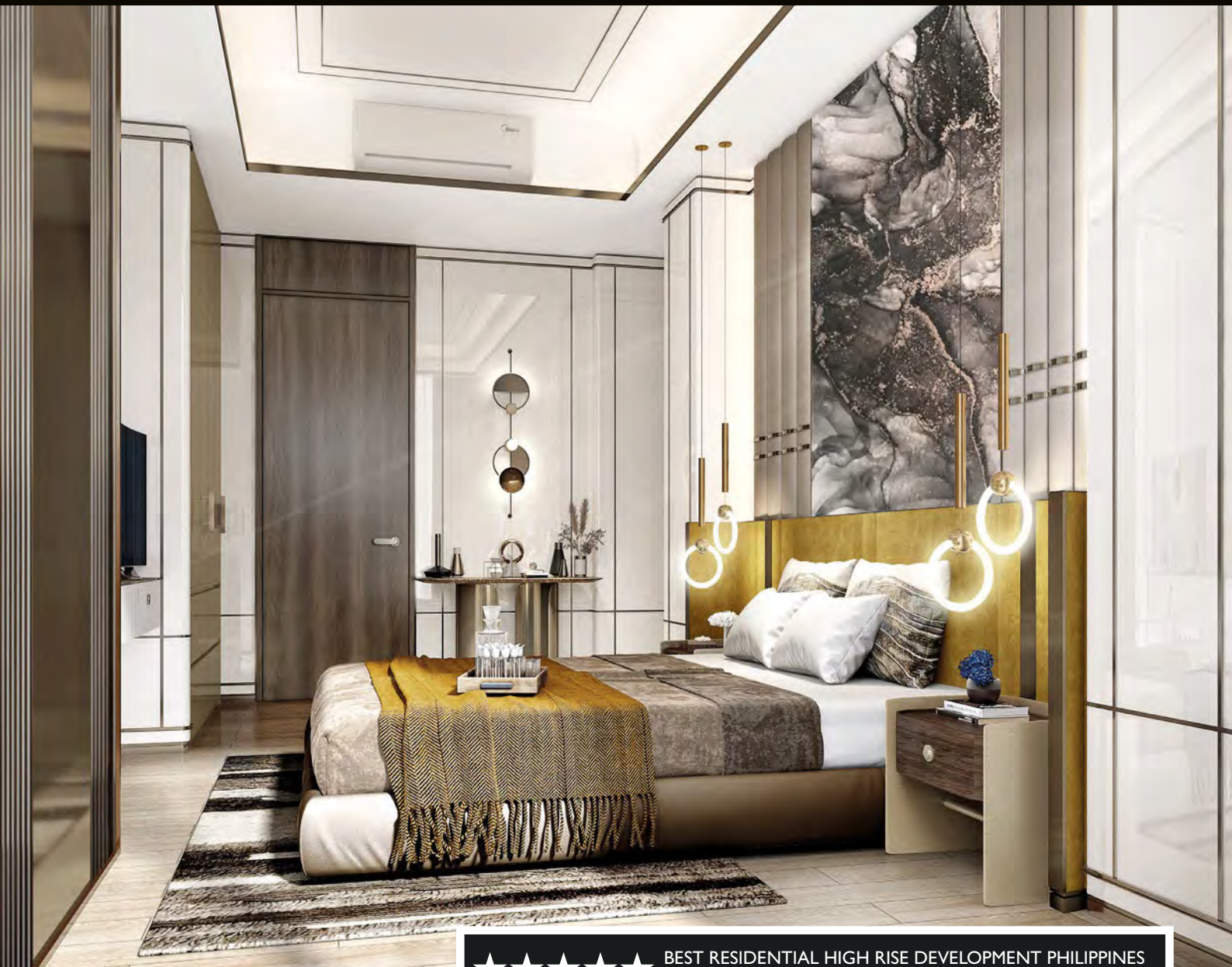


InternationalPropertyAwards



international-property-media





★★★★★ BEST RESIDENTIAL HIGH RISE DEVELOPMENT PHILIPPINES
The Velaris Residences by RHK Land Corporation



Asia Pacific Winners 2022-2023

Australia

Apartment / Condominium

★★★★★ Munro House by Top Spring Australia & Ceerose

Award Winner Trio Boxhill by CBD Development Management Pty Ltd

Architecture Multiple Residence

★★★★★ Aintree Park by C. Kairouz Architects

Award Winner Camberwell Multigenerational House
by C. Kairouz Architects

Award Winner Ormond One by Jesse Ant Architects

Commercial High Rise Development

★★★★★ 130 Lonsdale by Charter Hall

Award Winner York & Co by Ceerose & Milligan Group

Commercial Renovation / Redevelopment

★★★★★ York & Co by Ceerose & Milligan Group

Award Winner David Jones Elizabeth Street Flagship Store
by Benoy Limited

Developer Website

★★★★★ www.avjennings.com.au by AVJennings Pty Ltd

Development Marketing

Award Winner Abbie's Lane by Ceerose

Hotel Interior

★★★★★ Sofitel Adelaide by P49 Deesign

Landscape Architecture

★★★★★ Waterfall by Crown Group by Crown Group

Mixed Use Architecture

★★★★★ Trio Boxhill by CBD Development Management Pty Ltd

Mixed Use Development

★★★★★ Trio Boxhill by CBD Development Management Pty Ltd

Office Architecture

Award Winner Bennetts Lane by Perri Projects & Pellicano

Office Development

Award Winner Bennetts Lane by Perri Projects & Pellicano

Real Estate Agency Website

Award Winner www.areal.com.au by Areal Property (VIC) Pty Ltd

Residential Development

★★★★★ Howard West by C Street Projects

Award Winner Alex Collective by Ceerose

Award Winner Kirra Gardens by Emery Group, C.Kairouz Architects, Samssons
Projects & SEMZ Property Advisory & Project Management

Award Winner Waterline Place - Empress Apartments by AVJennings Pty Ltd

Residential High Rise Architecture

★★★★★ Trio Boxhill by CBD Development Management Pty Ltd

Residential High Rise Development

★★★★★ Queens Place Tower 1 by 3L Alliance

Award Winner Australia 108 by World Class Global, Fender Katsalidis, Carr,
Multiplex and Sinclair Brook

Award Winner Trio Boxhill by CBD Development Management Pty Ltd

Award Winner Waterfall by Crown Group by Crown Group Holdings Pty Ltd

Sustainable Residential Development

★★★★★ 56 Kingloch Parade by Oz Property Group

Azerbaijan

Mixed Use Architecture

Award Winner City Garden
by Asli Architecture

Brunei

Mixed Use Architecture

Award Winner Eminence by Stratus by Stratus Developments

Residential Interior Private Residence

Award Winner The Kiarong Residence by Dimension Company

Cambodia

Leisure Architecture

★★★★★ R+ Ream by White Matter Design Studio

Leisure Development

★★★★★ R+ Ream by Jonah Journeys (Singapore) Pte Ltd

Property Agency / Consultancy

★★★★★ Luxury Commercial Affiliate Co., Ltd (Coldwell Banker Cambodia)

Award Winner CBRE Cambodia

Real Estate Agency Single Office

★★★★★ CBRE Cambodia

China - Anhui Province

Retail Architecture

Award Winner Chu Zhou Suning Plaza by AICO

Retail Interior

★★★★★ Hefei ZhenRo&Cifi Sales Center by Sunny Neuhaus Partnership

Award Winner The Metropolis Sales Center, Anqing by Z2 DESIGN

China - Beijing Municipality

Architecture Multiple Residence

Award Winner Beijing Purple Jade Villa Phase 5 (Villa of Type A15, B, C, D, E,G)
by MoChen Architects & Engineers

Commercial Renovation / Redevelopment

Award Winner Polaris Plaza by Woods Bagot

Award Winner Reconstruction Design Of Chongqing Yongchuan Love Plaza
by Victory Legend Center

Leisure Interior

★★★★★ Shimao Sanli Mansion by David Chang Design Associates International Ltd.

Award Winner China Museum Horti Expo 2019 by Lie Zhang, Tsinghua University

Mixed Use Interior

★★★★★ Beijing Longfor XIYUE Paradise Walk Shopping Center by CallisonRTKL

Award Winner Time River Experience Center by CLV.DESIGN

Office Architecture

★★★★★ Sunshine Financial Center by Woods Bagot

Award Winner Renovation of Office Building of Beijing Florascape Co., Ltd
by MoChen Architects & Engineers

Office Interior

Award Winner Harvest Fund Headquarters by Woods Bagot

Public Service Interior

Award Winner HUARUN OAK LONGWAN LIFE AESTHETIC EXPERIENCE HALL
by Beijing Panshi Dianyi Decorate Design

Award Winner New Museum of The First Historical Archives of China

by Beijing Tsingshang Architectural Design and Research Institute
/ Mr Qinghua Zhang and Mr Jie Xu

Real Estate Agency Marketing

★★★★★ Indo Mansion Tower D by Cushman & Wakefield

Residential Interior Private Residence

Award Winner Shimao Loong Palace Linqun Villa by David Chang Design
Associates International Ltd

China - Beijing Municipality (cont.)

Residential Interior Show Home

★★★★★ Autumn Falling Leaves - Grasse Town VI Mingde Orchids Garden
Residence Showflat by IADC

Retail Architecture

★★★★★ Jinyu Gem Mall by CallisonRTKL

Award Winner Beijing C- Land Great Habitat Link Design by Perform Design Studio

Award Winner Shougang Park Urban Weaving District by Lead8

China - Chongqing Municipality

Architecture Multiple Residence

Award Winner Chang Le Ya Song by Sunac China Holdings Limited
& GOA (Group of Architects)

Mixed Use Architecture

★★★★★ Chongqing Luneng City Phase III by HKS

Award Winner LongFor Nanping Paradise Walk by Perform Design Studio

Award Winner Wide Horizon Chongqing TOD by CAN Design Limited

Office Architecture

Award Winner Vanke&YUFU Aviation Financial Headquarters by HKS

Office Development

★★★★★ Chongqing GREENTOWN COLLECTION Sales Center
by Greentown China (Chongqing Branch)

Retail Architecture

★★★★★ Sunarc Chongqing A-One Commercial by AICO

Award Winner Chongqing Dowell The Oval by W+ Architecture Design
Consulting (Shanghai) Co., Ltd.

Retail Interior

★★★★★ Zhaoshang Zhidi Changjiahui by Highly Design

Award Winner Park Light by Kris Lin International Design

Award Winner The Ring by Lead8

China - Fujian Province

Commercial High Rise Architecture

Award Winner Fuzhou C&D Tower by Gravity Partnership Ltd
/ Gravity Architects Ltd

Landscape Architecture

Award Winner SHIMAO-YINSHANHAI Experience Centre Landscape Design
by Chongqing Donehome Landscape Architecture Planning
Design Co., Ltd.

Leisure Interior

Award Winner Rise City by CAC Design Group

Office Interior

★★★★★ Quanzhou Poly Time Impression by Sunny Neuhaus Partnership

Award Winner Mawei Shipbuilding Library by WJ Studio

Retail Architecture

★★★★★ Longhai Vanke Mall by L&P Architects

China - Guangdong Province

Apartment / Condominium

★★★★★ One Hengqin-Macao Bay by Huafa Group

Architecture Multiple Residence

Award Winner POLY WEST COAST by AIM International

Award Winner Skyline Villa by Original Vision Limited

Commercial High Rise Architecture

★★★★★ Shenzhen Bay Innovation and Technology Centre
by RMJM Red Hong Kong Limited

Commercial Renovation / Redevelopment

★★★★★ Vanke Shenzhen Bay Super Headquarters Base Comorrow by AICO

Landscape Architecture

Award Winner Foshan New Port Regeneration Project by LWK + PARTNERS

China - Guangdong Province (cont.)

Leisure Architecture

Award Winner Huizhou Twin-moon Bay 1777 by Kanko Designer & Associates Co., Ltd

Leisure Interior

★★★★★ River Palace by Kris Lin International Design

Award Winner One Ninety-Five by Yu studio

Mixed Use Architecture

★★★★★ Nansha Kingboard Plaza by Aedas

Award Winner Urban Renewal Project of Xiaomeisha Bid Sections I and II in Shenzhen
by Shenzhen AUBE Architectural & Engineering Design Consultants
Co. Ltd

Award Winner Zhongshan OCT Harbour by LWK + PARTNERS

Office Architecture

★★★★★ GENZON Binhaiwan Bay Area Industrial Park by PH Alpha Design Limited

Award Winner Guangzhou Wisdom Valley Poly Tianhui Office Project by AICO

Award Winner Hengqin Huafa Insurance Finance Headquarters by Aedas

Office Interior

Award Winner One Ninety-Five by Yu studio

Public Service Architecture

★★★★★ Theater & Art Center & Library of Luhua Culture Area of Longhua
District by STUDIO LINK-ARC + CCDI

Award Winner Dormitory Cluster of BNU-HKBU United International College (UIC)
No.2 Campus by Aedas

Award Winner Jinsha Bay Exhibition Center by Gravity Partnership Ltd
/ Gravity Architects Ltd

Residential High Rise Architecture

★★★★★ Poly Glory by Hyp-Arch Consultants

Residential High Rise Development

Award Winner Forward Mansion by Huafa Group

Retail Architecture

★★★★★ Nansha Yuexiu Coastal Garden Phase 7 by Aedas

Award Winner Foshan Vanke Sanhongqi Retail Development by L&P Architects

Award Winner Jinwan Mall by IO Design

Award Winner Sinic Haishi Zhouyue by Sinic Holdings (Group) Company Limited

Award Winner Spring Moon by LWK + PARTNERS (Ferdinand Cheung)

Retail Interior

★★★★★ Dome by Kris Lin International Design

China - Guangxi Zhuang Autonomous Region

Hotel Interior

★★★★★ The View from the Well by IXI Design

Retail Architecture

Award Winner Nanning Wuxiang Mixc by NEWS-D LIMITED

Retail Development

Award Winner Nanning Wuxiang Mixc by NEWS-D LIMITED

Retail Interior

Award Winner C&D Pan Long Residence Sales Center by C&D Real Estate Group

China - Hainan Province

Hotel Architecture

★★★★★ I Hotel Haitang Bay, Sanya by The Oval Partnership Ltd

Hotel Interior

★★★★★ I Hotel Haitang Bay, Sanya by FARM Architects Pte Ltd

Mixed Use Architecture

★★★★★ Shanneng Smart Industry Building by Chapman Taylor Architectural
Design Shanghai Ltd

Public Service Architecture

Award Winner Harrow School by Aedas

Residential Interior Show Home

Award Winner AGILE · SHANQIN BAY, HAINAN by CLV.DESIGN

China - Hainan Province (cont.)

Retail Development

★★★★★ COFCO Joy City by Woods Bagot

China - Henan Province

Hotel Architecture

★★★★★ Anyang Zhongshen Center by Perform Design Studio

Mixed Use Architecture

Award Winner Sias Science Park by Archimorphic Inc

Public Service Architecture

★★★★★ Zhongyue Mountain House by Yitong Design

Award Winner Manor Ninth by Shenzhen HOOP Architectural Design Co.,Ltd

Public Service Development

Award Winner Zhongyue Mountain House by Yitong Design

Retail Development

Award Winner DAWN OF SPRING Demonstration Area, Zhengzhou by JUNYUN Architecture Design Office Co., Ltd.

China - Hubei Province

Commercial High Rise Architecture

★★★★★ Hubei Tibet Tower by L&P Architects

Leisure Interior

Award Winner Aura by Yu studio

Mixed Use Architecture

Award Winner Alibaba Central China Headquarters and Industrial Complex by Benoy Limited

Award Winner Zhiyu · Future by Shanghai PTArchitects

Office Architecture

★★★★★ Wuhan Dowell Dongxi Lake Science Park by L&P Architects

Retail Architecture

★★★★★ Wuhan Dowell Dongxihu Shopping Mall (THE OVAL) by L&P Architects

Award Winner Wuhan Citylane Mini Mall by NEWS-D LIMITED

Award Winner Wuhan Vanke Mall by HKS

China - Hunan Province

Mixed Use Architecture

Award Winner Xiangjiang Fortune Finance Center by Woods Bagot

Public Service Interior

★★★★★ Lau Mansion by Yu studio

Retail Development

Award Winner Slab Hill Lifestyle Lab by Greentown China Holdings Limited

China - Jiangsu Province

Commercial High Rise Development

★★★★★ Suzhou Zhongnan Center by Suzhou Zhongnan Center Investment Construction Co., Ltd & Gensler

Commercial Renovation / Redevelopment

★★★★★ CR Land Nanjing Qiaobei MIX ONE by AICO

Hotel Architecture

★★★★★ Jiangsu Garden EXPO Indigo Resort by HKS

Leisure Architecture

★★★★★ Midea · ShiMao · CLOUD MANSION Life Pavilion by Shanghai PTArchitects

Award Winner Changshu Jinmao Exhibition Center by Aedas

Award Winner Haimen Football Town by L&P Architects

Mixed Use Architecture

★★★★★ OCT Nanjing Yangze Riverfront Mixed-Use by HKS

Award Winner FSH Plaza by LVK + PARTNERS (Ferdinand Cheung)

Award Winner Haimen Football Town by L&P Architects

China - Jiangsu Province (cont.)

Mixed Use Architecture (cont.)

Award Winner Jenga Box by Kris Lin International Design

Award Winner MixC One Nanjing Yanziji by 3MIX

Award Winner Suzhou Galactic Super Campus by Daniel Statham Studio

Mixed Use Development

Award Winner Suzhou Zhongnan Center by Suzhou Zhongnan Center Investment Construction Co., Ltd & Gensler

Mixed Use Interior

★★★★★ Deji Plaza by The Triangle JP Co., Ltd

Office Architecture

★★★★★ SANY Kunshan R&D Center by AECOM

Office Interior

Award Winner HUATECH by anySCALE Architecture Design

Residential High Rise Architecture

★★★★★ Jingyue Mansion by Hyp-Arch Consultants

Award Winner K. Wah Nanjing G89 Residential Project by Atelier Ping Jiang / EID Arch

Retail Architecture

★★★★★ Huaian Cifi Plaza by AICO

Award Winner Harbour City Marketing Center by UrbanPlot Architectural Design

Award Winner Yue City, Nanjing by PLAP

Retail Interior

★★★★★ Mountain and Lake of Yunlong by Sunac Group

Award Winner Deji Plaza by The Triangle JP Co., Ltd

Award Winner POLARIS MANSION by HWCD

China - Jiangxi Province

Retail Architecture

★★★★★ Vanke Mall Nanchang by 3MIX

Award Winner Gemdale In Future Nanchang by MoChen Architects & Engineers

Retail Interior

★★★★★ Nanchang Cifi Plaza Retail Interior by AICO

China - Liaoning Province

Landscape Architecture

Award Winner China Overseas Harbour City·Sky Praise Villa by L&A Design

Office Interior

Award Winner Dahua Splendid Coast (Dalian) Sales Center

by Shanghai Yi Fang Architectural Design Engineering Co., Ltd

China - Ningxia Hui Autonomous Region

Mixed Use Interior

★★★★★ Jianfa Yoyo City Sales Center by L&P Architects

China - Shaanxi Province

Commercial High Rise Architecture

Award Winner Qujiang Creative Circle by L&P Architects

Leisure Architecture

Award Winner Zoina Xi'an Changning Project by L&P Architects

Mixed Use Architecture

Award Winner Qujiang Creative Circle by L&P Architects

Residential High Rise Architecture

★★★★★ Xi' An Fengdong Starry Future by L&P Architects

Retail Architecture

★★★★★ Xi' An Fengdong Starry Future by L&P Architects

China - Shandong Province

Architecture Multiple Residence

★★★★★ Mountain View Mansion by Yitong Design

China - Shandong Province (cont.)

Hotel Interior

Award Winner Jinan Linkong Zhixuan Holiday Hotel
by Beijing Yidian Interior Design & Consultancy Co., LTD.

Landscape Architecture

Award Winner Qingdao Vanke Violet Palace by L&A Design

Leisure Architecture

Award Winner Yi Meng Cloud House by Greyspace Architects

Mixed Use Architecture

Award Winner Gemdale & Huafa Upview Weihai
by MoChen Architects & Engineers

Mixed Use Interior

Award Winner Funworld Sales Center, Rizhao by Y. DESIGN

Office Interior

★★★★★ Zhongrui Dingfeng Yunshandu Sales Center
by Beijing Panshi Dianyi Decorate Design

Public Service Interior

★★★★★ Confucius Museum by Lie Zhang, Tsinghua University

Residential Interior Show Home

Award Winner JINAN JINMAO 230 MODEL ROOM
by Beijing Panshi Dianyi Decorate Design

China - Shanghai Municipality

Architecture Multiple Residence

Award Winner Baoshan Long Beach by Perkins Eastman

Award Winner Yanlord Century Garden by Tianhua

Commercial High Rise Architecture

★★★★★ Lumina Shanghai by Gensler + Henderson Land Development
Company Limited

Leisure Development

Award Winner SHANGHAI SHINSUN by HWCD

Leisure Interior

★★★★★ Maltluxe Whisky House by SL + A Hotels
Award Winner Halation Bistro/Lounge by Roomoo Design Studio
Award Winner ORIENTAL BAY by HWCD

Lettings Agency

★★★★★ Cushman & Wakefield

Mixed Use Architecture

★★★★★ Life Hub @ Anting Phase 2 by AICO
Award Winner Hall of the Sun by ARQUITECTONICA

Office Architecture

★★★★★ AI Future Community by Dplus Studio
Award Winner China Enterprise Riverfront Wisdom Plaza
by HPP Architects

Award Winner Shanghai International Fortune Center by Aedas

Office Interior

★★★★★ L'Oreal by Space Matrix
Award Winner ABB Office at Shanghai by DPWT Design Ltd
Award Winner Shanghai M&G Stationery by MAG studio

Property Agency / Consultancy

★★★★★ Cushman & Wakefield

Award Winner Colliers China

Property Agency / Consultancy Marketing

★★★★★ Colliers' Pioneering Property Consultancy Marketing
by Colliers China

Public Service Architecture

Award Winner Xianda College Chongming Campus Phase II by Perkins Eastman

Public Service Interior

Award Winner ZHANGJIANG R&D CENTER
by SHANGHAI JOSIGN DESIGN CO.,LTD

China - Shanghai Municipality (cont.)

Residential High Rise Architecture

★★★★★ Longyu by Hyp-Arch Consultants

Award Winner Fuxing Royale by Wanye Enterprise Laoximen Property Development
Limited Company & GOA (Group of Architects)

Residential Interior Show Home

Award Winner Fantasia Luwan 68 by Kris Lin International Design

Retail Architecture

Award Winner Shanghai MEGA INCITY by Wong & Tung International Limited

Retail Interior

★★★★★ BAOSHAN ASE MALL by Chapman Taylor Architectural Design
Shanghai Ltd.

China - Sichuan Province

Leisure Architecture

★★★★★ Vanke Meizhou Cultural Village by HKS

Award Winner Chengdu Sunac Water and Snow Park
by GDF LTD

Mixed Use Architecture

★★★★★ Tianfu Cloud City at Xinglong Lake by Perkins Eastman
Award Winner Chengdu Poly Times Commercial Development
by JATO Design International Limited

Award Winner OCT Yibin Culture and Art Retail Project by Aedas

Mixed Use Development

Award Winner La Cadiere Lake City by La Cadiere

Public Service Architecture

★★★★★ Sancha TOD Southwest Jiaotong University Rail Transit College Project
by Aedas

Retail Architecture

★★★★★ Chengdu Hyperlane by Aedas

Award Winner Chengdu Finance City Retail by NEWS-D LIMITED;
Beijing Institute of Architectural Design

Retail Interior

★★★★★ Flow by Kris Lin International Design
Award Winner Shimao Festival City Chengdu by 3MIX

China - Tianjin Municipality

Leisure Interior

★★★★★ Metropolis One by Yu studio

Mixed Use Interior

★★★★★ Tianjin Coral Sea Life Plaza Showroom by DPWT Design Ltd
Award Winner CIFI HYPER MANSION SALES CENTER, TIANJIN
by CLV.DESIGN

Retail Architecture

Award Winner Tianjin C- Land Great Habitat Plaza Design by Perform Design Studio

China - Xinjiang Uyghur Autonomous Region

Retail Architecture

★★★★★ Urumqi Cifi Plaza by AICO

China - Yunnan Province

Landscape Architecture

Award Winner Children's Science Activity Park Dali Erhai Ecological Corridor
by Antao

Leisure Architecture

★★★★★ Da Li Manjiang Mixed Development
by L&P Architects

Mixed Use Architecture

★★★★★ Da Li Manjiang Mixed Development
by L&P Architects

China - Zhejiang Province

Architecture Multiple Residence

★★★★★ Greenland - No.1 Courtyard by Lacime Architects

Award Winner Mogan Mountain Villa Joe.Lalli by GLA Design

Award Winner Shimao·Tianyu Honor of China, Hangzhou
by Shanghai QIYUE Architectural Design Co., Ltd

Commercial High Rise Architecture

★★★★★ Gohong Wenzhou 350m Tower by AECOM

Award Winner Deli Tower Development
by RMJM Red Hong Kong Limited

Hotel Interior

★★★★★ Airport Marriott Hotel, Wenzhou
by Kanko Designer & Associates Co., Ltd

Award Winner Hangzhou Qushui-Lanting Resort Hotel
by DJX Design Studio

Leisure Architecture

★★★★★ Shaoxing Huafa Community Center by AECOM

Leisure Development

Award Winner Anjihood by AJJIA GROUP

Leisure Interior

★★★★★ Lakeside City by Kris Lin International Design

Award Winner An Villa Aesthetics Pavilion
by Nature Times Art Design Co., Ltd

Award Winner The Wuzhen Cultural Theatre Art Center by AICO

Mixed Use Architecture

★★★★★ Shaoxing Huafa Financial Center by AECOM

Award Winner Euro America Financial City by Foster + Partners

Award Winner Hangzhou Ping Jiang Times by Aedas

Award Winner Ningbo International Trade and Exhibition Centre, Hall 12
by RMJM Red Hong Kong Limited & Ningbo Civil Architectural
Design Research Co., Ltd

Mixed Use Development

Award Winner Winland Center by Hangzhou Winland Real Estate Co., Ltd

Office Architecture

★★★★★ Hangzhou Alibaba DAMO Academy Nanhu Industry Park Project
by Aedas

Award Winner Hangzhou The Athlete's Village Block 2 Mixed-Use by HKS

Award Winner NFCC, Ningbo Fashion Creative Centre
by RMJM Red Hong Kong Limited

Award Winner PeaceBird Fashion Centre by Daniel Statham Studio

Office Development

Award Winner Winland Center by Hangzhou Winland Real Estate Co., Ltd

Residential Development

Award Winner Luming Future Community, Quzhou
by Greentown China Holdings Limited

Residential High Rise Architecture

★★★★★ Renovation of Hangzhou Wanyu Tower
by DO DESIGN GROUP/MUDO Architects

Award Winner Qinyuan, Hangzhou, China by GLA Design

Residential Interior Show Home

Award Winner China Overseas · Mansion De Renouveau Show Flat
by Z-work Design

Retail Architecture

★★★★★ Hangzhou Jianqiao Shimao Festival City
by AICO

Award Winner MixC Ningbo by Lead8

Retail Interior

★★★★★ Glass Core by Kris Lin International Design

Award Winner Excellence Bund Villa by GND N+ DESIGN / Fenhom Design

Award Winner Skylight by Kris Lin International Design

China - Overall

Apartment / Condominium

★★★★★ One Hengqin-Macao Bay by Huafa Group

Architecture Multiple Residence

★★★★★ Greenland - No.1 Courtyard by Lacime Architects

Commercial High Rise Architecture

★★★★★ Gohong Wenzhou 350m Tower by AECOM

Commercial High Rise Development

★★★★★ Suzhou Zhongnan Center by Suzhou Zhongnan Center Investment
Construction Co., Ltd & Gensler

Commercial Renovation / Redevelopment

★★★★★ CR Land Nanjing Qiaobei MIX ONE by AICO

Hotel Architecture

★★★★★ Jiangsu Garden EXPO Indigo Resort by HKS

Hotel Interior

★★★★★ I Hotel Haitang Bay, Sanya by FARM Architects Pte Ltd

Leisure Architecture

★★★★★ Shaoxing Huafa Community Center by AECOM

Leisure Interior

★★★★★ Metropolis One by Yu studio

Lettings Agency

★★★★★ Cushman & Wakefield

Mixed Use Architecture

★★★★★ Tianfu Cloud City at Xinglong Lake by Perkins Eastman

Mixed Use Interior

★★★★★ Deji Plaza by The Triangle JP Co., Ltd

Office Architecture

★★★★★ GENZON Binhaiwan Bay Area Industrial Park
by PH Alpha Design Limited

Office Development

★★★★★ Chongqing GREENTOWN COLLECTION Sales Center
by Greentown China (Chongqing Branch)

Office Interior

★★★★★ Zhongrui Dingfeng Yunshandu Sales Center
by Beijing Panshi Dianyi Decorate Design

Property Agency / Consultancy

★★★★★ Cushman & Wakefield

Property Agency / Consultancy Marketing

★★★★★ Colliers' Pioneering Property Consultancy Marketing by Colliers China

Public Service Architecture

★★★★★ Theater & Art Center & Library of Luhua Culture Area of Longhua
District by STUDIO LINK-ARC + CCDI

Public Service Interior

★★★★★ Lau Mansion by Yu studio

Real Estate Agency 5-20 Offices

Award Winner Colliers China

Real Estate Agency 5-20 Offices

Award Winner Cushman & Wakefield

Real Estate Agency Marketing

★★★★★ Indo Mansion Tower D by Cushman & Wakefield

Residential High Rise Architecture

★★★★★ Renovation of Hangzhou Wanyu Tower
by DO DESIGN GROUP/MUDO Architects

Residential Interior Show Home

★★★★★ Autumn Falling Leaves - Grasse Town VI Mingde Orchids Garden
Residence Showflat by IADC

Retail Architecture

★★★★★ Chengdu Hyperlane by Aedas

Retail Development

★★★★★ COFCO Joy City by Woods Bagot

China - Overall (cont.)**Retail Interior**

★★★★★ Nanchang Cifi Plaza Retail Interior by AICO

Hong Kong**Architect Website**

Award Winner www.lead8.com by Lead8

Architecture Multiple Residence

★★★★★ Monterey by WCWP International Limited

Award Winner Tai Po Town Lots 223 & 229 by Hysan Development Company Limited / HKR International Limited

Bathroom Design

★★★★★ A Private Apartment, Repulse Bay, Hong Kong by Inarc Design Hong Kong Limited

Award Winner Garden Terrace Residence by Studiossoo

Commercial High Rise Development

★★★★★ FOCO, 48 Cochrane Street by CSI Property Investments Limited

Commercial Renovation / Redevelopment

Award Winner FOCO, 48 Cochrane Street by CSI Properties Limited

Development Marketing

★★★★★ FOCO, 48 Cochrane Street by CSI Property Investments Limited

Hotel Architecture

★★★★★ The St. Regis Hong Kong by DLN Architects Limited

Hotel Bar Interior

★★★★★ The Aubrey at Mandarin Oriental Hong Kong by Silverfox Studios Pte Ltd

Hotel Interior

★★★★★ WM HOTEL by Alexander Wong Architects Limited

Hotel Restaurant Interior

★★★★★ Man Wah at Mandarin Oriental Hong Kong by Silverfox Studios Pte Ltd

Landscape Architecture

★★★★★ Mayfair By The Sea 8 by Sino Land Company Limited

Award Winner Grand Central by Urban Renewal Authority, Sino Land Company Limited and Chinese Estate

Award Winner Wetland Seasons Park by LWK + PARTNERS

Leisure Interior

★★★★★ Yin Yang Tai Chi Studio by Adrian Chan Design & Research Office

Award Winner Lam's Villa by Danny Chiu Interior Designs Limited

Award Winner LION'S KITCHEN by Tommy Choi Interior Design Limited

Mixed Use Architecture

★★★★★ K.SUMMIT by Wong & Tung International Limited

Award Winner I I SKIES by Lead8

Mixed Use Development

★★★★★ I I SKIES by Lead8

Award Winner Grand Central by Urban Renewal Authority, Sino Land Company Limited and Chinese Estate

Mixed Use Interior

★★★★★ AC Concept Showroom by Anson Cheng Interior Design Ltd

Office Architecture

★★★★★ One Hennessy by DLN Architects Limited

Award Winner Hong Kong Science Park Expansion Stage I (SPX1) by Wong & Tung International Limited

Office Interior

★★★★★ Verizon Office by anySCALE Architecture Design

Award Winner InnoSquare - HKSTP by Rainy Sky Interiors Ltd.

Award Winner Sales Office of Koko Reserve by KVC Design Limited

Property Agency / Consultancy Marketing

★★★★★ Retail Asset Continuous Enhancement (RACE) Service Platform by Cushman & Wakefield Hong Kong

Hong Kong (cont.)**Public Service Interior**

Award Winner Transformation of American School Hong Kong by Greyscale Ltd

Real Estate Agency Marketing

Award Winner Muze at PICC and YOO8 Serviced by Kempinski by Jade Land Properties (HK) Limited

Real Estate Agency Single Office

★★★★★ Habitat Property Limited

Award Winner Century 21 Goodwin International Property

Award Winner Jade Land Properties (HK) Limited

Real Estate Agency Website

★★★★★ www.habitat-property.com by Habitat Property Limited

Award Winner www.jadelandglobal.hk by Jade Land Properties (HK) Limited

Residential Development

★★★★★ Mayfair By The Sea 8 by Sino Land Company Limited

Award Winner 4-24 Nam Kok Road by Henderson Land Development Company Limited

Award Winner Tai Po Town Lots 223 & 229 by Hysan Development Company Limited / HKR International Limited

Residential High Rise Architecture

★★★★★ THE ENTRANCE by Wong & Tung International Limited

Award Winner 3 Mei Sun Lane by Henderson Land Development Company Limited

Residential High Rise Development

Award Winner 458 Sai Yeung Choi Street North by Henderson Land Development Company Limited

Award Winner Grand Central by Urban Renewal Authority, Sino Land Company Limited and Chinese Estate

Residential Interior Apartment

★★★★★ A Private Apartment, Repulse Bay, Hong Kong by Inarc Design Hong Kong Limited

Award Winner 15 HOMANTIN HILL by Tommy Choi Interior Design Limited

Award Winner Garden Terrace Residence by Studiossoo

Award Winner LA Vetta by Stage Design Ltd

Residential Interior Private Residence

★★★★★ Pearlescent Arc by Benji Li Interiors

Award Winner Greenville Garden by Darren Design & Associates

Award Winner Lam's Villa by Danny Chiu Interior Designs Limited

Award Winner Park Villa by Anson Cheng Interior Design Ltd

Award Winner Redhill Peninsula by Primocasa Interiors Limited

Award Winner The Grand Panorama by INHK Interior Design Limited

Residential Interior Show Home

★★★★★ The Duet Show House by Attitude Asia Interiors

Award Winner Eden Gate by HEI Design Ltd

Award Winner Redhill Peninsula by Primocasa Interiors Limited

Smart Home

★★★★★ A Private Apartment, Repulse Bay, Hong Kong by Inarc Design Hong Kong Limited

Sustainable Residential Development

★★★★★ Fanling North NDA Residence Phase I

by Henderson Land Development Company Limited

Award Winner Grand Central by Urban Renewal Authority, Sino Land Company Limited and Chinese Estate

India**Architecture Multiple Residence**

Award Winner VERTU 4.56 by ZERO9

Commercial High Rise Architecture

Award Winner Apollo Building, Bagmane Capital by Bagmane Developers Private Limited

India (cont.)

Commercial High Rise Development

Award Winner Angkor Building, Bagmane Capital
by Bagmane Developers Private Limited

Hotel Architecture

Award Winner Aramness Gir Lodge by Nicholas Plewman Architects & Associates

Hotel Interior

★★★★★ Radisson Red Mohali by FBEYE International Pte Ltd

Award Winner Aramness Gir Lodge by Fox Browne Creative

Landscape Architecture

★★★★★ The Central Park at Yoo Villas by Panchshil Realty

Office Architecture

★★★★★ Troy Building, Bagmane Capital
by Bagmane Developers Private Limited

Office Development

Award Winner Argon Building, Bagmane Solarium City
by Bagmane Developers Private Limited

Office Interior

★★★★★ Boston Consulting Group by Space Matrix

Award Winner Carrier Global by Zyeta

Award Winner Gartner by Space Matrix

Property Agency / Consultancy

★★★★★ Cushman & Wakefield (India) Private Limited

Property Agency / Consultancy Marketing

★★★★★ Cushman & Wakefield (India) Private Limited

Public Service Architecture

★★★★★ National Cancer Institute, Nagpur
by Hiten Sethi and Associates

Real Estate Agency Single Office

★★★★★ Cushman & Wakefield (India) Private Limited

Residential Development

★★★★★ Viceroy Savana by Viceroy Properties LLP

Residential High Rise Architecture

★★★★★ H-ONE, Hyderabad by Chapman Taylor India LLP

Award Winner Arham by Prashant Sutaria Architects

Award Winner Viceroy Savana by Viceroy Properties LLP

Residential High Rise Development

Award Winner Godrej Woods by Godrej Properties Limited

Residential Interior Private Residence

★★★★★ Gurugram Private Villa by SKL Design Studio

Residential Property

Award Winner 24K Stargaze by Kolte-Patil Developers Limited

Indonesia

Apartment / Condominium

★★★★★ Rainbow Springs Condovillas by Summarecon Serpong

Mixed Use Development

★★★★★ Trembesi Tower by Asia Propertindo Building

Award Winner Samanea Jakarta by Samanea Group

Office Architecture

★★★★★ MTH 27 Office Suites by Architect Indomegah

Award Winner Satoria Tower by ONG&ONG

Office Interior

★★★★★ Concentrix Office: The Tales of Batik by Arkadia Works

Property Agency / Consultancy

★★★★★ Savills Indonesia

Award Winner PT Leads Property Services Indonesia

Real Estate Agency Single Office

★★★★★ ERA Indonesia

Award Winner Century 21 Indonesia

Indonesia (cont.)

Real Estate Agent

Award Winner Leny Soedoyo

Residential Interior Apartment

Award Winner Casa Domaine by PT Griyaceria Nusamekar

Residential Interior Show Home

★★★★★ Wisteria by Keppel Land Indonesia

Residential Property

★★★★★ Green Flow Villas by Bali Investments

Sustainable Residential Development

Award Winner Rainbow Springs Condovillas by Summarecon Serpong

Japan

Architecture Multiple Residence

★★★★★ ZOOM YOKOHAMA KANNAI (Kannai Blade Residence)
by TOHSHIN PARTNERS co., LTD ; KEY OPERATION INC.
/ ARCHITECTS

Architecture Single Residence

★★★★★ Metamorphosis in the Forest
by KOTOAKI ASANO Architect & Associates

Award Winner House of Hiroyama Zushi
by K2 Design Architect & Associates Co., Ltd

Award Winner River House by SAAD - sudo associates, architecture and design

Award Winner Shimosakunobe K by Rico Turu Architects Studio

Award Winner The House for Contemporary Art by F.A.D.S

Hotel Architecture

Award Winner Fenix Furano by SAAD - sudo associates, architecture and design

Award Winner GALLERIA MIDOBARU by DABURA.m Inc.

Hotel Interior

★★★★★ ROKU KYOTO, LXR Hotels & Resorts by BLINK Design Group

Award Winner The Hotel Seiryu Kyoto Kiyomizu
by A.N.D. Nomura Co., Ltd.

Award Winner TRUNK (HOUSE) by TRIPSTER inc. / TRUNK co., ltd

Hotel Spa Interior

Award Winner Thermal Spring Spa, Hotel The Mitsui Kyoto
by STRICKLAND Inc.

Leisure Architecture

Award Winner MUSEUM by Ooki Architects and Associates

Leisure Interior

★★★★★ Bistrot KARATO by brownbag lab Inc.

Award Winner Hohobare, Amahare by Conception Co., Ltd.

Award Winner LE CAFÉ V, SUGALABO V by A.N.D. Nomura Co., Ltd.

Mixed Use Architecture

Award Winner Atelier K Plan by Ooki Architects and Associates

Office Interior

★★★★★ VMware Japan Office by GARDE CO., LTD

Award Winner Nipponshinyaku - Koku by Reiichi Ikeda Design

Award Winner Office of Toyomi Nursery School by Conception Co., Ltd.

Public Service Architecture

★★★★★ Clinic For You by Matsuyama Architect and Associates

Public Service Interior

Award Winner avex artist academy Tokyo project by ODEONS co., Ltd

Residential Interior Private Residence

Award Winner House in Nakagyo area by Koyori

Residential Interior Show Home

★★★★★ The Yokohama Front Tower
by Kann Designing Office Ltd

Retail Interior

Award Winner Okubo Music Instrument Store by FURTHER Inc

Award Winner Winery of Nago Pineapple Park by Conception Co., Ltd.

Kazakhstan

Leisure Interior

★★★★★ MEGA Silk Way by MEGA Silk Way

Real Estate Agency Single Office

★★★★★ WWT Group

Retail Interior

★★★★★ MEGA Silk Way by MEGA Silk Way

Macau

Hotel Interior

★★★★★ MGM Cotai Emerald Villas by Westar Architects International Limited

Mixed Use Architecture

★★★★★ YOHO: CO-TAI MARINA BAY

by Huarchi Global Design Corporation Limited

Public Service Architecture

★★★★★ Extension Project of The Affiliated School of the University of Macau

by Macau Construction Project Consultancy Limited

Public Service Development

★★★★★ Extension Project of The Affiliated School of the University of Macau

by Macau Construction Project Consultancy Limited

Residential Interior Show Home

Award Winner Newton's Cradle: Interaction by CINCHstudio Spacial Design

Retail Interior

Award Winner Gift Shop by Edge Interior Design Limited

Malaysia

Architecture Multiple Residence

Award Winner Idaman Hills by TA Global Berhad

Commercial & Manufacturing Architecture

Award Winner Esteem Business Park by Rivertree Group

Commercial & Manufacturing Development

★★★★★ Esteem Business Park by Rivertree Group

Leisure Development

Award Winner The Granite Luxury Hotel by M Summit Global Sdn Bhd

Mixed Use Development

★★★★★ Tropicana Gardens by Tropicana Corporation Berhad

New Hotel Construction & Design

Award Winner The Granite Luxury Hotel by M Summit Global Sdn Bhd

Office Architecture

★★★★★ Menara UBB Amanah by MJKanny Architect

Office Interior

Award Winner Bradbury Asset Management Office Malaysia Branch

by ST Concepts

Residential Development

★★★★★ Idaman Hills by TA Global Berhad

Award Winner Proposed 380 Unit 2-Storey Terrace Houses at Zone 4E

by Nice Frontier Sdn Bhd

Residential Interior Apartment

★★★★★ Isola Penthouse by Nevermore

Award Winner Elemen Utara Showroom

by Jwa Design & Build Sdn Bhd

Residential Interior Private Residence

★★★★★ Foreston Bukit Puchong, Bungalow by ST Concepts

Award Winner Hidden Gem by Amorphous Design Sdn Bhd

Retail Interior

★★★★★ IKI Omakase by Millimetre Design Sdn Bhd

Maldives

Residential High Rise Development

★★★★★ Aqua Vita Residencies by NPH Developments Pvt Ltd

Mongolia

Apartment / Condominium

★★★★★ Saruul Shiltgeen - Everwell Condominium

by Saruul Shiltgeen Construction LLC

New Zealand

Real Estate Agency 5-20 Offices

★★★★★ New Zealand Sotheby's International Realty

Award Winner Harcourts Cooper & Co Real Estate Ltd

Real Estate Agency Marketing

★★★★★ Harcourts Cooper & Co Real Estate Ltd

Pakistan

Apartment / Condominium

★★★★★ The Grande Luxury Apartments by Earthlink Developments LLP

Architecture Single Residence

★★★★★ AM HOUSE by Ahmad Riaz & Associates - (ARA)

Mixed Use Architecture

★★★★★ Aura Square by Abdullah Khan Architects

Mixed Use Development

Award Winner Eighteen by Elite Estates

Residential Development

★★★★★ Piano By The Grande by Earthlink Developments LLP

Award Winner Eighteen by Elite Estates

Residential High Rise Architecture

★★★★★ One Hoshang by TPL Properties Limited

Retail Interior

★★★★★ The Benitoz Showroom, Islamabad

by Junaid Aslam Badar-Ud-Din

Sustainable Residential Development

★★★★★ Eighteen by Elite Estates

Philippines

Architecture Single Residence

Award Winner Casa Al Mare by JMR Corp

Developer Website

Award Winner www.rlcresidences.com by RLC Residences

Development Marketing

Award Winner LUCIMA by Vitamin B Inc

Hotel Restaurant Interior

Award Winner Casa Buenas at Resorts World Manila

by Hotel Okura Manila

Lettings Agency

★★★★★ Santos Knight Frank

Mixed Use Development

Award Winner Ayala North Exchange by Ayala Land, Inc & AREIT, Inc

Office Architecture

★★★★★ Damosa Diamond Tower by PDP Architects

Award Winner Menarco Tower by Menarco Development Corporation

Office Development

Award Winner Ayala Triangle Gardens Tower 2 by Ayala Land, Inc

Award Winner Tryne Enterprise Plaza by Alveo Land Corp

Office Interior

★★★★★ American Express, BGC Corporate Center 2 by M Moser Associates

& The Instant Group

Public Service Architecture

★★★★★ New Senate Building by AECOM

Real Estate Agency Marketing

Award Winner Santos Knight Frank Annual Marketing Programme

by Santos Knight Frank

Philippines (cont.)

Real Estate Agency Single Office

★★★★★ Santos Knight Frank

Award Winner The Lead Realty

Real Estate Agency Website

Award Winner www.santosknightfrank.com by Santos Knight Frank

Residential Development

Award Winner Southdale Settings Nuvali by Avida Land Corp.

Residential High Rise Architecture

★★★★★ Mandtra Residences & Mixed-Use Development
by LPPA Design Group, Inc. / L.P. Pariñas & Associates - Architects

Award Winner The Grand Midori Ortigas by Federal Land, Inc.

Residential High Rise Development

★★★★★ The Velaris Residences by RHK Land Corporation

Award Winner Avida Towers Ardane by Avida Land Corp.

Award Winner Grand Hyatt Manila Residences

by North Bonifacio Landmark Realty & Development Inc.

Residential Interior Apartment

★★★★★ The Penthouse by Atelier Almario

Singapore

Apartment / Condominium

★★★★★ Park Nova by Shun Tak Holdings

Award Winner The Watergardens by UOL Group Limited, Singapore Land Group Limited, Kheng Leong Company

Architecture Single Residence

★★★★★ Stiletto House by EHKA Studio

Bathroom Design

Award Winner House of Whimsy, A Dreamscape Bathroom
by Design Intervention Pte Ltd

Development Marketing

★★★★★ Midtown Modern by GuocoLand

Hotel Spa Interior

Award Winner Four Seasons Hotel Singapore Spa by HBA Singapore

Interior Designer Website

★★★★★ nanas.design by Nanas Design Pte. Ltd.

Kitchen Design

★★★★★ The Whimsical Kitchen by Prestige Global Designs

Landscape Architecture

Award Winner Midtown Modern by GuocoLand

Leisure Development

Award Winner Oasia Resort Sentosa by Far East Organization

Leisure Interior

★★★★★ ʝi by Jereme Leung by Aedas Interiors Pte Ltd

Mixed Use Development

Award Winner Guoco Midtown by GuocoLand

New Hotel Construction & Design

Award Winner The Clan Hotel by Far East Organization

Office Architecture

★★★★★ Shaw Tower Redevelopment by Aedas

Office Interior

★★★★★ William Grant & Sons by Space Matrix

Award Winner Doctor Anywhere Office by Conexus Studio Pte Ltd

Award Winner Microsoft Singapore by SL & A Sdn Bhd

Property Agency / Consultancy

Award Winner One Global Property Services Pte Ltd

Residential Development

Award Winner Midtown Modern by GuocoLand

Award Winner The Watergardens by UOL Group Limited, Singapore Land Group Limited, Kheng Leong Company

Singapore (cont.)

Residential High Rise Architecture

★★★★★ One Meyer by SL Capital Group

Residential High Rise Development

Award Winner Clavon by UOL Group Limited, Singapore Land Group Limited

Award Winner One Meyer by SL Capital Group

Residential Interior Apartment

★★★★★ World of Wonder by Prestige Global Designs

Award Winner Ardmore Residence by Nanas Design Pte. Ltd.

Award Winner Kingsford Waterbay by Prestige Global Designs

Residential Interior Private Residence

★★★★★ A Cornucopia of Romance & Pleasure
by Design Intervention Pte Ltd

Award Winner Dark Decadence by Prestige Global Designs

Award Winner South Beach Residences by SuMisura

Residential Interior Show Home

Award Winner V on Shenton by SuMisura

Retail Interior

★★★★★ The Ice Cream Bar by Nanas Design Pte. Ltd.

Award Winner Hegen Experiential Centre by Conexus Studio Pte Ltd

South Korea

Property Agency / Consultancy

Award Winner Colliers Korea

Sri Lanka

Apartment / Condominium

Award Winner Adria Residency by Jag Group

Hotel Architecture

★★★★★ HILTON YALA by SODA (Thailand) Ltd

Mixed Use Architecture

Award Winner Gafoor Luxury Heritage Hotel
by Urban Development Authority

Mixed Use Development

Award Winner The One Colombo by The One

Office Architecture

★★★★★ Office Building for Jiffy Products SL
by Russell Dandeniya Chartered Architects

Real Estate Agency Marketing

Award Winner Fimco Estates

Residential High Rise Development

Award Winner Iconic Galaxy by Iconic Developments (PYT) Ltd

Taiwan

Architecture Multiple Residence

Award Winner Dancing Mountain by Live True Construction Co., Ltd

Architecture Single Residence

★★★★★ Mao Residence by Mao, Shen-Chiang Architecture Studio
+ Shih Ao Fair - faced Concrete + 10mm Interior Studio

Award Winner Nearly Zero Energy Building by WonderHome

Award Winner The Sun House by SunEdge PV Technology Co., Ltd

Bathroom Design

Award Winner The First Drizzle Of Spring by Latelier Fantasia

Commercial & Manufacturing Development

★★★★★ Composite Wooden Structure by Jailo Interior Design

Development Marketing

★★★★★ Disappeared Manufacturing Co., Ltd
by Ever Rise Construction Co., Ltd

Kitchen Design

Award Winner Concentric Circle by Mojo Design Studio

Taiwan (cont.)**Leisure Architecture**

- ★★★★★ Mao Residence's Restaurant by Mao, Shen-Chiang Architecture Studio
+ Shih Ao Fair - faced Concrete + 10mm Interior Studio

Award Winner The Wisdom Domain by Elvancent Design Co., Ltd

Mixed Use Architecture

- ★★★★★ Babbuza Dreamfactory by SHUTER Enterprise Co. Ltd

Office Architecture

- ★★★★★ FON 23 by Truedreams Construction Co., Ltd

Office Interior

Award Winner The Office Kuo by INxDesign

Public Service Interior

Award Winner Contently at Ease by ORO DESIGN COLTD

Residential High Rise Architecture

- ★★★★★ Elite Tower by You Jie Development Corporation / P&T Group

Residential High Rise Development

Award Winner Where the East Meets the West
by YI-SHIUNG CONSTRUCTION LTD

Residential Interior Apartment

- ★★★★★ Minimalist with leisure fashion tenement by ACE Design studio

Award Winner A Low-profile Luxurious Feast by FZU-VOGUE Interior Design

Award Winner Exotic Holidays in a Compact Apartment
by E.MO INTERIOR DESIGN COMPANY

Residential Interior Private Residence

- ★★★★★ M&W by MoreIn Design

Award Winner Balance by Mojo Design Studio

Retail Interior

- ★★★★★ Pandora's Box of Time by YUYU Interior Design

Thailand**Apartment / Condominium**

- ★★★★★ Laguna Beachside by Banyan Tree Residences

Architecture Multiple Residence

- ★★★★★ ANSAYA PHUKET by 32 Prosperity Co., Ltd

Award Winner ARCH Sukhumvit 39 by SG Enrich Co., Ltd

Award Winner Botanica Luxury Villa "The Valley" by Rhyme Design Group

Commercial High Rise Architecture

- ★★★★★ JLK Tower by Palmer & Turner (Thailand) Ltd.

Developer Website

- ★★★★★ www.mqdc.com by Magnolia Quality Development
Corporation Limited

Award Winner santipuravillas.com by LDR Group

Award Winner www.dhawa-residences.com by Banyan Tree Residences

Development Marketing

- ★★★★★ Angsana Beachfront Residences by Banyan Tree Residences

Hotel Architecture

- ★★★★★ PLA2 by Aquasa Plathu Co., Ltd

Award Winner Mercure Ibis Bangkok Sukhumvit 24 Hotel
by Palmer & Turner (Thailand) Ltd.

Award Winner The Oceanic Sportel by Ideal I Co.,Ltd.
(Asst.Prof. Akekapong Treerong)

Hotel Interior

- ★★★★★ Hyatt Regency Samui by August Design Consultant Co.,Ltd

Landscape Architecture

- ★★★★★ Botanica Foresta by Botanica Luxury Villa

Award Winner The Forestias by Magnolia Quality Development Corporation Limited

Leisure Architecture

- ★★★★★ Boccia Training Center by pbm

Award Winner "Spirit of Thai Architecture" clubhouse
by Gooseberry Design Limited

Thailand (cont.)**Leisure Development**

- ★★★★★ "Spirit of Thai Architecture" clubhouse by Gooseberry Design Limited

Lettings Agency

- ★★★★★ Richmond's International Co., Ltd.

Mixed Use Architecture

- ★★★★★ Ratchayothin Hills by Tandem Architects (2001) Co., Ltd

Award Winner Grand Centre Point Lumpini by Palmer & Turner (Thailand) Ltd.

Award Winner The New Headquarters of Council of Engineers Thailand by AATTN8A
(Ativich, Atelier of architects, TEAMG, SQ, Next2nd, 8.18, AFRICVS)

New Hotel Construction & Design

- ★★★★★ Andaz Pattaya Jomtien Beach by Saladaeng Place Co., Ltd.

Office Architecture

- ★★★★★ JLK Tower by Palmer & Turner (Thailand) Ltd.

Office Interior

- ★★★★★ SOCO by pbm

Award Winner Lazada @ Bhiraj Tower by Lazada Thailand

Property Agency / Consultancy

- ★★★★★ Colliers Thailand

Property Agency / Consultancy Marketing

- ★★★★★ Colliers Thailand

Public Service Interior

Award Winner Kensington Learning Space by IF (Integrated Field)

Real Estate Agency Marketing

Award Winner Richmond's International Co., Ltd.

Real Estate Agency Single Office

- ★★★★★ Richmond's International Co., Ltd.

Award Winner Colliers Thailand

Award Winner Forbest Properties

Real Estate Agent

- ★★★★★ Prem Narula

Award Winner Conrad Krawczyk

Real Estate Agent Website

- ★★★★★ www.conradproperties.asia by Conrad Properties Co., Ltd

Residential Development

- ★★★★★ Bayview Estate by Sunway Samui Co Ltd

Award Winner Laguna Park 2 Phuket by Banyan Tree Residences

Award Winner Santi Pura Villas by LDR Group

Residential High Rise Architecture

- ★★★★★ IDEO Q Victory by ATOM design

Award Winner Privacy Jatujak by Palmer & Turner (Thailand) Ltd.

Residential High Rise Development

- ★★★★★ Modiz Sukhumvit50 by AssetWise PLC

Award Winner Noble Form Thonglor by Noble Development Public Company Limited

Award Winner The Address Siam-Ratchathewi

by AP (Thailand) Public Company Limited

Residential Interior Apartment

- ★★★★★ Penthouse in Bangkok by Thaipan Studio

Award Winner The Black Prince of Geometry
by PID9 Design & Decoration Consultants

Residential Interior Private Residence

- ★★★★★ The Balance Modern by ID INTER DECORATION CO., LTD

Award Winner The Bangkok Sathon by Gratitude Design

Award Winner The Craftsmanship Cabin
by MOTTE Interior Design Firm Co., Ltd

Residential Interior Show Home

- ★★★★★ Setthasiri Charan - Pinklao 2 by Abalance Interior Design Co Ltd

Residential Property

- ★★★★★ SOL Residence by Time and Space Asset Co., Ltd.

Award Winner ARCH Sukhumvit 39 by SG Enrich Co., Ltd

Thailand (cont.)

Retail Interior

★★★★★ Karun Thai Tea by Be blank to behind studio

Award Winner Petch Thailand by Gratitude Design

Sustainable Residential Development

★★★★★ The Forestias by Magnolia Quality Development Corporation Limited

Uzbekistan

Mixed Use Development

★★★★★ Tashkent City Mall by Hyper Partners

Vietnam

Apartment / Condominium

★★★★★ The Filmore Da Nang

by Filmore Real Estate Development Corporation

Award Winner The 9 Stellars by SonKim Land Corporation

Architecture Multiple Residence

★★★★★ The 9 Stellars by SonKim Land Corporation

Hotel Architecture

★★★★★ FLC Grand Hotel Quy Nhon by FLC Hotels & Resorts Co., Ltd

Award Winner New World Halong Resort & Residences

by Syrena Vietnam Joint Stock Company

Award Winner Vega City Nha Trang by Vega City Joint Stock Company

Hotel Interior

Award Winner Crowne Plaza Phu Quoc Starbay by Zoo Studio Vietnam

Landscape Architecture

★★★★★ Flamingo Thai Nguyen by Flamingo Holding Group

Award Winner Crystal Holidays Marina Phu Yen

by Everland Phu Yen Joint Stock Company

Award Winner Sun Riverside Village

by Sun Group Property Joint Stock Company

Leisure Architecture

★★★★★ Vinwonders Phu Quoc by Kien Truc Viet

Award Winner Crystal Holidays Marina Phu Yen

by Everland Phu Yen Joint Stock Company

Award Winner Sun Tropical Village by Sun Group Property Joint Stock Company

Leisure Development

★★★★★ Vega City Nha Trang by Vega City Joint Stock Company

Award Winner Phu Quoc United Center by Vinhomes Joint Stock Company

Leisure Interior

★★★★★ Bam Bam-Commas by Zoo Studio Vietnam

Mixed Use Architecture

★★★★★ Mizuki Park by Nam Long Investment Corporation

Award Winner Flamingo Thanh Hoa by Flamingo Holding Group

Award Winner Hanoi Mall by Benoy Limited

Mixed Use Development

★★★★★ Thanh Xuan Valley by Thanh Xuan Joint Stock Company

Award Winner Izumi City by Nam Long Investment Corporation

Award Winner Vega City Nha Trang by Vega City Joint Stock Company

New Hotel Construction & Design

★★★★★ FLC Grand Hotel Quy Nhon by FLC Hotels & Resorts Co., Ltd

Award Winner Vega City Nha Trang by Vega City Joint Stock Company

Office Interior

★★★★★ Microsoft Hanoi Capital Tower Relocation Project

by Microsoft and Union Design and Construction Joint Stock Company

Award Winner Suntory Pepsico Office by ADP Architects

Property Agency / Consultancy

★★★★★ Nam Long Real Estate Transaction Floor Co. Ltd

Award Winner DKRA Vietnam

Award Winner Phoenix Investment and Property Trading Joint Stock Company

Property Agency / Consultancy Marketing

★★★★★ Phoenix Investment and Property Trading Joint Stock Company

Real Estate Agency 5-20 Offices

Award Winner DKRA Vietnam

Real Estate Agency Marketing

★★★★★ Nam Long Real Estate Transaction Floor Co. Ltd

Award Winner DKRA Vietnam

Real Estate Agency Single Office

★★★★★ Nam Long Real Estate Transaction Floor Co. Ltd

Residential Development

★★★★★ The 9 Stellars by SonKim Land Corporation

Residential High Rise Architecture

★★★★★ The 9 Stellars by SonKim Land Corporation

Award Winner The Filmore Da Nang

by Filmore Real Estate Development Corporation

Residential High Rise Development

★★★★★ The 9 Stellars by SonKim Land Corporation

Award Winner Residence Complex 138B Giang Vo

by Van Phu - Invest Investment Joint Stock Company (VPI)

Award Winner The Filmore Da Nang

by Filmore Real Estate Development Corporation

Retail Development

★★★★★ Ocean Park by Vincom Retail Joint Stock Company

Sustainable Residential Development

★★★★★ ECOPARK by ECOPARK CORPORATION JOINT STOCK COMPANY

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