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Volume 2
Issue 44
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A photograph of a modern building with a glass-walled rooftop pool and spa installation. The pool is filled with clear blue water and has several jets visible. The building has a white facade and a glass railing. The sky is blue with some clouds.

Diamond Spas Pools

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WILSONS



Commanding total seclusion, this stunning neoclassical inspired mansion is set in tranquil and picturesque country surroundings. The residence sits within some 18 acres of beautiful gardens, managed woodlands and equine grasslands and is approached via a long carriage driveway. Maison de la Valette ranks among the finest private residences to have been created in Britain in recent years.



The principal residence of 21,000 sq. ft. provides an outstanding range of elegantly proportioned and exquisitely presented accommodation, appointed to exceptional standards.

Includes: Magnificent hallway with sweeping stairway, 4 superb reception rooms, family kitchen and orangery, an exceptional Palladium style entertaining pavilion complex, an outstanding executive office suite, 5 bedroom suites, together with a second floor leisure room, leisure/games room, a 'state of the art' cinema and gymnasium/health complex. Passenger lift to all accommodation levels.

Separate mews of two x 2 bedroom cottages, together with a stable yard, loose boxes, hay barn and groom's accommodation. The parkland grounds are among the many outstanding features of this most exceptional estate. Adjacent to the entertaining pavilion is a magnificent swimming pool complex set within classical styled landscaped surrounds. The grounds also provide two small lakes, a waterfall, and a natural woodland valley with network of pathways and several grazing paddocks.

Construction of this magnificent home was commissioned by an international property developer, as his principal home and took some 6 years to create. The entire property is offered in virtually new condition.





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Outlook

Build-to-Rent (BTR), building homes for the sole purpose of renting, is a hot topic in the property industry right now. Inspired by what's available in large parts of Europe and North America, where it's known as 'multifamily housing', this saviour sector has emerged in response to soaring demand for quality rental housing, with new developments reflecting the changing needs and priorities of modern-day tenants.

London is leading by example. Over the past eighteen months, BTR has accounted for almost one in five newly completed properties, supported by institutional investors including Legal & General, Quintain, Greystar and Goldman Sachs with nearly 83,000 more homes in the capital's BTR pipeline, according to the British Property Federation. Apartment living for 'rental professionals', has also now been tabled by government as a priority focus going forward, potentially accounting for as much as 20%, (if not more), of the new-build market.

For renters, it offers a new, exciting alternative to the private lettings market. The sector focuses on vibrant, urban living built around an ethos of community that's missing from traditional pay-as-you-go markets. As new generations opt to rent as a lifestyle choice, we can expect to see demand soar even more.

But perhaps the greatest incentives are there for developers and investors. Build-to-Rent is, at its core, a simple concept. Because of this, it's a relatively risk-free venture. Developers are, for example, less reliant on collaboration with third parties such as estate and letting agents to find tenants for the units, thus increasing the speed and efficiency of filling new property stock.

Furthermore, due to build to rent homes often being a step up in quality and standard compared to the private rental market, tenants will be more inclined to sign longer tenancy agreements, thus reducing the risk of voids.

The sector is also being viewed by some, as a bridge between renting and owning, so enterprising developers who go as far as to provide freedom for tenants to personalise their home, will likely see a reduced client turnover. All of this contributes to a very attractive investment opportunity transforming the resident journey with a single connected solution. Keen to find out more? Then turn to our 'Destination London' section for our inside take on the market.

Until next time,



Laura Henderson
Managing Editor



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This Issue – Hot Picks

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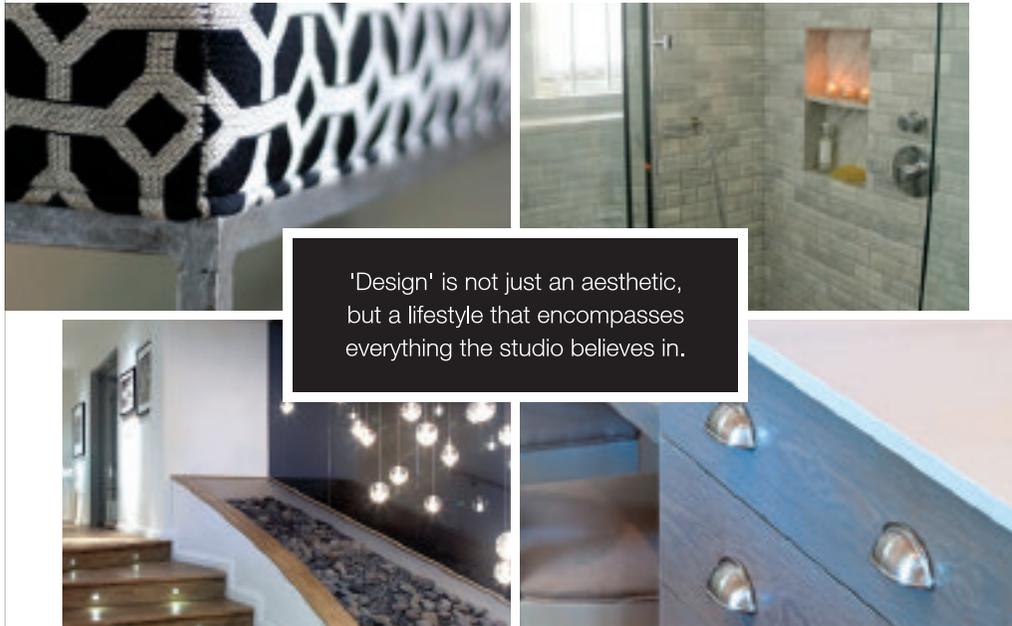
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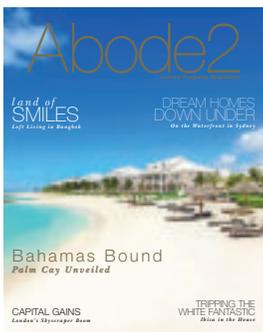
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Contributors



Lee Lovett – Soho Lighting

Who inspires you as a change-maker?

Diana Verde Nieto. CEO of 'Positive Luxury'. Diana helps high end businesses commit to ethical, environmental and ecological practices. With Diana's guidance, we're aligning our business to join 'Positive Luxury' and achieve their esteemed Butterfly kitemark.

Top tip for buying a second home?

For me it's about location, light, and community. I feel it's important to find a prime location to ensure you are close to the things you love to do and see. For our family that's the sea.



Bradley Falconer – Sotogrande SA

Who inspires you as a change-maker?

Being an architect from South Africa, my biggest inspiration has always been the great Nelson Mandela. He inspired many of us through his life, struggle, words and deeds, as he walked the walk, as well as talking the talk.

Top tip for buying a second home?

Listen to your heart. In all these years of being in the property market, I've learned that you will instantly connect to the right property. It's just a feeling you have as soon as you walk through the door. It's not so much a logical or practical choice, more of an emotional one.



Elizabeth Graziolo – Yellow House Architects

Who inspires you as a change-maker?

Everyone out there who's working hard to make a difference. To me, it doesn't matter what you do, as long as you give it 100%. My mentors and friends are my inspiration.

Top tip for buying a second home?

Do lots of research and try to find a location that you feel you and your family would really enjoy. Remain open minded because this is a second home, so there's not as much pressure on the outcome as a forever home. Also, don't feel obligated to be there every weekend or vacation. After all, it's fun to travel and see the world.



Alex Kravetz – Alex Kravetz Design

Who inspires you as a change-maker?

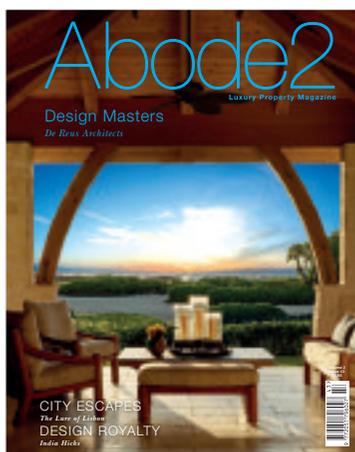
The changemakers are a combination of philosophers, whistleblowers, inventors, peacemakers and reformers who have shaped our world over several generations. For me they are George Orwell, Steve Jobs, Dalai Lama, Salvador Dali and Julian Assange.

Top tip for buying a second home?

Trust your intuition and combine your dream destination, lifestyle and passion with the location that is logistically easy. Always think 5 years ahead – a lot can happen in this short timeframe. Every home should transmit positive energy.

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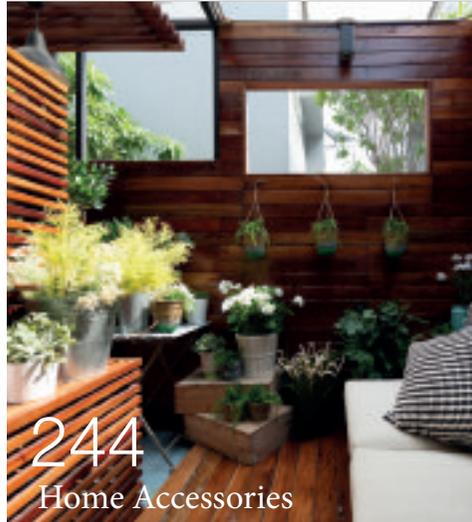
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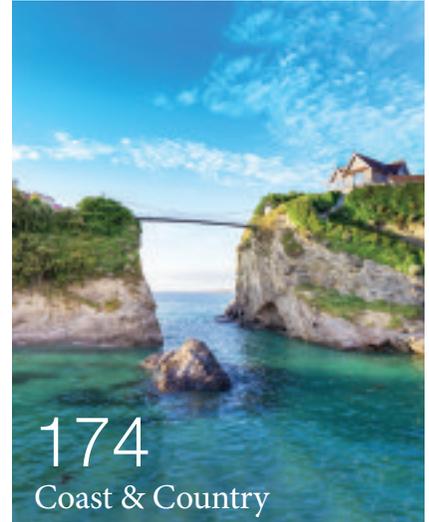
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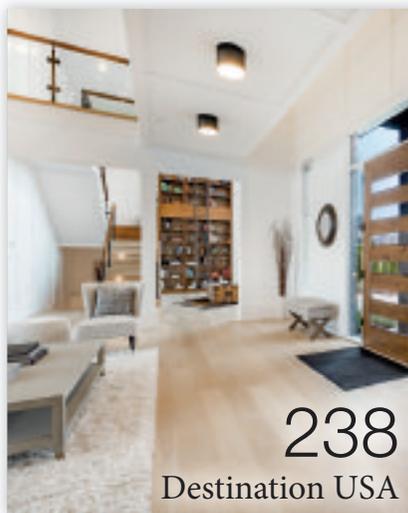
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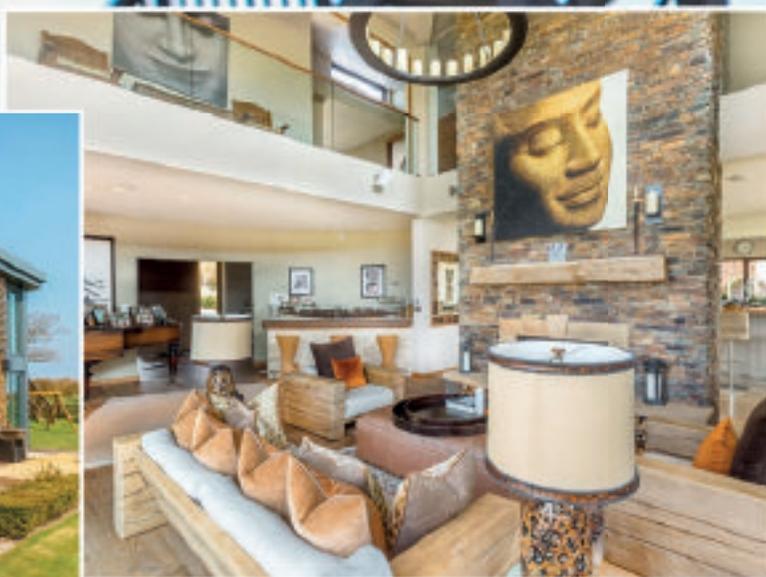
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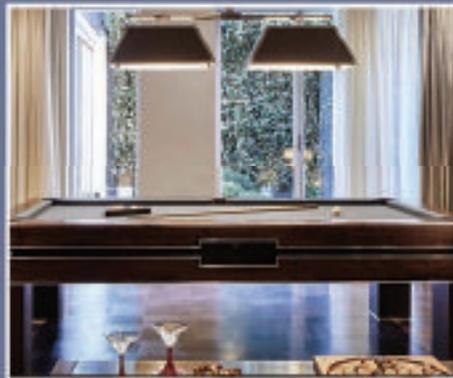


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DUTCH COURAGE

House prices in the Netherlands jumped an unprecedented 20% on a yearly basis in the second quarter of this year, as low interest rates and a shortage of houses continued to fuel an already overheated property market, the Dutch association of realtors (NVM) reports.

The average selling price for a house surged to €410,000 in the April-June period, the NVM said, passing the €400,000 mark for the first time on record.

Although the COVID-19 pandemic caused the deepest contraction of the Dutch economy on record last year, house prices continued to rise as lockdowns boosted the appeal of rural areas and the number of available houses dropped fast.

OPTIMUM Output

A technology boom is inspiring a new way of living for many retirees. Covid has accelerated the creation of apps, virtual villages, digital gyms and on-site medical equipment which are now considered standard in high-end retirement communities. A case in point, is The Abama Resort, a 400-acre estate of luxury villas and apartments in Tenerife which has just opened a cardiovascular centre in its Ritz Carlton hotel.

“With approximately 62% of our buyers aged over 52, the importance of high-tech facilities and wellness offerings is more important than ever,” explains sales manager José Miguel Mesa. “Previously, the pleasant climate and proximity to the beach and pool were the most important considerations, but now buyers are far more concerned about the overall wellness package - where they can achieve optimum physical and mental wellbeing in the comfort of their own homes.”



WHITE ISLE WOW

Mirroring its ‘chill-indulge-repeat’ popularity with HNW holidaymakers, the residential property market on the White Isle continues to prosper. Entry prices for villas, fincas and apartments in prime locations show a 17% lift in the north of the island, with an 11% spike for villas in the west.

Luxury homes continue to enjoy a high level of interest, particularly among western European and Scandinavian buyers, as well as clients from the Spanish mainland. The current flurry of new construction activity is also resulting in a higher availability of quality properties on the market. However, strict building regulations mean a supply scarcity is on the cards in the long term.



Notting Hill Know-How

Notting Hill is emerging as one of the star performers as the PCL market gets back on its feet, according to Winkworth. The agency, which has 60 branches across the capital, has flagged up the interesting goings-on in W11 in its latest podcast.

The area's famous garden squares and leafy streets are ticking all the right boxes for buyers who still want to live centrally, said Charles Erwin, who heads up the firm's local office.

Offers are apparently coming in up to £1m above pre-pandemic levels from those keen to join the "Notting Hillbillies" set, and houses are going before they can even be marketed.

The dream home is a full house in Elgin, Blenheim or Lansdowne Crescents, with their communal garden squares where children can play out with their friends. There is always a demand for flats. Prices in Notting Hill range from £350,000 to £20m.



STYLE COUNSEL

For those who love colourful decoration, the maximalist look is set to be the go-to design trend for the autumn - channelling the free-spirited essence of the celebrated Bloomsbury artists and their creative flair. Bravely mixing contrast patterns and harmonising different scales of print, with one or two grounding common tones, can pull the look together perfectly. Have a play too at mixing large-scale wall decor with small-scale decorative details to create playful layers.

CINDY SELLS

Former supermodel Cindy Crawford and her husband, Rande Gerber, have sold their mid-century house in the Beverly Hills area of Los Angeles for \$13.5 million, listing records show.

The "stylish and completely private" home was first listed by Kurt Rappaport of Westside Estate Agency for \$15.995 million in August 2020. The price dropped to \$14.75 million this May and it sold for \$13.5 million on Friday, listing records show. Built in 1959, the quintessential Mid-Century Modern spread has been completely restored and remodelled. It includes 5,400 square feet of living space with five bedrooms, six bathrooms, a large living room with a bar, a media room, gourmet kitchen and an open family room.





AUTUMN *Glow*

Looking for ways to extend your summer glow this autumn and keep skin feeling fresh and rejuvenated? Alex Johnston, skincare writer and General Manager at renowned health and beauty emporium John Bell & Croyden, offers his expert advice.

As the days get shorter and the weather changes, the way our skin reacts to the new, cooler temperatures can be equally seasonal. As we transition into autumn, the air tends to get drier, meaning our skin loses its moisture, making it more prone to increased sensitivity, dryness and irritation. Here are my top picks for how to brighten up your skincare routine this autumn.

DECREE Peptide Emollient Veil +

Richly moisturised, smooth and radiant skin, coming right up. Brought to you by doctor-led brand Decree, this richer formula is designed specifically for drier skin types. It also treats skin dehydrated by air travel, extremes of temperature and fatigue. A staple for your autumn skincare routine. Perfect for complexions in need of extra hydration and a moisture boost, this replenishing cream is enriched with youth-prolonging peptides, ultra-hydrating hyaluronic acid and squalene, and an intensely conditioning botanical oil blend combined with brightening antioxidants to keep skin looking and feeling radiant, firm and supple.

How to use: Massage two pumps over the face and neck including the eye area and lips.



DECLÉOR's Aromessence Green Mandarin Essential Oil Serum



The answer to how did you get that glow?

Revitalise tired skin and restore your skin's glow with Parisian experts in aromatherapeutic beauty and wellbeing DECLÉOR's antioxidant-rich formula. This brilliant oil serum is supercharged with a rich blend of citrus essential oils (100% natural origin) that smells incredible thanks to its unique extracts of mandarin, lemon, grapefruit and sweet orange. Perfectly curated to revive your skin glow and reduce the appearance of wrinkles/fine lines.

How to use: Apply three drops daily before your day cream on a cleansed face and neck. Your skin will thank you for it.

Natura Bissé Diamond Instant Glow

They say good things come in threes. The Diamond Instant Glow comes in the form of 3 vials that peel, soothe and rejuvenate the skin to reveal a glowing complexion. Perfect for those special occasions when you want to look your red carpet best!

How to use: Apply 4 doses to the T-zone and 4 doses to your cheeks and facial contour. Finally, 6 doses on your neck and décolleté. Allow the product to work for 15 minutes, then remove with a moist washcloth.



DERM INSTITUTE Cellular Rejuvenating Neck And Décolleté Serum



Getting rid of the bottlenecks when it comes to anti-ageing. Many people forget to extend their skincare to their necks, leaving it without the moisture and targeted ingredients it needs to maintain a youthful look. This nourishing skincare treatment from Derm Institute is designed to change that. Made with powerful botanical ingredients, the intensive formula is reflective of the brand's drive for clinical-style skincare from the comfort of the home. The advanced peptide complex works to help reduce the appearance of lines and wrinkles around the Y line of the neck, to give a firmer and tighter appearance.

How to use: Apply to thoroughly clean skin after toner. Once dried, follow by applying moisturiser.



Tomorrow's INHERITANCE

Authentic craftsmanship can transform furniture into the heirlooms of the future. Stephen Penn finds out just how true that is from designer Sebastian Blakeley

Investing in hand-crafted furniture was once the only way to furnish a home. Before machine manufacturing and the rise of mass production, you needed craftsmanship, a keen eye and expertise to really elevate a living space. With this, you acquired pieces which told a story, and could stand the test of time. Today, a good part of this creative journey has veered off into the 'Ikea' stratosphere of one-style-fits-all furniture. One artisan however has kept the art of the craft at the forefront of every single one of his designs.

UK-born Sebastian Blakeley set up his design practice to create and produce signature tables and chairs, developing a business which has, not surprisingly, garnered him international acclaim.

Heavily influenced by his formative years studying design in Italy, Sebastian's skill set ranges from restoration to wood and metal working.

He readily admits that his heart and soul go into every innovative creation - the end-result, is something he calls "the inheritance of tomorrow" - products that provoke



thought, the need to touch and feel, and get to know. His edgy, contemporary pieces illustrate his seemingly effortless ability to combine great style with well thought out functionality.

“Effortless” is somewhat far from the truth when it comes to the conception of his designs. He explains: “We work closely with clients to personalise specific pieces from the collection and indeed to design and create beautifully crafted one-off commissions. Assignments can be as diverse as a timber studio to an exquisite three-piece suite, console or chaise-longue.”

Sebastian’s fastidious attention to detail in relation to the materials that he chooses to work with, is replicated in the diligence he applies to connecting with clients. He adds: “It’s through the strength and depth of these conversations combined with an understanding of the relevant environment, that allow me to deliver a design solution. Once visualised, the journey truly begins to produce a project that satisfies and fulfills a client’s needs, wishes and expectations.”

For Sebastian, it’s important to not impose a design idea or concept that comes “just from the head”. It’s only through listening with one’s whole being to the client, the architecture, the interior design and the surrounding environment, that you really come up with a design solution that sings.”

Sebastian’s upmost respect for planet earth’s flora and fauna means that all clients are likely to be subjected to a mini lecture on “responsibilities to planet earth” and “how we should or shouldn’t use certain materials or products.”

He adds, “I would honestly say that it takes a brave soul to commission work from me - as it can be quite an otherly experience,” he laughs. “What my partner and I create are the heirlooms of tomorrow, not just because of their understated and streamlined elegance, but also because we ensure every piece is structurally accomplished and inherently distinctive.”

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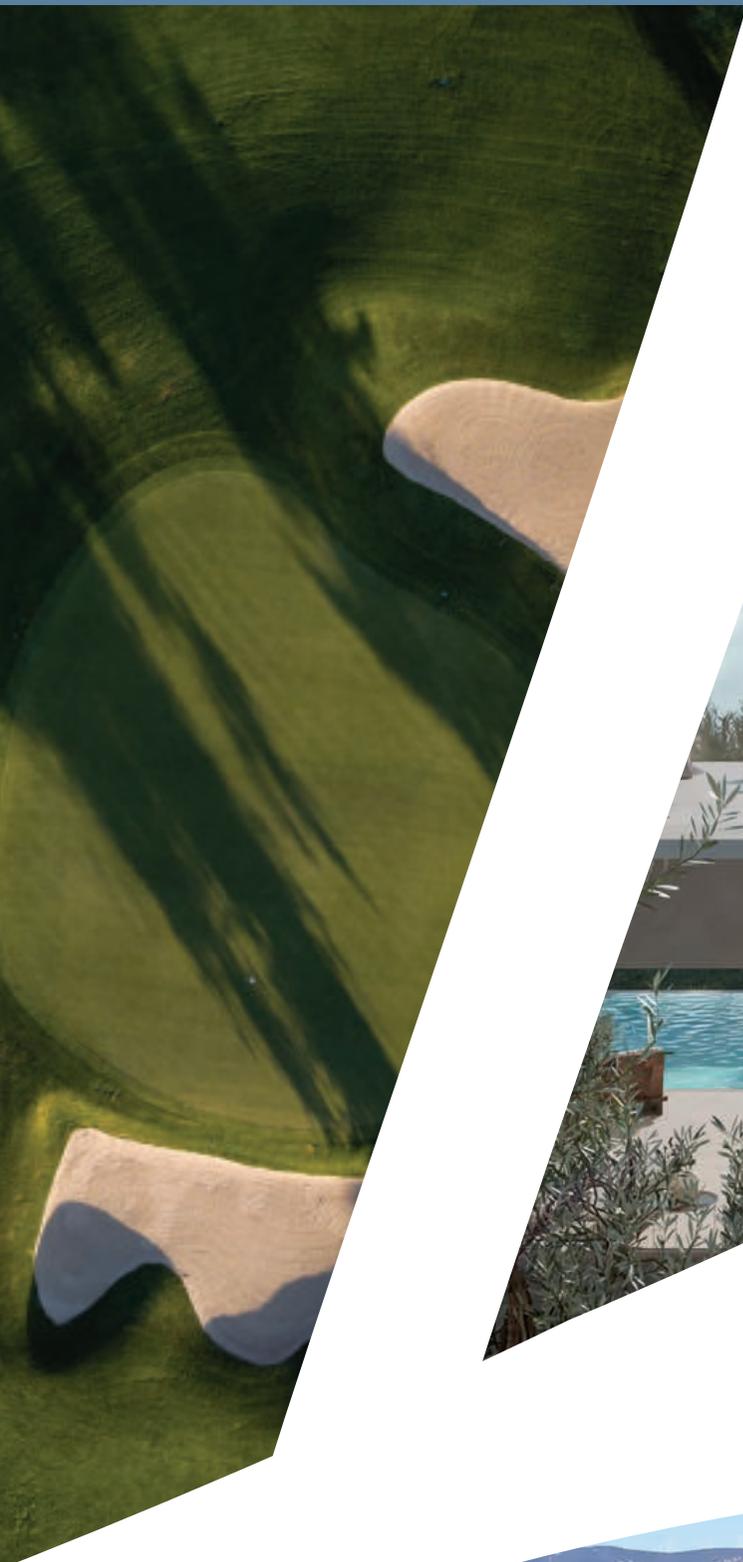




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A bolthole IN ONE

Set in an idyllic location amongst olive groves, close to the stunning resort town of Porto Heli, lies Kilada Country Club and Residences. James Matthews enjoys an exclusive VIP tour

Kilada is a well-kept secret by those in the know. It's a place of seclusion, yet just a short distance from Porto Heli and the Greek Riviera with its understated elegance, enjoyed by discerning visitors the world over.

The resort is named after the local fishing village of Kilada and comprises a development of 235 hectares playing host to a stunning private Country Club, sister Beach Club and showpiece Jack Nicklaus Signature Golf Course. Scheduled to open in Summer 2023 with a choice of luxurious villas, Kilada offers an outstanding opportunity for the sophisticated investor.

With an exclusive Beach and Country Club, and one of the finest golf courses on the Eastern Mediterranean, and its open hills, ancient ruins, mountain biking and sailing, Kilada is the perfect place to call home; a sublime getaway, where you can do anything you want, or nothing at all.

Miltos Kambourides, Founder and Managing Director

at Dolphin Capital, leading Greek real estate developers, comments: "Our vision is to provide a new place to call home in this destination of exceptional natural beauty which marks the latest step in the development of Porto Heli." The PGA National Greece joins a distinguished group of PGA National properties offering some of the most prestigious golf and hospitality amenities in the world, a title restricted to one recognised resort per country. Notable examples include Ryder Cup venues PGA National England at The Belfry and PGA National Scotland at Gleneagles, featuring the PGA Centenary Course, also designed by Nicklaus.

Robert Maxfield, Chief Executive of The PGA says: "We're delighted to be starting work on the development journey of the PGA National Greece at Kilada. The location of the site is excellent, the course architect is the greatest player of all time and Dolphin Capital has a proven track record of creating outstanding real estate."

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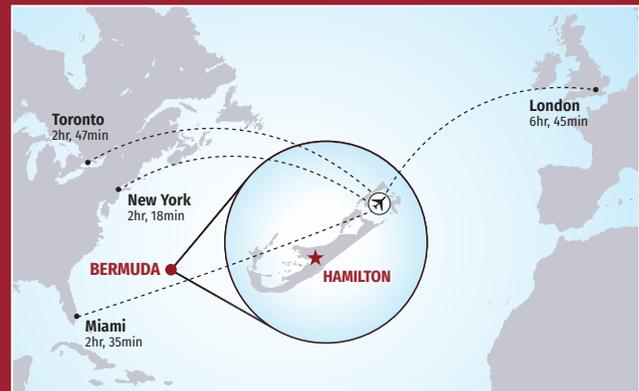
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A unique perspective on relocating your home and your business



Leading a team of specialists in both HNW and business relocations across BVI, Cayman, Guernsey, Jersey and Luxembourg, Ogier partner Jonathan Hughes has a unique perspective on trends and factors driving relocations to the Channel Islands.

As substance regulations make new demands on economically active HNWs, the Channel Islands' offering of a London-equivalent professional services infrastructure, world-class regulation, low tax rates, enviable lifestyle and a safe environment, becomes ever more appealing. With almost 20 years' experience in private practice, Jonathan says that clients are now better informed than ever before, and have more options in front of them than they have ever had.

What are the key trends you're seeing in HNW relocations?

We deal with an enormous variety of people, seeking very different outcomes, and driven by very different motivations. Whatever part of the world they are coming from, and whatever age they are, what draws them all together is that taxation is just one of a number of considerations. Some of those considerations are – unsurprisingly – about political stability and high quality of services and infrastructure. But at all ages, the quality of lifestyle is also a consideration. At this time especially, people have had more time to consider what is really important to them in terms of future planning and lifestyle choices. I think this has been a contributing factor to the stream of enquiries we have received about UHNW relocations recently.

How much of an impact have substance regulations had?

One should not underestimate the impact of substance regulations – the Channel Islands have seen more interest from economically active HNWs, who can see the financial and lifestyle benefits of living here, alongside the robust professional services infrastructure and skills base to support the transfer of their businesses to the jurisdiction along with them.

We've seen a lot of movement from European countries – when clients realise that they can move to a well-developed island with beautiful sandy beaches and strong infrastructure they're usually sold on the idea.

Fundamentally, what are HNWs and families relocating to achieve?

It varies, but lifestyle changes are normally at or near the top

of the list – and linked to that is the home that people will be living in. That is a tremendously important factor. Finding a location that offers the very best tax advantages might be your driving force, but choosing a jurisdiction that is to become your home is about much more. The key is to settle somewhere that works for your wealth but, first and foremost, works for you and your family too.

How does Ogier support relocations?

It's vital to know where you can potentially go, and how you might acquire rights to live and/or work there. If relocating with family, it's important to understand how easy it is for them to accompany you. Once you arrive in your new home, how easy is it to buy a house, or start a business? What is the education system like? How's the healthcare? On the tax front, you will need to understand how the move impacts on your overall tax and reporting obligations. Are there any local taxes that you need to consider? How will your business activities be affected by local substance legislation?

Aside from the application process to secure residency, one of the first steps is often finding and buying the right house. Ogier can help with the property purchase process, and is well placed to advise on the wider personal and business legal implications of the move, including helping clients to make those essential 'settling-in' connections.

All of that work can involve advice on tax, trusts, property, probate and investments – and our teams combine the necessary insight and experience.

What are some of the key questions in relation to HNWI relocations?

There are many! People need to consider and obtain expert opinions on property, property ownership, residency options and criteria, the rules in relation to relatives (and also pets), infrastructure services such as transport links, healthcare and education, how long they have to spend to obtain rights of residence, and more.

Ultimately, all jurisdictions offer slightly different pictures – our job is to understand precisely what is motivating the client, and to deliver it.



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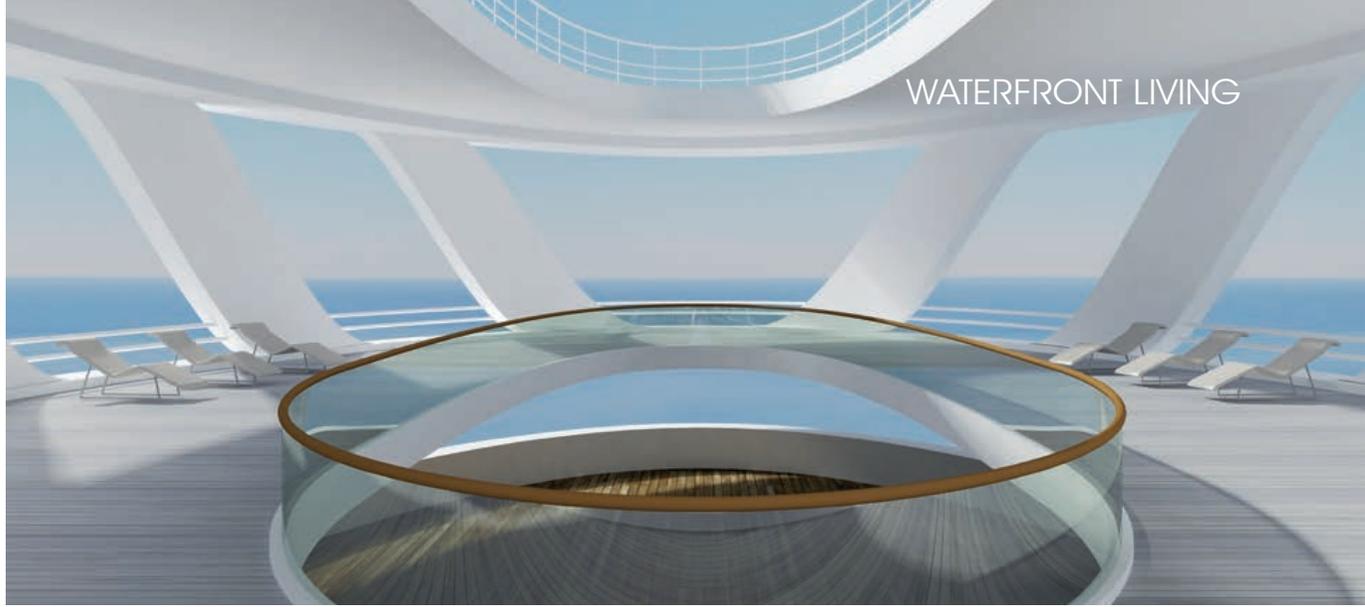
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MAKING *Waves*

Advancements in design in today's rarified superyacht universe are dictated less by the latest high-tech gadgetry and colour palette compilations and more by sustainable lifestyle choices. Serena Templeton assesses the onboard style revolution currently underway





As the global superyacht owning community diversifies and owners become more attuned to championing issues around climate change, shipbuilders have been making significant advances with design blue-prints that lessen the damage on our marine environment, not only in relation to propulsion technology and reducing carbon footprints, but also with regards to creating more energy-efficient vessels. As to be expected, a growing eco-conscience mind-set is also underway in relation to sustainable interior yacht design, as studios cite alternatives to more damaging onboard materials.

Sustainable Style

Organisations such as the Water Revolution Foundation are leading the charge, developing tools that enable the industry to assess its environmental impact – not just in terms of CO2 emissions from yachts, but also a full life-cycle assessment based on the most important indicators of environmental impact.

“This new technology not only assesses an entire yacht, the build process and the operation, but can also review a subsystem or focus purely on the hull construction or machinery on board,” explains yachting consultant Jeremy Latham. “It’s really the only way to take a 360-degree approach to fully understand what real sustainable choices are.”

This push to sustainability in super yachting has most certainly come to the forefront, with companies offering a wealth of creative ways to turn eco-friendly materials into luxe, on board applications. Yacht owners making their mark on interiors with bespoke elements, include innovative additions such as unique helm chairs plucked straight out of favourite automobiles, substituting traditional finishes such as shagreen and horn with faux versions including olive-tanned and plant-based leathers, as well as fabrics such as organic cotton and bamboo which are much kinder to the planet. Reclaimed pitch pine for flooring and cabinetry and walnut and yew for furniture and panelling is proving increasingly popular too. Adds Latham: “Green Blade is a wood-look product made from the disused trunks of banana



plants; while mushroom fibres, known as mycelium, are also being used in the creation of a textile that can replace leather, amongst other materials. There are also new resins, made from bio-based formulations, such as sugars, natural oils and corn starch from agricultural waste, and lacquers that are water-based, as opposed to carbon-based.”

Lighting Levels

“Lighting is one of the most important aspects of yacht design,” explains Pavel May of Preciosa Lighting. “When you go below deck, the first aspect you notice is the mood and feeling that space presents. This is where lighting technology comes in: it creates the desired atmosphere. Installations are also becoming more minimalistic and focused on touch-point details – in many instances, light fixtures are literally works of art.”

One growing trend, is the incorporation of natural elements such as stone which can illuminate surroundings without being too harsh on the eyes. LED lighting placed behind gas-filled panels that replicate the earth’s air make-up, is also more in evidence. “When you turn the LED light on, the panel looks as though it has real sunlight behind it,” May adds. “Panel technology creates such a fantastic effect, so



much so, it's difficult to tell the difference between an actual skylight."

Glass Grooves

More recently, shipyards have been investing heavily in the research of glass, leading to innovative, flexible uses of the material for superyacht exteriors. This is having a knock-on effect on boat interiors too, as an element that connects inside and out, with demand for innovative new uses of glass coming to the fore.

"Designs have become more radical," explains Erik Van Beek of Beekman Yachts. "We're incorporating more engineering challenges into our designs, such as curved double-height glass panels, each one precision-engineered. It's also becoming increasingly important to find ways to make the structural assets of a design merge seamlessly with the overall style aesthetic."

A desire for more contemporary space is also an increasingly common request, often open plan, with expanses of glass allowing light to flood in and guests to feel closer to nature. As such, it allows the landscape to become a backdrop to the interior itself.

"Window size can have a further enhancing effect on the interior space," explains Van Beek. "Again, with a neutral palette of warm wood tones and calming natural fabrics, sunlight filtering into yacht space, can not only benefit the

interior in terms of light flow, but also enables those on board to enjoy the uninterrupted ocean views. Owners can also ramp up the design with seamless bulwarks, geometric shapes, even full-panoramic panels."

Design Zen

Once upon a time, yacht owners might have expressed a degree of theatrics through the use of lavish colour schemes. Today's narrative by contrast, places far more importance on a muted environment and rest and relaxation. Here, natural earthy tones take pride of place. "These shades connect back to nature and create a feeling of stability," says interior designer Johanna Taylor-Young. "The world is becoming more at one with nature and there's been an increase in demand for designs that enhance the natural landscape."

Think sky blues, sage greys, classic whites and blush tones. Coaxing a laid-back palette with plenty of natural materials, these calming colours work to warm up any space. "We tend to use oak as a backdrop with yacht interiors, as this means you can highlight areas with dark furniture punctuations that contrast beautifully," adds Taylor-Young. "Bamboo and leather are firm favourites for creating tactile warmth. The aim is always to create a space that feels like a home from home."



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ISLAND *Sanctuary*

Balancing stunning cliff-top vistas with contemporary design, gives The Bayhouse Apartments a unique edge. By Julia Millen

Perched on a magnificent cliff-top position with panoramic coastal views towards the chalk cliffs of Culver Down, The Bayhouse Apartments is an exclusive new development offering a blissful seaside lifestyle, yet conveniently positioned close to the many local amenities of Shanklin. Constructed to the highest of standards, this superb development is situated within a historic conservation area and has been sympathetically designed to exhibit all the traditional characteristics that complement the Victorian architecture within the surrounding area.

The duplex apartments effortlessly maximise the panoramic outlook over the shimmering bay and offer spacious accommodation with stunning interiors providing an extremely high standard of finish. From the moment you step inside, it's evident that no expense has been spared in the development of these beautiful coastal apartments. Enhancing the abundance of natural light that enters the building through the extensive glazing, the immaculate decor features white walls throughout and graphite grey flooring including a combination of stylish carpets and a waterproof wood-effect composite floor complete with a 20-year guarantee. Each duplex boasts a stunning open plan living

space with a beautifully designed kitchen complete with integrated appliances.

Located within an Area of Outstanding Natural Beauty (AONB) in the sought-after Chine Avenue, The Bayhouse Apartments are perfectly positioned to take full advantage of the Isle of Wight's best-known stretches of golden sands, just a short, scenic stroll to the stunning tree-lined gorge of Shanklin Chine and the historic old village of Shanklin with its thatched roof cottages. Shanklin Beach is lined with a traditional English seafront promenade with plenty of highly regarded beachside eateries including the charming thatched Fisherman's Cottage Pub. The town centre with its range of shops, restaurants and excellent transport link is close by, including bus and direct train links to Ryde which connects with mainland transport links. Big Mead Park with its duck pond is within easy walking distance from the penthouse, as is Rylstone Gardens which features music in the park to enjoy during the warmer months of the year. A network of magnificent coastal footpaths are just a stone's throw away from the property, connecting to Sandown and the pretty coastal village of Bonchurch and Ventnor.

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NATURAL *Progression*

As the only entire Island nation with UNESCO biosphere status, the Isle of Man is a truly unique place to live. Alison Teare from Locate Isle of Man tells us more

As the only entire Island nation with UNESCO biosphere status, the Isle of Man is a truly unique place to live. We boast outstanding landscapes, incredible biodiversity, and a robust economy.

With a strong and varied culture and outstanding sense of community, the UNESCO biosphere status encourages inhabitants to learn about and cherish what we have on the Isle of Man and safeguard it for the future.

We have 10 marine nature reserves, the highest concentration of dark sky sites for stargazing in the British Isles, and an official bird sanctuary on the Calf of Man, which is one of only twenty recognised British Bird Observatories. In addition, you'll find examples of environmental action and initiatives all over the Island, with more than a fifth of the population volunteering with beach-cleaning charity Beach Buddies, and the Government's People's Wood project which began its promise to plant a tree for every resident earlier this year.

Just fifteen minutes from the Isle of Man's capital of Douglas, the eco-friendly Rheast, Santon, offers a stunning, contemporary, 7000 square foot oasis with beautiful sea views and three acres of land.

The Rheast is testament to this eco-friendly way of living on the Island, and the property comprises: a lounge with 20' high vaulted ceiling, bespoke Tom Howley luxury dining kitchen, pantry/wine room, three further receptions, wet room, utility room and integral access to triple garage. The first floor provides a Master bedroom, fitted dressing room and ensuite bathroom with steam room, guest bedroom suite, second ensuite bedroom and 2 further bedrooms with shared Jack and Jill bathroom. This property has a highly efficient heat recovery ventilation system, with solar hot water and underfloor heating throughout.

Just minutes from the UK, residents of the Isle of Man enjoy the peace of mind that the Island is one of the safest places to live in Europe with very low crime rates. Children can receive a high standard of education in one of the top-quality public or private schools, such as the brilliant Laxey School located just a stone's throw from this idyllic home.

The dedicated Locate Isle of Man team would be delighted to help you through the relocation process. If you have any further questions, get in touch by emailing locate.dfe@gov.im and ask about the benefits of living and working on the Island, or visit the locate website www.locate.im. For more information about the property please contact shane@chrystals.co.im

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Caribbean CLASSIC

Boasting a striking clifftop location on St Lucia's northernmost tip, luxury boutique hotel Cap Maison will leave you reluctant to leave and eager to return. By L-J Andrew

The beauty and mystique of Saint Lucia has been captivating visitors for many years, with golden, sun-kissed coastlines and tropical forest reserves. This diverse landscape makes the island ideal for those seeking out adventure, yet equally perfect for holidaymakers easing into a long-awaited break brimming with rest and relaxation.

Situated in the northernmost tip of the island, is the idyllic Cap Maison hotel, its stunning natural surroundings treating every guest to dramatic cliff scenery with uninterrupted views over the tranquil, warm waters of the Caribbean.

Designed in an elegant Spanish Caribbean style, Cap Maison's suites are spread over three acres of tropical, landscaped gardens, while the private villas sport expansive terraces and private rooftop pools.

Head to the magnificent, secluded sandy beach where complimentary non-motorised water sports and reef snorkelling are on offer, while the hotel's Naked Fisherman beach bar and restaurant serve up bespoke cocktails, BBQ fish and meats; the perfect spot to spend a relaxed afternoon.

The hotel's fine-dining restaurant 'The Cliff at Cap' meanwhile, is headed up by Caribbean Chef of the Year,



Craig Jones. Serving up imaginative and sophisticated French/Caribbean cuisine in a sensational open-air setting with clifftop views out to Martinique; it's the ideal place to watch the sun go down.

Hotel residents seeking something a little different, might enjoy an intimate meal on the hotel's private dining deck, 'Rock Maison', surrounded on three sides by the ocean, with a champagne zip line to bring drinks from the bar above. The hotel also boasts one of the best stocked walk-in wine cellars on the island, offering the opportunity to make memories that will last a lifetime.

Perfect for a relaxing holiday, Cap Maison allows guests to do as much or as little as they wish. Opportunities abound to suit every type of traveller, from those who appreciate the chilled-back environs of the hammock garden, to fellow guests who might enjoy a relaxing massage at the hotel's spa, or a round of golf at the nearby golf and country club.

Day trips can be arranged too, through the concierge, including a scenic hike up the Pitons Mountains, horseback riding, a zip wire experience through the rainforest, boat trips along the St Lucia coastline or even a trip to nearby Rodney Bay; the main tourist hub on the island with its bustling marina, restaurants and shops.

Cap Maison is a Covid-19 certified hotel. Current entry requirements for visitors include a registration form and a PCR test no more than five days before arrival.

www.capmaison.com

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Abode2 is offering one lucky reader the opportunity to win a five-night stay at Cap Maison in a luxurious garden view room on a half board basis. The prize also includes a private dinner at Rock Maison, the ocean dining deck with champagne zip line.

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PAR *Excellence*

From the developer that created Canada's No1 golf resort, Cabot Cape Breton, comes an equally stunning property perched above the Atlantic Ocean on the sun-kissed island of Saint Lucia. Tania Jacobs jets in for an exclusive tour

The sun-soaked tropical paradise that is Saint Lucia, offers up year-round fantastic weather and once-in-a-lifetime real estate opportunities overlooking the Caribbean Sea. Now overseas buyers seeking their dream getaway have the alluring option of a Cabot Saint Lucia private community set on a lush 375-acre peninsula representing barefoot-luxury oceanside living at its very best. From hilltop villas with panoramic ocean vistas to toes-in-the-sand beachfront homes, the private community has opportunities for both custom-built residences and turnkey solutions, including the recently released Fairway Villas. The design and aesthetics of Cabot Saint Lucia as a whole, are inspired by, and indebted to, the island it calls home. Modern, awe-inspiring homes are built using local, sustainably sourced materials that honour Saint Lucia's history and culture. Island architecture and contemporary interiors complement the glorious natural surroundings to create an aesthetic that's both laid-back and luxurious. As Studio RHE's Richard Evans, Cabot Saint Lucia's Master Architect puts it: "Our design approach can be summarised as Naturally Modern. We use this to describe

both the experience of the space and the design language."

Cabot Saint Lucia also boasts a jaw-dropping golf course crafted around the cliffs and valleys of Point Hardy's magnificent landscape. Designed by Bill Coore and Ben Crenshaw, the course follows the unique topography of this site, meandering through the natural terrain, over rocky outcroppings, and along sandy beaches. Offering a truly unparalleled Caribbean golf experience, Cabot Point has the potential to become one of the world's most sought out golf destinations.

Owning property at Cabot Saint Lucia also means access to the world-class amenities of the on-site resort. Whether enjoying sublime culinary experiences at the three onsite dining locations, staying active at the fitness facilities, sport courts and beach, or unwinding in the serene ambience of the Spa, this island resort will have a special way of encouraging relaxation.

Best of all, you can call this home. Owning at Cabot Saint Lucia means joining a community of like-minded individuals in one of the world's most stunning locations and settling someplace unforgettable.

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Caribbean DREAMCATCHER

Creating stunning luxe interiors against a backdrop of pristine white beaches and crystal-clear Caribbean waters, has earned interior design consultancy IDG, an unrivalled reputation. Serena Templeton met with CEO, Katie Lambert to discover more

With the secluded beauty of the Caribbean and a hip cosmopolitan feel, Grand Cayman fuses arts and culture with nature, high-end restaurants and luxury shopping, making it a popular choice for private vacation homes.

So it comes as little surprise, that the island boasts a thriving real estate market and, alongside, esteemed interior design firms. Leading that charge is IDG.

Founded almost 20 years ago, IDG broke ground for the interior design industry in Grand Cayman and has been setting the benchmark ever since. With a reputation for balancing function and form, the firm is unparalleled in the extent to which it ‘achieves’ on behalf of its discerning clients.

“IDG is a full-scope, turnkey design business,” Justin Szigeti, a senior designer with the firm explains. “We can build, renovate or fit out a residence wherever our clients are – all they need to do is show up with their loved ones and belongings.”

Remote work is not uncommon, either, with IDG regularly managing projects for clients who are offshore. With an

international design team and strong industry connections both on island and abroad, IDG has the expertise to achieve the vision of its clientele, no matter where they are in the world.

A standout example, is this five-bedroom penthouse at the Residences at Seafire complex. Set on the edge of one of Grand Cayman’s most coveted addresses, bold colours, designer finishes, and custom millwork pop against the dramatic skies and sweeping ocean views of this ninth-floor home overlooking Seven Mile Beach.

The owners are new to the island and were absent for much of the project, which required an experienced, networked design group to take their brief and drive it forward – IDG was the perfect fit.

It was the outlook from this property that drew the owners in, and they could never have imagined just how much the interiors would elevate that aspect. A feast for the senses, with the colours, textures, fabrics and finishes complementing that crystal-blue view, IDG created a stunning result for this Caribbean dream home.

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FULL *Service*

With a passion for creating bespoke interior design and architectural end-to-end solutions, Blue Print Management celebrate the beauty in every development. Serena Templeton spoke to CEO, Josee Atkinson to find out more

An influential collective of architects, engineers, project managers, designers and planners, with over 25 years in the industry, developing and managing some of the Caribbean's most prestigious, innovative and advanced buildings, Blue Print Management have transformed the way people connect, live and work.

Regardless of the size of the project, Josee Atkinson and her team, work with individuals and businesses to help them achieve measurable goals. It's not just about creating something that's 'pretty', rather it's about delivering more engaging and innovative design outcomes that exceed expectations.

Providing end-to-end solutions - from architectural and interior design to supplying construction materials, Blue Print Management import some of the leading European brands in building material, equipment and finishes.

They also offer lighting, tiles, stones, wood flooring and wood cladding for exterior and interior, pool finishes, and more. With a team of highly dedicated and committed professionals, Blue Print are also able to adapt to both small and larger scale projects.

By taking a holistic approach, BPM are also able to create the best solutions with a competitive pricing structure, so much so, the company is now one of the most sought after architectural and project management firms in the Caribbean. With a working knowledge of the international labour force, and highly advanced organisational processes, BPM are able to foresee challenges, saving both time and money for clients.

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Bajan BOUNTY

Dedicated to architectural excellence, Larry Warren Architects have captured the innate style of Barbados, designing beautifully crafted and intelligent homes. By Tania Jacobs



Founded in 1986, Larry Warren Architectural Practice has built an enviable reputation in Barbados for its design and build expertise across several sectors including luxury residences and condominiums, hotel and tourism related development, as well as commercial office and mixed-use projects.

The company's proven track record also spans to advising on historic building renovations, specialising in contemporary conversions, whilst preserving a building's original period features.

"Our design process is highly personalised," explains company founder Larry Warren. "We work closely with clients at each stage from concept to completion, to produce customised projects that exceed their expectations. You could say we share a culture of excellence."

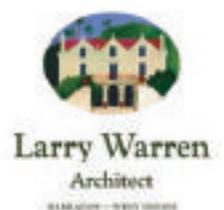
For Larry and the team, good design has, and will always remain, a hand-crafted occupation. That said, the company uses a full suite of modern computer applications to produce and present both the designs and related construction documentation.

When working on larger, more complex projects, the

team prefer to work as a collective partnership inclusive of project managers and quantity surveyors. "In effect, we take on the role of consultant during the project period," adds Warren, "managing the significant responsibility of design implementation, quality control and process certification inclusive of payments during construction. The hallmark of the practice is the emphasis on superior workmanship, customised designs and personal interaction with clients. Form a sustainable build perspective, this also includes the extensive use of natural materials within our residential and condominium projects such as coral stone, fine marbles and wooden shingle."

Adds Warren: "Many of our clients prefer their homes to remain private. As such, we have the option to present proposed design concepts as artist's impressions. No two projects are ever the same, but a client's aims and aspirations are always of paramount importance."

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A Hampshire HAVEN

Luxury later living developments have become a popular choice for those looking to retire in style. James Matthews took a tour around Anchor Hanover's latest collection of luxury apartments to find out what's on offer

England's largest not-for-profit provider of housing and care for people in later life, Anchor Hanover is launching its latest collection of luxurious two-bedroom apartments this summer at The Twynams at Bishopstoke Park, in the heart of Hampshire.

The exclusive launch will consist of seven two-bedroom apartments, including one premium rooftop apartment with beautiful views of the surrounding countryside. The rooftop apartment at The Twynams will be one of the largest later living apartments currently available in South East England and will offer an additional slice of luxury with lofty cathedral style ceilings and a large balcony opening into the tree canopy.

Each of the homes offer contemporary interiors that have been carefully designed to create light and airy spaces to maximise sunlight and bring the stunning nature inside the homes. The open-plan space provides multifunctional living ideal for relaxing, dining or entertaining alike. Kitchens are ergonomically designed and fully integrated with state-of-the-art appliances and

units. Living areas include underfloor heating and ample storage throughout to provide a seamless living experience. Spacious bedrooms are designed to enhance wellbeing with a combination of large windows offering views of the outstanding park-like surroundings.

Beyond the homes, residents of The Twynams will benefit from the wider Bishopstoke Park community which offers plenty of outdoor space including allotments and sensory gardens; a state-of-the-art wellness centre with swimming pool, gym and beauty salon; and an award-winning restaurant providing a selection of seasonal fresh food using local produce. The Twynams will also benefit from a guest suite for visiting friends and family to stay.

The new collection of homes starts from £595,000 for a two-bedroom apartment and £975,000 for a rooftop apartment. The show home is due to launch in July 2021 with homes ready to move in late Summer/Autumn 2021. www.TheTwynams.com

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VILLAGE *People*

As the past year has led to many of us feeling isolated, Gareth Lyon, Head of Policy and Communications at Arco, examines how Retirement Villages have come into their own

The past fifteen months have provided an opportunity for us all to reflect on what is important and what we really want to prioritise in our lives.

As a society, there has been far more of a focus on health and wellbeing. In addition, as restrictions have limited social contact, we have found ourselves valuing community and social interaction even more than before. By spending more time in our own homes, we have also come to re-evaluate our surroundings.

All of this helps to explain why we have seen such a marked increase in interest in Retirement Communities—with enquiries and sales outperforming expectations. All of the indications are, that these trends are set to accelerate in the decade ahead.

Residents in Retirement Communities do not necessarily require any specialist care or support in the early years after



they move in. What they do have however, is the peace of mind that these care services will be available if their health deteriorates. The further future-proof benefit, is that there will be a less likely need to move to a care home or nursing home going forward, as housing-with-care has proven itself to be effective in reducing the amount of assistance people need over time, retaining that much coveted 'independent living' set-up for longer.

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Normally Retirement Communities are hubs of activity and energy – with dozens of clubs and societies active, their facilities buzzing with community and people of all ages attracted in. Their restaurants, bars, gyms and gardens are attractive and welcoming.

Clearly Covid changed much of this, with the need to adapt to a vastly different living environment. Operators and residents have had to be creative in how they support a sense of community – to ensure that residents don't become isolated. Retirement community operators have responded well to this, making full use of both digital engagement and socially distanced outside activities onsite.

Retirement Communities have in fact been some of the safest place to be as an older person during the pandemic. Not only have infection rates been significantly lower and outbreaks less common than in the wider community, but

residents have also had the reassurance of accessing on-site care and support as and when needed.

Ultimately, having considered the benefits during lockdown and the extent to which these parameters remain as important as restrictions lift – it's perhaps not unduly surprising to see many more soon-to-be retirees opting for a brand-new life chapter in a later-living community.

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IT'S A FAMILY *Affair*

With beautifully designed rooms, a plethora of activities and a friendly and supportive community, Lynwood delivers a superior retirement lifestyle on many levels, as Tania Jacobs discovers

It's often the sons and daughters of Lynwood Village homeowners who first start the conversation about moving. Mum or Dad might be unwilling to broach the subject of selling the family home, so their children float the idea because they know something needs to change. Maybe the house is too big, the garden is difficult to maintain or perhaps the family is worried that their loved one spends too much time alone. Often there are underlying health issues. Whatever the reason, moving to a retirement village with a friendly community and inbuilt support can solve a multitude of problems.

Designed to make life easier for people in their later years, the homes at Lynwood Village include subtle features that help with daily life, such as walk-in shower rooms. Well-designed and well-built homes mean no mental checklist of to-dos. When family come to visit, the focus is all about quality time together.

Individuals who move to Lynwood often say that it's a relief not to have to worry about maintaining their garden. Fortunately, Lynwood is blessed with beautiful outside

spaces, from the English Garden to the ancient woodland at the rear of the village, so residents can fully enjoy time outdoors.

Worrying about loved ones being lonely and isolated is another frequent concern for families who are often busy with work and looking after their own children to visit regularly. This, too, is a problem solved by moving to Lynwood because one of the best aspects about the village is its friendly and supportive community. There is always something to do, somewhere to be and someone to talk to.

Support that is easy to access, is another source of peace of mind for Lynwood Village owners and their families. On a day-to-day basis, there are staff onsite 24-hours a day, so there is always someone around who can help. The onsite Care and Support team can also provide assistance to anyone who needs regular support to carry on living independently; whether that's a short burst of care following an operation or a longer-term support package.

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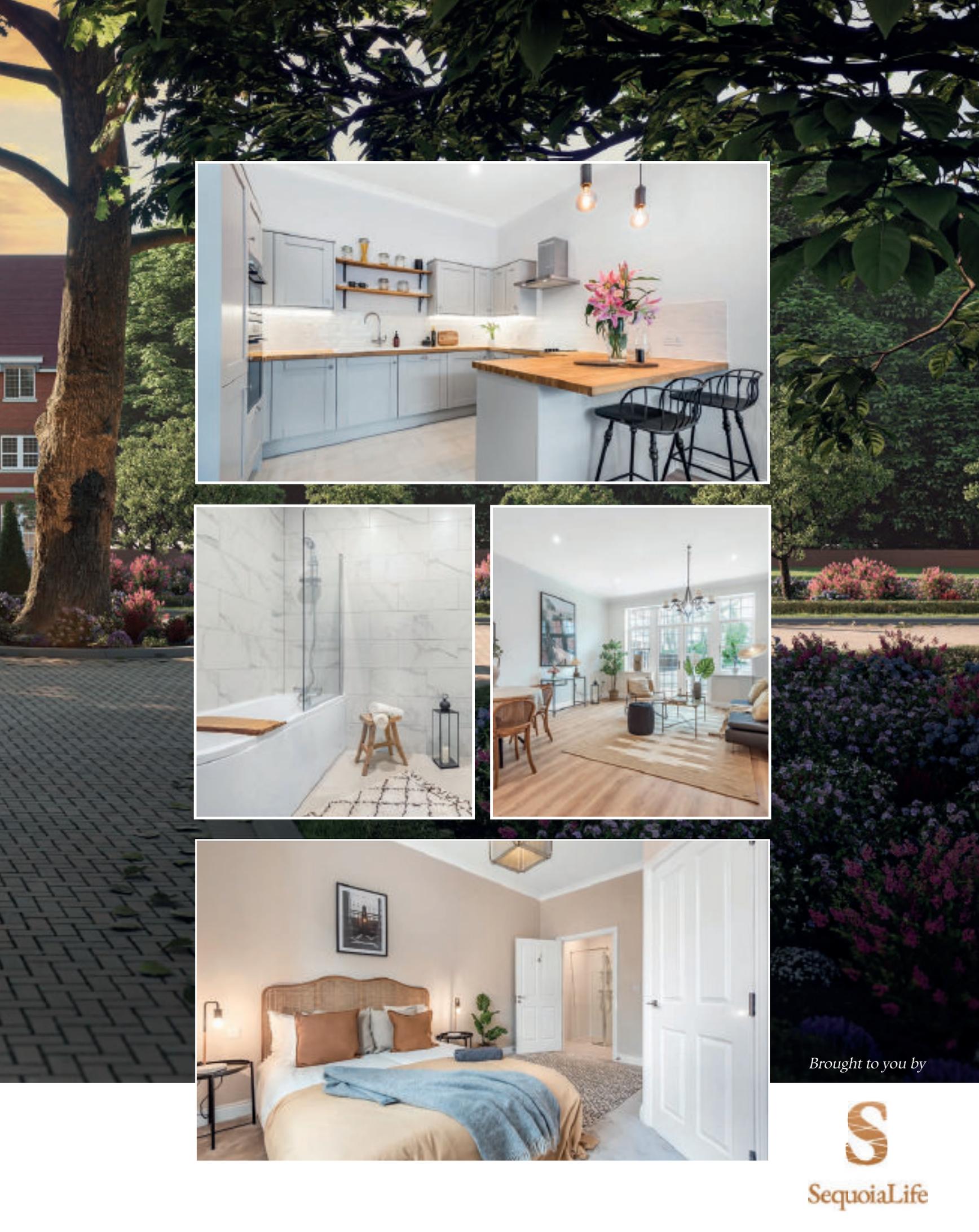
An architectural jewel set in a crown of natural green. Aspen Mews is a prime Sequoia Life development located in the desirable and much sought-after London suburb of Chigwell.

A private community of 25 luxury 2-bedroom apartments lie within the M25 for ease of transport, yet offers peace of mind - surrounded by woodlands, parks and nature reserves. Homes are available for outright purchase, rental or lifetime lease purchase.

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THE NEXT *Chapter*

Dynamic family business, Sequoia Life, has unveiled its marketing suite at the eagerly awaited exclusive new senior living development, Aspen Mews in Chigwell. By Serena Templeton

Located within the affluent town of Chigwell, Aspen Mews is making aspirational headlines as the first over 55's scheme in the UK with access to a helicopter landing pad.

Complete and ready to move into, the residential community will comprise 25 two-bedroom apartments, private woodland and a Lifestyle Concierge, all nestled within miles of beautiful, undulating Essex countryside - offering a country retreat which embraces later-life living both emotionally and spiritually.

Each apartment will benefit from the highest standards of

specification, in order to deliver optimum levels of comfort and peace of mind, alongside a unique home of understated luxury designed for 21st century country-living. Internally, materials are stunning and stylish allowing rooms to exude warmth and character, with each home offering the promise of richly rewarding day-to-day life with interconnecting living, dining and kitchen areas flooded with natural light into generous open spaces. The kitchens by Howdens include integrated appliances and solid oak worktops with ceramic splashback tiles; the bathrooms boast full height walls with marble effect tiles and walk-in showers, as well as



a separate bath; whilst all master bedrooms have their very own walk-in wardrobe. Other mod cons include underfloor heating throughout and an air change system to maintain clean air for maximum comfort. Meanwhile outside, many of the apartments have private terraces or balconies offering an ideal set up for sitting with loved ones and enjoying the warmer weather.

Residents will also benefit from a parcel store, buggy area, private parking and high-speed broadband, alongside on-site amenities and services which are designed to make lives easier, more secure and more enjoyable. Facilities include a stunning rooftop terrace with landscaped gardens for socialising, and a tranquil private woodland ideal for dog walks or just a gentle stroll. The lifestyle concierge meanwhile, can organise a range of activities from restaurant reservations, holidays and theatre, to golf, experience days and helicopter travel via a heli-pad located in its own private hanger just a few minutes' drive away. Sequoia Life will also be introducing various activities for residents to enjoy together, from wine tasting and yoga to mindfulness and meditation.

In addition, a safe and secure environment is ensured round the clock with extensive CCTV and fob-controlled entry, adding peace of mind when away on holiday.

For those looking for an independent way of life outside of their home too, Aspen Mews is ideally located. Nearby Grange Hill, Chigwell and Hainault underground Stations provides easy access to the culture and vibrancy of London in under 40 minutes, and the M25 ensures they are also well-connected. There is a wide range of lifestyle-enhancing activities nearby, including golf courses, sailing clubs, beaches and health clubs, whilst the surrounding countryside offers nature lovers a rich tapestry of diverse landscapes and spectacular views right on their doorstep

to include Epping Forest, Hainault Forest Park and Roding Meadows Nature Reserve.

Chigwell itself has a relaxed, rural character and vibrant community spirit, being part of the 'golden triangle of Essex' alongside Loughton and Buckhurst Hill, with a wide range of shops and services on offer from convenience stores and pharmacies to pet supplies, plus a variety of country pubs and restaurants including Sheesh which is owned by local Apprentice billionaire, Sir Alan Sugar.

Harnoop Atkar, Chief Executive Officer at Sequoia Life, comments:

"I'm incredibly excited to present our new homes at Aspen Mews. Our research shows that there's a gap in the over 55's market, and so we have set about providing a far more enjoyable way of living for the next chapter in people's lives by creating positive experiences for them. The new homes are undeniably modern and beautiful, whilst being situated in a highly sought-after area of Essex. We've truly opened up a lifestyle that is beyond most other luxury developments for the over 55's. Combined with state-of-the-art fittings and finishings within each home, the community is an ideal location for anybody looking for the independence to enjoy quality time with friends, family and pets in a safe secure environment."

Aspen Mews apartments are available for purchase (from £635,000), for rent (from £2,250) or lifetime lease, which offers all the benefits of renting and provides long-term security, without the hassle of owning (from £399,000). To arrange a physical or video tour of the marketing suite, please contact the sales office on 0800 118 2541 or visit: www.aspenmews.com.

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Jeanette's
STORY



STRATTON COURT
CIRENCESTER

I moved to Stratton Court Village nearly 4 years ago and instantly fell in love with the kindness of everybody and the proximity to the Stratton Court Care Home was really appealing due to my husband's declining health.

At Stratton Court Village, we were able to maintain our independence without feeling isolated. When my husband was later in poor health, he was able to go to the Care Home and I was able to move my bed into the home to be with him.

Even during the lockdown, Dr Bala allowed my daughter to visit her father in the Care Home before he passed and the compassion and humanity shown will never be forgotten. It was peaceful and dignified and I can never thank the staff enough for how they looked after all of us in his last few days.

All of the facilities at Stratton Court Village are fantastic. I used to travel to Cirencester to see a hairdresser and after trialling the hairdresser at Stratton Court Village I was so impressed I continued to go to her all of the time! The restaurant is lovely, and fantastic for when our family comes to visit so I don't need to worry about cooking. The reception team are always on hand to help if we need anything and the maintenance staff are always friendly and prompt. The staff are just so helpful and friendly!

Being at Stratton Court Village has been wonderful. Having the care home on site gives such peace of mind and I can say from experience it is not like any other care home we have been to.

I have made some incredible friendships which I will forever cherish, and I look forward to many more years at Stratton Court Village.



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HISTORY AND *Heritage*

Retirement operators are breathing new life into historic buildings and revealing fascinating histories, discovers Jane Slade.

Dreams of living in an historic manor house surrounded by a rich heritage, can be realised more easily now than ever before, as imaginative housebuilders revive historic buildings and turn them into retirement idylls.

Grove Place is a fine fusion of ancient and modern. Set within 27 acres bordering the Broadlands Estate on the edge of the New Forest, even Hampshire County Council styles it as a Hampshire Treasure.

The Grade 1 listed manor house dates from 1561 and includes King Charles I among its former owners.

The glorious façade bristles with Elizabethan chimney stacks and stone mullioned windows while inside, original 16th century oak panelling meets some of the finest decorative plasterwork in the country.

LifeCare Residences have redesigned Grove Place as a haven for discerning retirees, creating a range of modern apartments and bungalows, as well as a restaurant, bar, on-



site swimming pool, spa, gym and hair salon.

As resident Fred Tickle observes: “An Elizabethan building has so much to research and discover - it becomes a hobby in itself.

“Apart from the history of the noblemen and politicians who once owned or leased Grove Place, there are many fascinating stories of events that have happened here in the past.”

General Manager, Richard Powell adds: “Everywhere you look Grove Place tells a story - from the ornate ceilings and chimney breasts, to the oak panelled walls - it has such character.” www.groveplace.co.uk

As with many historic houses, Mount Battenhall near the Malvern Hills in Worcestershire has had several incarnations since beginning life as a large Italianate villa for a wealthy Worcester clothier in the 1860s.

Thirty years later, the scion of a rich brewing family bought it and added a Belvedere tower, Jacobean dining room and music room. It then became a hospital for First World War servicemen and in 1933 an order of nuns snapped it up for just £7,600 and ran it as a Convent school.

It was given a new lease of later life in 2017 by Enterprise Retirement Living which has created a retirement community, adding to its portfolio of three other retirement villages; the Red House in Ripon; Grade-II listed Boughton Hall in Chester and 18-acre Bootham Park in York.

There are baroque and Rococo motifs on the plastered ceiling of the lounge at Mount Battenhall, not to mention stunning stained-glass windows, mosaic tiled flooring, intricately carved friezes and even a chapel with marble floor

and semi-precious stones.

“It has been an amazing project to work on,” says Neil Davison, ERL’s Managing Director.

“We’re very proud to have given an important piece of history a new lease of life which will benefit many people long into the future.

“We’ve already welcomed our first occupants and we’re looking forward to seeing it completed and becoming a vibrant community for Worcester.”

Of course today’s owners can also enjoy the modern additions of a gym, spa, restaurant, bar, café, and hair and beauty salon. www.eryl.uk.com

The Grade-II listed centrepiece at Audley Stanbridge Earls near Romsey in Hampshire dates back to Saxon Royalty, with links to Alfred the Great and Florence Nightingale.

The building, minutes from the market town of Romsey in Hampshire, stands within 32 acres of natural woodland, open meadows and ornamental lakes.

The site is said to be the original burial place of King Ethelwulf of Wessex. He was king of the Saxons and father of the cake-burning monarch Alfred the Great.

Florence Nightingale’s father, William Nightingale, bought Stanbridge Earls at the end of the 18th century and successive relatives added new wings transforming it into the Tudor Manor house that exists today.

Audley Villages is now developing the estate into 155 luxury cottages and apartments for the over 60s.

Paul Morgan, Audley’s managing director explains: “Many of our villages are centred around buildings with an extensive



history, from the Victorian Gothic mansion of Audley Binswood in Royal Leamington Spa to the Grade II Tudor Manor House at Audley Stanbridge Earls.

“Our property owners are proud to live in buildings that are not only beautiful, but part of the nation’s history. And many of those buildings have incredible stories to tell.

“One example is Audley Cooper’s Hill in Surrey. The basement was home to the Statue of Eros in the war and it’s reported that Elton John was also a notable guest a good few years later.” www.audleyvillages.co.uk

Even younger properties have great histories to share. Great Alne Park retirement village in Warwickshire was built around Great Alne Hall, constructed less than 100 years ago.

The devastating bombing of Coventry in November 1940 resulted in several children being evacuated from the city centre and given sanctuary there. In 1941 the site was sold to the Maudslay Motor Company which moved from Coventry during the war to avoid air raids.

Inspired Villages bought the site in 2014. The main 19th century hall is now the village clubhouse with a bar, restaurant, spa, gym, library, cinema and games room.

James Cobb, director of Inspired Villages said: “Many visitors to the onsite restaurant, which is open to the public,

have enquired about the site’s heritage which prompted residents and the village team to create a memory wall.”

“It’s been incredibly important to us that we preserve memories of the site for the community and generations to come. The memory wall has been a great way for locals and residents to share the interesting history with their children and grandchildren and ultimately create new memories of their own too.” www.greatalnepark.co.uk

At Elizabethan, Danny House, near Hurstpierpoint in Sussex, owner Richard Burrows recently discovered an historic plunge pool in the grounds which he hopes to renovate for his hardy residents.

Danny is steeped in heritage. For a few months in 1918, it was the home of the former Prime Minister David Lloyd George which he shared with his wife and his mistress and where in October, he met with his cabinet to draw up the terms of the Armistice. It’s also home to the second oldest cricket ground in the world.

Danny’s most historic resident is 101-year-old Colin Prickett who has rented an apartment at Danny for 23 years. “He’s the only man alive who has had coffee with Hitler and tea with the Kaiser,” Burrows proudly declares.

www.dannyhouse.org.uk

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Elegance AND STYLE

A sense of contemporary grandeur strikes you as you enter Audley Stanbridge Earls. Julia Millen spoke to Jen Bernard, founder of Bernard Interiors about injecting modern design elements into this stunning period property



Tell us a little about the history of Stanbridge Manor

The property dates back to the days of Saxon Royalty, and has links to King Alfred the Great and Florence Nightingale, whose father bought the site at the end of the 18th century. Passed down through the generations, new wings were added to the existing building and it was gradually transformed into the Tudor Manor house it is today. A scenic area at the south of the property was also created when an exotic selection of plants were introduced into the gardens. This area later



RETIRE IN STYLE

served as a home to American Air Force Officers during World War II.

In the mid-20th century, the estate became an independent boarding school, requiring new buildings and features. However, the notable layout of the grounds was maintained, and the original building remained the centrepiece.

What are the design parameters for this type of project?

We are passionate about combining high end residential healthcare and hotel design to create elegant interiors for later living. As such, we create a unique style for every project we work on, and always take into consideration the site history and locality to resonate with future owners.

Instead of using an individual colour scheme for each room, we deliberately chose to colour connect the individual areas using a unifying blue theme to create a natural flow across the different pockets of space, while still allowing each room to maintain its own identity. Injections of bright



jewel colours in the furnishings and accessories stand out against the dark wood of the original panelling, while cleverly referencing the intense shades found in some of the original stained glass and school shield motifs.

To bring further authenticity and a sense of place, in the main building, museum artwork has been sourced from nearby Southampton City Art Gallery, including paintings and drawings of the local area based around a nautical theme; referencing the heritage of Southampton as a famous historical port.

Did you face any challenges during the project?

A listed heritage property inevitably comes with restrictions and the original ‘pocketed’ layout was definitely one of the biggest challenges. We worked in close consultation with the local authority conservation team to create a connection between the various spaces within the existing layout, without compromising on the flow and beauty of the original features. Careful rearrangement of the room functions and the use of a coordinated colour scheme ensure residents can navigate their way through the building with relative ease.

How does the interior design scheme complement the Tudor architecture of the property?

The striking Venetian marble chequered floor tiles at the entrance are sympathetic to the style and period of the building, but they had to be approved by the conservation team before they could be included in the design. The tiles cleverly complement the geometry of the beautiful, ornate Tudor wooden panelling, creating a warm and inviting feeling. Just like the flooring, it was imperative that all artwork and furnishings complemented the original wooden panelling throughout the building.

How would you sum up your approach to heritage buildings?

It’s important to understand a building’s history and uniqueness. Our role is both to create beautiful environments and to respect heritage roots. Our aim isn’t to mimic the existing style of a given period. Instead, we provide a new layer of history.

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Setting Standards for
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Club CLASS

The Berlin Capital Club is at the very heart of Berlin's professional, political and business interests. Julia Millen caught up with Patric Neeser, Regional Development Manager, for a tour of this prestigious venue



Strategically located in the historic centre of Berlin, the Capital Club enjoys impressive views of the Gendarmenmarkt, considered by many as one of the most beautiful squares in Europe and arguably Berlin's finest. The club is also easily accessed from all major government buildings, ministries and embassies, as well as the main business district.

Formal dining and entertaining takes place in the Capital Grill and the four Private Dining Rooms. The Members Bar, the Lounge and the Cigar Lounge, meanwhile, offer a more relaxed and sociable environment where members can enjoy the company of friends, colleagues and business partners. The extensive range of menus offer everything, from local



MEMBER'S CLUB



specialities to popular international cuisine.

Celebrating its 20th anniversary this year, is a milestone for the club. From the outset, the BCC's focus has been to promote social and business exchanges among its members, guests and reciprocal visitors. Members are kept fully informed with regular guest speaker breakfasts, business lunches and fireside chats with politicians and business

and cultural representatives. The extensive programme of events is also complemented by excellent cultural offerings, as well as inspiring culinary evenings including the club's very own cooking school. Since 2018, the Club has also been offering membership of the Wine Club for connoisseurs and collectors of fine wines.

www.berlincapitalclub.de

MOVING *with the times*

Relocating to a new country can be an exciting next chapter, filled with countless opportunities. Globetrotting expat, Gemma Holden offers her top tips to ensure your brand-new life abroad is a resounding success



Explore Your Chosen Destination

This is definitely the best way to get a taste of life in your new country, to experience the culture first-hand and multiple times, visit potential schools, check out the local property market and gain an insight into leisure and pleasure offerings in the area, maybe even do a test-run to work or school.

Join Expat Forums

Hearing about the experience of people who've been through the relocation experience and asking them about your concerns is a great way to get a realistic insight. Read Blogs, ask questions, get support, and make business and social connections in your new area.

Prepare for Change

Understanding that life – from food and currency to language, behaviours and routines – will be vastly different is important. If you are moving with work, ask if your employer provides cultural training, as this is a great way to prepare. If not, make sure to do your own research, involve your family and help everyone build their expectations, to minimise any unsettling impacts of new beginnings.

Learn the Language

If you don't already know the basics of the language of your host country, then your preparations should include learning as much as you can including a mix of business and social everyday phrases. Communication with the locals – however



rudimentary – will help you feel more settled and confident in your new surroundings.

Prepare Your Partner

If your partner or spouse is accompanying you, then identifying career opportunities, perhaps evaluating any training that might be required to do their existing job under new standards, or retraining for a new career they're interested in, will go a long way to making the transition easier if they are planning to work. If your partner isn't planning to work in the host country, then establishing new social networks will be an important part of helping them settle in.



Know the Local Laws

Understanding how to behave both legally and in a socially acceptable manner, is really important, especially if you're going anywhere outside the EU, where attitudes towards public behaviour and dress codes can be completely different. Take some time to find out about the customs and regulations of the new society you are about to enter.

Check Travel Insurance

As an absolute minimum, you're likely to need travel and health insurance – especially where your host country doesn't operate a national health service for which you will be eligible. In addition, consider insurance for your new home, and make sure that other policies, such as life insurance and car insurance, will cover you while you're abroad, too.

Research Moving Services

If your employer isn't paying for international shipping of your household goods, or if you receive a lump sum but are responsible for your own arrangements, then you should consider researching and appointing a mover four to five months in advance of your move. If you're sourcing your own removal company, it's a good idea to get at least three quotes, to make sure you're getting a cost-effective price and the level of service you require.



ROYAL *Treatment*

Having worked with the world's most influential private clients, designers and concierges, Queen's offer a first-class relocation and logistics service. L-J Andrew meets their expert team

Through generations and over time, people can build up a treasured collection of possessions for their homes, many of which can also have huge sentimental value too. It's not unduly surprising therefore, that when it comes to moving, a high priority is placed on ensuring that those possessions are handled with the utmost care.

Queen's is a highly discreet, specialist logistics and relocations company, working to the highest standards in transporting fine art, precious items and collectibles across the globe. Head of Operations, Tom Wood, says: "The company has installed everything from priceless Monet paintings in drawing rooms, to transporting larger-than-life sculptures between client's residences; our technicians have even installed a mammoth skeleton in a client's hallway, for example."

The white glove packing service is all part of the client offering. When relocating a client, the expert team, as standard, will even unpack and organise all items within a client's new property. When asked about a recent relocation, Tom recalls a client who was relocating a family from Hong Kong to a large country estate in the UK, installing over 100

works of art in the process.

Of course, the scope of services provided by Queen's varies, depending on the scale and speed of a client's move, but what's clear is that the team manage the end-to-end process of a move from collection to delivery and, for those clients relocating internationally, Queen's dedicated team are on hand to handle all customs paperwork, as well as arranging for long- or short-term storage within their specialist secure storage facility.

What's more, Queen's can even recommend the most tax efficient option for importing and exporting precious items, dealing with client's individual circumstance on a case-by-case basis.

If, for example, when importing a large collection of antique furniture, a client then discovers that there is no longer a requirement for the furniture in their new residence, Queen's can arrange for storage in their bonded warehouse.

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NEW *Rules*

Taking your pet to Europe this autumn? Mike Gays of Global Pet Relocation tells us what we need to know, including the new procedures post-Brexit

For many pets, joining their owners on their travels, rather than a long stay at a boarding kennels is the preferred option. While recent changes in relation to taking your pet abroad shouldn't stop you from travelling, it's important to check what's now required to allow your four-legged friends to accompany you to your holiday home.

If you're travelling from the UK with your pet to sunnier parts of Europe, you may be aware that the rules have changed. Since the Brexit transition period ended on 1 January 2021, animal travel has become a little trickier for those planning to spend a few months abroad. For those within the European Union (EU), pet travel remains

straightforward with the use of pet passports which allow seamless entry and exit around the continent.

Under the previous rules, pets from the UK could come and go throughout the EU with a valid pet passport and microchip. Now, due to a new agreement between the UK and EU, British pets can no longer travel to EU member countries or Northern Ireland on a pet passport issued in the UK. The new arrangements mean you'll need to have your pet ready to travel with the right documentation a few weeks before you go.

At least 21 days before you plan to travel, you'll need to visit your vet to ensure your pet's microchip is working and for them to receive a rabies vaccination. Your vet will



provide you with an Animal Health Certificate to allow your pet to enter the EU and, if returning within 4 months, come back into the UK.

If you're likely to be away for more than 4 months, you'll need a local vet in your destination to provide a Great Britain Health Certificate no sooner than 10 days before your return journey. However long you intend to be away for, dogs will also need a vet-administered tapeworm treatment 1-5 days before entering the UK.

Luckily, pets who ordinarily live in the EU can continue to travel to and from the UK with a valid pet passport issued in their home country. There are no extra checks or documents required on arrival which makes coming for a stay in the UK a little easier.

The good news is that dogs and cats, whether entering the EU from the UK or vice versa, still aren't required to quarantine as long as they have the right documentation.

If you're coming to Europe or the UK from anywhere else in the world, it's worth checking the rules well in advance of travel, as it can take up to four months before departure to get the correct paperwork in place.

If all this sounds like too much of a headache, you can get help from the experts at Global Pet Relocation. As a luxury pet travel company, we can assist you in arranging door-to-door travel for your furry family members to and from anywhere in the world. Offering a fully inclusive and tailored service, your dedicated pet relocation consultant handles everything from vet visits, boarding, flight bookings and



delivery to your door.

With animal welfare and safety paramount, Global Pet Relocation takes the stress out of pet travel for owners and their much-loved animals.

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A HEALTHY *Solution*

John Bell & Croyden deliver outstanding pharmaceutical services whilst remaining ahead of the curve. Serena Templeton spoke to James Grey, Healthcare Services Manager about the exclusive launch of the first of its kind Electronic Prescription Service

John Bell & Croyden was born from innovation, with their history demonstrating their commitment to progress in the fields of pharmacy and healthcare.

Situated in the heart of Harley Street, the company is a specialist provider of pharmaceutical and healthcare services, boasting superior credentials.

Established in 1798 the luxury pharmacy emporium – pharmacists to Her Majesty the Queen since 1958 – has immediate on-site access to professional pharmaceutical expertise and advice. The company strives to stay at the forefront of innovation and has recently launched an electronic prescription service (EPS) designed specifically to save hospitals and clinics both time and money.

This service will be the first of its kind in the UK and has been developed to save Harley Street clinicians both the time and hassle of hand signing, printing and sending patient scripts. The service is free to sign-up for any prescriber in the local area who would like their prescriptions to be dispensed by JB&C. Details of any scripts put through the system are sent to John Bell & Croyden, where they will be dispensed and can then either be picked up by the patient or sent out to their home address. With an easy and secure sign-up, the

in-house team can provide training on the system for anyone who would care to use it, at no cost to the prescribers.

Usually an EPS is managed and paid for by the prescribers, but JB&C decided to switch this around, with costs covered by the company. Patients will have the option of same-day home delivery or collection from their Wigmore Street store. The reasoning behind this approach is due to the unique situation of the surrounding Harley Street Medical Area with its vast number of medical providers of varying sizes and specialities within one relatively small district.

The service is a fully encrypted, GPPR compliant system, ensuring that the transparency of the full cost of medicines will be detailed at the point of prescribing. All prescriptions will also be securely recorded and stored, enabling prescribers to give their patients a simple, seamless, convenient and modern service.

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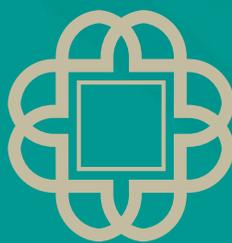
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NEW *Horizons*

As staff at St John and St Elizabeth hospital eagerly await the opening of a £35m new wing, James Matthews spoke to the team behind the project to find out what patients can expect

The countdown has begun to the opening of a £35m new wing at St John and St Elizabeth Hospital – the biggest extension to date of London’s leading charitable hospital which has been part of the St John’s Wood community for 122 years.



Expert Consultant Dr Karolina Gholam performing a Dermatological Examination

The first phase will include two general and two spinal theatres with the latest robotic surgical equipment to allow for complex operations, and a suite of patient rooms with views over leafy Grove End Road, NW8.

“Our new wing represents the huge efforts of our staff, our surgeons and our design team to create an environment which will provide the highest standards of care for our patients,” says Caroline Fox, St John & St Elizabeth Hospital’s chief executive officer. “They have worked against all odds, particularly having to navigate COVID restrictions, to



produce a beautiful addition to this historic hospital, and one which will go on to serve the community of St John’s Wood for many years to come.”

“The new wing will provide state of the art facilities enabling us to expand our capacity to treat patients in superb surroundings, which is good news for our St John’s Hospice as all profits from the hospital go towards providing free specialist palliative care to 4,000 hospice patients and their families each year across eight London boroughs.”

In its 165th year of operation, doing things properly is literally built into the hospital’s foundations. Originally opened in 1856 at Great Ormond Street Hospital under the care of the Sisters of Mercy, an order of nuns who worked with Florence Nightingale in the Crimean War, in 1899 the hospital was moved, brick by brick, to its current location in the heart of St John’s Wood, including the careful relocation of the hospital’s exquisite chapel.

Work began on the new wing in 2019 and, since January this year, Kerry Barham, a former chief nurse, has been leading the design and furnishing of the interior.

“We have held workshops with heads of department, involved staff and former patients in discussions and the result is a calm, bright interior which has a feeling of space with wide corridors, neutral colours and plenty of natural light,” she says. “The patient rooms are ensuite, each with a wet-room, and large windows overlooking the local tree-lined roads. And our surgeons love the floor to ceiling windows in some of the theatres.”

“We’ve all worked together to ensure that patients coming in for an operation can access everything easily. For example, the orthopaedic clinic is close to the reception area which is next door to Xray – everything in one place which has greatly improved the pathway for patients.”

www.hje.org.uk



RAPID *Response*

When our health wavers, seeking specialist care as soon as possible is key. L-J Andrew explores the world of medical concierge services with Annabelle Neame, Director of Business Development at HCA Healthcare UK

Concierge healthcare is by no means a brand-new concept, but rather one that has existed within private healthcare for at least two decades in one form or another.

The concierge medicine model, as it is now commonly known, originated in 1996 in Seattle with Dr. Howard Maron and Dr. Scott Hall. At the time, Maron was a

physician for the Seattle SuperSonics basketball team, when he had the idea to provide luxury primary care services to his client athletes. He introduced a dramatically reduced patient load and found the advantages included very quick access to a personal physician as and when needed, and the ability to see doctors in any one of ten major cities.

His approach rapidly became known, and many



physicians sought to emulate the model and competitors quickly emerged.

Common services include 24/7 phone access, same-day appointments, short waiting times, preventative health and wellness services, and nursing practitioner support when seeing specialists and in the emergency room.

By 2000, there were a handful of concierge medicine providers. By 2010, there were over 5,000 physicians in over 500 providers using the model.

From 2012-2018, the Physicians Foundation conducted a biennial survey of physicians and found that between 4.5-8.8% plan to switch to a concierge model. In 2012, there were 4,400 private physicians – a 25% increase from 2011.

Over the last couple of years, the sector has undergone a rapid evolution. Due to the efficiency and speed of access, the concierge model of care often attracts time-poor professionals, frequent business travellers and those with

multiple bases both in the UK and around the world.

Continuity of care has also been propelled to the forefront of public consciousness over the past eighteen months - during a time where we're more aware of our health than ever before. Considering the physical and psychological toll that comes with the majority of health issues, continuity of care and the ease of use that comes with concierge healthcare, are key selling points for patients.

From this, we have seen concierge healthcare enter its next phase of development, with services including the Rapid Response Referral being introduced by The HCA UK Concierge Centre - the only Clinical Nurse Specialist healthcare concierge in the UK to be registered with the Care Quality Commission (CQC).

Rapid Response Referral offers premier, bespoke medical pathways for patients with complex and often time critical care needs via a base in Marylebone, London. Typically,



the patients seen through Rapid Response Referral, are complex acute admissions, and the HCA is able to manage these patients effectively due to their unique position and expertise as a hospital group.

Operating 24 hours, 365 days a year, the team responds to all requests within two hours, ensuring patients benefit from a rapid response referral for their individual health concerns. The service has also partnered with Charles Taylor Assistance (formerly Cega) to arrange international travel for patients. This is the first partnership in the UK between a direct healthcare provider and a medivac aviation transfer specialist, which means that the service can arrange global transfers which are not reliant on private medical insurance.

Through Rapid Response Referral, HCA has already repatriated many patients following trauma or illness overseas; for example, working with a London-based embassy in the aftermath of an earthquake in Eastern Europe to medivac a critically ill pregnant patient to London, in order to receive specialist care and give birth safely.

By providing a patient-focused, seamless service, the

centre removes the stressful and time-consuming process of finding and arranging healthcare. Clinical Nurse Advisers personally support each patient through their medical journey, providing swift access to consultants and treatments in HCA Healthcare UK's central London hospitals – including London Bridge Hospital, The Princess Grace Hospital, The Harley Street Clinic, The Lister Hospital, The Portland Hospital and The Wellington Hospital.

With HCA, UK's resources alongside its pool of consultants, clients can access the best possible care, quickly – covering everything from ICU transfers to neurorehabilitation through to life saving complex surgery.

HCA sees first-hand the value of a rapid response referral service during times when patients desperately need reassurance, clarity and advice about their own health and that of their family. Patients are far more empowered in their health choices than they would be through standard avenues of care - and so concierge healthcare has become a highly valued, integral part of their lifestyle.



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PRESS *Play*

Boasting a stylish and distinctive architectural style, delectable food and vibrant culture, Andalusia has been celebrated for centuries for its unique laid-back style. Tania Jacobs discovers why

Tucked away in the southernmost tip of Europe sits the autonomous community of Andalusia, an idyllic representation of everything Mediterranean living has to offer. Celebrated for its rich culture, fresh earthy foods, and pristine weather, the Andalusian way of life, is one of the most sought after in Europe.

Often overlooked, is the region's distinctive architecture. The Andalusian style has developed over several centuries and through different civilisations, with clear traces of Roman, Persian and Egyptian influences that have combined to create its unique look. Furthermore, the Mediterranean climate also plays a role, acclimatising buildings to the warm weather. Andalusian architecture is also known for its mixture of structural simplicity, including the use of pure shapes such as circles and squares, and decorative elements, which include painted ceramic tiles and wrought iron gratings. Pinnacle examples include the Alhambra in Granada and The Great Mosque of Cordoba, both of which

represent the influential fusion that can still be seen in the vast majority of buildings across the region.

BM Property Consultants have an in-depth understanding of real estate design, providing unparalleled service and representing some of the most exquisite properties in the region. A prime example on the market with the agency, is an Andalusian Finca (Country estate) located just a stone's throw from the exclusive resort of Sotogrande. This stunning 8-bedroom home, incorporates the beloved vernacular architecture and boasts a bell tower and antique doors that lead into the internal courtyard containing a pond and fountain, as well as 7 horse stable boxes, a tack room and a horse training arena. The property also features underfloor heating, a state-of-the-art security system, video-controlled gates and a generous master suite fitted with two walk-in wardrobes.

www.bmsotogrande.com



LUXURY VILLA - SOTOGRANDE ALTO - SPAIN

Built area: 1.100 m2, Plot size: 5.675 m2, Bedrooms: 6, Bathrooms: 8, Price: on application



LUXURY VILLA - SOTOGRANDE COSTA - SPAIN

Built area: 1200m2, Plot size: 3500m2, Bedrooms: 8, Bathrooms: 11, Price: on application



GOLDEN *Era*

With impending changes to the Portuguese Golden Visa programme, specialist real estate law firm MATLAW, give their advice on the future of investing in this popular second home haven

The Golden Visa in the current format is set to end on the 31st of December 2021. Will there be a replacement scheme and, if so, how will it differ?

The Golden Visa scheme, as we know it now, will continue to exist after December 31st, namely in terms of its benefits. However, the investments that qualify for the programme will differ slightly from what they previously were.

For real estate investments in the coastal area of Portugal, including Lisbon and the Algarve, only acquisitions of properties licensed for touristic activity, in resorts, or for any other purposes than habitation, will qualify for the Golden

Visa programme. In the beautiful countryside, as well as Madeira and the Azores Islands, all properties, including those licensed for habitation, will be eligible for the Golden Visa. The minimum amount for a standard real estate investment will remain at € 400,000 for the countryside, or € 500,000 for coastal properties, depending on the location. Urban rehabilitation will also continue to qualify, with the minimum amount of investment required set at € 350,000.

For the capital transfers' scheme, the minimum amount of investment will rise 50% from €1M to €1.5M.

Lastly, those looking to apply for the Golden Visa



programme through investment in research activities, investment funds or venture capital funds dedicated to the capitalisation of Portuguese companies, in the incorporation of a Portuguese company combined with job creation, or by increasing the share capital of an existing Portuguese company with the creation or maintenance of jobs, will have to disburse € 500,000 instead of the current €350,000.

If individuals are considering investing, would you recommend doing so before the 31st of December deadline or waiting until 2022?

For those willing to buy a property for habitation in Lisbon, Oporto or along the vast Portuguese coast and use that investment to apply for a Golden Visa, it's advisable to complete the purchase and apply for the Golden Visa by the end of 2021. From the 1st of January 2022, such investments will no longer exist.

Is it the case that applications must be completed by the 31st or must the application be processed by that date?

The changes to the current Golden Visa framework will be effective from 1st January 2022, so they are applicable to applications submitted after that date only.

Therefore, the amendments won't have an impact on applications submitted before the 31st December 2021, nor to Golden Visa permits already granted under the current regime or their successive renewals. This is also applicable to the respective applications for family reunification.

There are many opportunities to invest in developments that have yet to be built. What would your recommendations be to minimise any risk?

Buying off plan can be a very attractive option. Everyone likes a brand-new house, and the prices are often competitive with developers seeking financing for construction.

However, investing in a development that is yet to be built, implies a risk of loss and no immediate return. It's advisable to reduce deposit payments, carry out legal due diligence, obtain reliable information of all stakeholders involved and monitor the progress of the project as much as possible.

In this case, it's of the utmost importance to seek the advice and support of an independent legal professional.

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SWEET *Harmony*

Set against the glorious backdrop of The Algarve's rugged Barrocal region and boasting a stylish residential real estate offering, Ombria Resort has sustainable living at its heart

Envisioning a residential community with a sustainable ethos dedicated to both current and future generations, isn't a development directive one happens upon every day. Yet for ambitious masterplan community Ombria Resort, the project is

already showing all the signs of delivering on its eco-inspired principles.

Set amid 150 hectares of secluded, natural landscape and part of the Eastern Algarve Barrocal region (between the coast in the south and the Serra do Caldeirão mountain range



FAIRWAY TO HEAVEN WITH JORGE SANTANA DA SILVA

The 18-hole, par 71 Ombria course, spanning 6,000m, offers scenic views of the surrounding countryside and will provide golfers with an exceptional and diverse golfing experience.

Expertly designed by Jorge Santana da Silva, who also designed Quinta do Lago's Laranjal course, the course takes advantage of the original natural features and environmental values of the landscape to create a singular course with two distinct nine hole areas and several river crossings.

Planted areas have been minimised to enhance the natural environment and reduce water consumption for irrigation. The remaining areas will remain in their natural form. With sustainability in mind, watering systems will also keep water consumption to a minimum.

in the north); local history and heritage are underpinning priorities for the project, as Director of Sales and Marketing for Ombria, Joao Richard Costa, explains: "Essentially, we see Ombria as a celebration of its surroundings, fully integrated into the natural landscape; a place where residents and guests can interact and become immersed with the local community. All land occupation through the mixed-use (touristic and residential) build out, will adhere to core environmental values. But it's also about boosting the local economy, enhancing the area's culture and age-old traditions, including collaborating with local craftsmen and artisans to bring the design and build aspects of the project to life."

One integral part of the Ombria's sustainable design philosophy, is a focus on the use of renewable solar and geothermal energies, with low-density bioclimatic architecture respecting the existing flora and fauna and indigenous plants and trees to enhance an already thriving ecosystem.

Real estate offerings are as diverse as the landscape itself, whether prospective buyers are looking for a primary or secondary family home, a weekend getaway or rental proposition, thanks to strong independent financial backing from prominent Finnish financial investment fund, Pontos Group. Aspiring property owners will have the choice of three real estate development areas, with 381 residential and investment units including luxury villas, townhouses, semi-

detached villas and apartments.

Phase One encompasses a five-star hotel, Viceroy at Ombria Resort, which will feature 76 luxury guest rooms and suites, in addition to 65 branded residences, The Viceroy Residences at Ombria Resort from €555,350. Owners can use their property for up to 10 weeks per year and receive a minimum guaranteed annual rental return of 5% net for the first five years.

Adds Costa: "Europe has seen a strong response and sales uplift in relation to branded residences connected with luxury hotel chains. Homeowners want to know that they are buying into a name and a level of service that's connected with established and well-regarded hotel operators. As the branded residences market continues to evolve, it's no longer just the service and the bricks and mortar, but also the lifestyle and security of investment, they're buying into. We're proud to be working with Viceroy Hotels and Resorts to be bringing the first Viceroy Branded Residences in Europe, here in the Algarve."

Apartments are sold freehold, fully furnished and equipped to exacting five-star Viceroy Hotels & Resorts standards. The style and design of the properties are ideally suited to accommodate longer stays and guests and owners visiting with their families. Some have their own private garden, swimming pool or jacuzzi.

A comprehensive range of on-site leisure amenities are also there for owners and their guests to enjoy, including an 18-hole golf course and clubhouse, paths for nature walks, an organic farm, honey harvesting facilities and an astronomical observatory, while nearby activities include jeep safaris and wine tasting tours to hot air balloon rides.

Moving forward into future residential build phases - alongside the Viceroy Hotel and Residences, Ombria will also be marketing the Alcedo Villas - 12 individual detached freehold homes from €2,550,000 with landscaping and architecture tailored to the owner - and the Oriole Village,

artfully divided into 3 hamlet clusters which will include 83 touristic apartments, townhouses and villas, ranging from 1- to 4-bedroom properties with between 80-300 square metres of internal space. Each one comes with interior design package options to choose from.

Costa concludes: "Ombria Resort has all the hallmarks of becoming a premium European destination; a sophisticated experience in an authentic landscape. We look forward to residents and owners playing an integral and influential part in shaping its story."

www.ombria.com




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VALE DA AREIA
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BIG *in Milan*

Luxury sustainable development is giving property prices a boost in the Italian metropolis, with landmark project, Porta Nuova by vanguard real estate company, COIMA, leading by example

Milan has long been an international hotspot, attracting fashionistas and financiers alike. Now the city is starting to draw keen interest from international investors as well. The fastest growing city in Italy and one of the most desirable second home destinations in the world; a combination of low property prices, competitive interest rates and a flat tax regime has prompted a vast and consistent increase in interest from across the globe over recent years.

Traditionally, the Milan market catered mostly to domestic buyers, and sales across Italy, including in Rome and Florence, have been driven by buyers seeking access to the city's culture and business offerings.

2015 however, kick-started international interest with Expo Milan which brought over 20m visitors from around

the world, shining a spotlight on the city's investment potential. Since then, inventory has been absorbed and prices have been growing, with several contemporary residential addresses and destinations now emerging, including the vast Porta Nuova district in the north, just outside the artist quarter of Brera.

This global attention has also created something of a ripple effect through the city: two international members' club brands have arrived – London's Soho House and NYC's Core Club, which will be its first outpost outside of Manhattan.

Milan is now the financial heart of Italy and is a rapidly growing business hub. It also has the highest density of wealth of all Italian cities (based on the population of UHNWIs – those with net assets over US\$30m – and number of households with incomes above US\$250,000).



Adding further investment prowess, of all Italian cities, Milan has also had the highest volume of residency applications from global buyers, with one of the highest proportions of foreign residents in the country, overtaking Rome as the number one location for high-net-worth individuals applying for Italian visas.

Porta Nuova

Nestled between two of Milan's more traditional neighbourhoods The Garibaldi and Isola and a perfect spot to explore the new soul of the city, Porta Nuova is the largest integrated, sustainable regeneration project in Europe by Italy's leading real estate company, COIMA. The result of a 10-year regeneration initiative, it is now a highly sought-after pedestrian-centric district and a leading economic hub, signalled by the sail-like glass icon of the UniCredit Tower and the Residenze Porta Nuova – showcasing some 400 contemporary new homes.

All residences are set within 200,000 square metres of beautifully designed open public space, including a host of new bustling piazzas including the Piazza Gae Aulenti, a central collection of shops, cafes and restaurants all set around an open water feature. At the green heart of Porta Nuova - the

Biblioteca degli Alberi Milano (BAM) - one of the largest open public parks and botanical gardens in the city, spans the equivalent of 12 football pitches.

Penthouse Collection

The Residenze Porta Nuova is a collection of seven individually designed residential buildings surrounding the new city park, from contemporary skyscrapers to traditionally inspired low-rise townhouses and villas. The most internationally recognisable, is the Bosco Verticale – one of the first vertical forest concepts and a world icon of sustainable, green urban living.

The final and most exclusive properties across the development are now on the market: the penthouse collection featuring the top floor properties of the new tall buildings that



define the skyline of the Porta Nuova district.

This stylish collection comprises 14 individual properties, each offering the best views available in this historically low-rise city. The launch of the penthouse collection has also brought with it, the release of the highly anticipated Bosco Verticale penthouse. Immersed in the self-sustaining living exterior that forms the world-famous exterior of Stefano Boeri's Bosco Verticale towers - comprising some 15,000 trees, plants and shrubs, equivalent to a 3-hectare forest – it is one of the largest, highest and most exclusive properties in Milan.

Occupying the entire 26th floor, the 493 square metre property features a quadruple aspect for 360-degree views of the entire city. Six individual terraces (totalling over 171 square metres) provide a variety of outdoor spaces on all four facades of the building, each enveloped in the fragrant trees, shrubs and plants that clad the landmark building, acting as private gardens in the sky.

All properties across Residenze Porta Nuova enjoy the

highest quality residential facilities, including fully-equipped gyms, yoga rooms, party rooms with kitchens, cinemas and games rooms, plus large communal terraces for entertaining. Residents also benefit from 24-hour concierge and modern security systems, as well as underground parking.

Sustainability at Heart

With sustainability leading the vision, Porta Nuova is one of the finest examples of urban regeneration in Europe. Featuring over 40 Leadership in Energy and Environmental Design (LEED) certified and pre-certified buildings, it is recognised worldwide for its ground-breaking approach to high quality, low impact city living.

The innovative design creates constant interaction between nature and architecture in everyday life, and fosters social interaction and wellness, with its pedestrian-centric layout, network of walkways, green spaces and piazzas created for exercise, relaxation, and to spend time.



THE COIMA WAY BY KELLY RUSSELL, HEAD OF SUSTAINABILITY AND COMMUNICATION AT COIMA

How would COIMA define sustainable build for a better future?

Sustainability has many facets. The most frequently quoted definition is from Our Common Future: "Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs." At COIMA we also look to the UN's Sustainable Development Goals which include elements such as: good health and wellbeing; industry, innovation and infrastructure; responsible consumption and production; and sustainable cities and communities. The only way for the built environment to help fight climate change and to promote diversity in a meaningful way is to integrate these principles into the basic economic, social and environmental model of every investment and project.

Is Milan a good example of a 'people-friendly' city?

Milan has become a highly walkable city where people love to gather, meet and socialise. Porta Nuova builds on this, designed as a pedestrian led neighbourhood with constant interaction between nature and architecture. Walkways, green spaces, and piazzas interlink with areas for exercise, relaxation, and socialising. At BAM, Biblioteca degli Alberi Milano, a public park in Milan that is privately managed through an innovative public private partnership between COIMA and our family Foundation Fondazione Riccardo Catella, we host a diverse programme of more than 200 cultural events and activities each year. Free, they are open to all and cover everything from the arts to nature and wellbeing, with the aim of building and fostering community engagement.

How does COIMA's investment strategy reach beyond pure residential build to empower and enhance the wider community?

We place nature and humans at the heart of what we do, to ensure that our designs can genuinely improve quality of life. Targeting areas that were previously abandoned brown fields, we can create entire new neighbourhoods, not only improving living standards by redistributing urban density and improving public realm, but also by creating jobs and further income through increasing footfall and tourism. We launched the COIMA ESG City Impact Fund, a real estate investment fund based on a scientific measurement of ESG indicators, to redesign new models for urban regeneration.

Sustainability asides – what, in COIMA's opinion, has been the biggest single shift in recent times in terms of focus for global developers?

An environment and climate emergency has been declared, causing a significant change in attitudes. Millennials, now the largest group within the global workforce, have more responsible principles, with sustainability and corporate reputation now key factors in their purchasing decisions. This is leading companies to recognise that sustainable, responsible practices need to be the default approach, rather just a selling proposition.

How is Milan leading by example in terms of innovation in residential build?

Milan embraces innovation, coming from rich heritage of design and fashion. Architecture, including residential development is no different. It is home to many Italian and world firsts including Stefano Boeri's first vertical forest concept – the Bosco Verticale – a highly effective biophilic architectural approach now seen in cities across the globe that we studied, developed and now manage. We feel community engagement is important in developments and has been a focus in developing Porta Nuova which has allowed us to begin the process of certifying it to be the first LEED and WELL for a Community in the world.



GAME, SET AND *Paris Match*

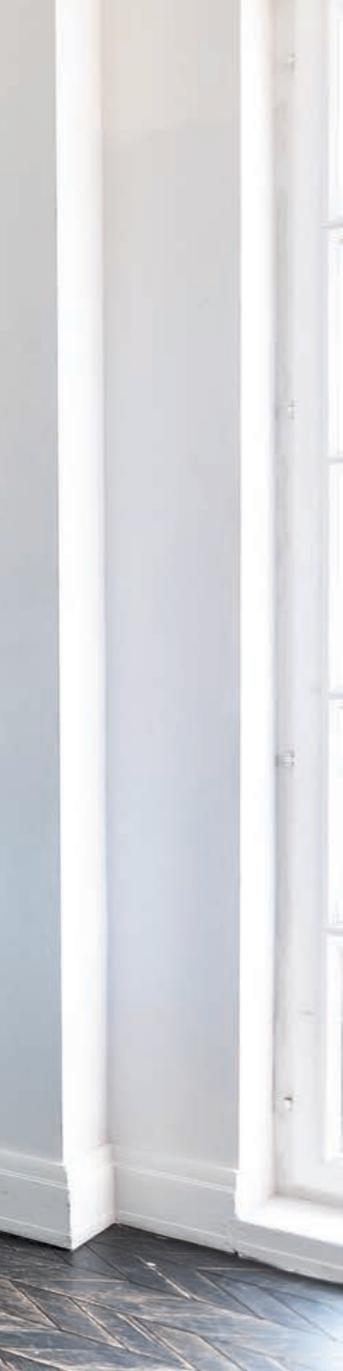
A new post Covid investment pecking order is luring greater numbers of foreign buyers to the City of Light. Sophie Davenport pays a visit

Nowhere does nostalgia quite like Paris: the Gothic buildings, the ornamental fountains, the gilded walkways across the Seine, all intricate reminders of a city inextricably linked with its past. It seems the same 'vintage value' mind set can be applied to investor sentiment at present too, with a rekindling of interest in buying traditional bricks and mortar.

Whilst the pandemic has had an undeniable impact on the capital's real estate prowess, with 13% fewer homes sold in the city between August and October 2020, (compared with the

same period in 2019), according to the Notaries of Greater Paris, decreasing transaction levels have been counterbalanced by a lack of supply - and a steady demand - which has helped to bolster the market.

"One of the most interesting aspects to mirror the property market here is how resilient it is - and the last year has been no exception," reflects property agent, Cyrille Logerot. "Despite the difficult circumstances, sales have remained steady. And at the higher end of the market (€5M+), we've seen increased interest and activity since summer 2020."



Other factors have impacted on transaction levels too. Buyers have benefited from good borrowing conditions - the French government having recently relaxed the conditions for granting bank loans. The progress of the Grand Paris Express project – the largest transport project in Europe with 68 new stations and 200 kilometres of additional tracks – is further supporting price rises and pushing investor interest in some of the Greater Paris districts best connected to new and future transport lines.

At €19,600 per square metre, the average price of prime homes in Paris remains well below New York's, at €24,480, and London's, at €27,990, according to Knight Frank. The number of high-spec apartments in Paris has also lagged behind that of other global cities, in part because restrictive planning laws prevent developers from upgrading properties to exacting international standards. The 6th, 7th, 8th and 16th arrondissements remain highly sought-after locations among foreign buyers with the 2nd gaining in prominence.

“Pre-2020, the luxury real estate market in Paris attracted a large proportion of international buyers from the United States, China, and the Middle East,” confirms Melanie Mallett of agents Marc Foujols. “In light of the pandemic, this demographic has shifted. We’ve seen a virtual disappearance of Chinese and American buyers, who have not been able





to come to France for many months. However, clients from the Middle East have been able to visit thanks to private travel, and French and European buyers - notably from the UK, wishing to retain a euro asset as part of their post-Brexit strategy, have replaced the usual international client base to a significant extent. Typical value investments come in around the €3 million mark for a traditional pied à terre, but some are looking for larger estate investments to the tune of €25 million to €40 million.”

Adds Logerot: “The quality of architecture, rich culture, and vintage beauty still make Paris one of the most sought-after capitals in the world. The market’s, supply deficit due to the absence of new build, is a constant, and as such, demand will most probably continue to exceed supply going into the new year.”

FAST FACTS

- In the first quarter of 2021, Paris real estate grew by 1.7%.
- Average prices now stand at 10,640€ per square metre.
- The most expensive arrondissement (district) remains the 6th, where property in the Odéon area averages an impressive €19,600 per square metre.
- South of the fashionable avenues, the quays along the Seine—Quai d’Orsay, Quai Anatole France, Quai de Bethune and Quai de la Tournelle are further contenders for the title of Paris’s most expensive address.
- As for the top two streets – try the Avenue Montaigne and the Avenue des Champs Élysées.

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PERFECT *Harmony*

Conducting a style symphony with elegant design, luxurious materials and muted colours is what Nanas Design does best. Julia Millen spoke to founder Mariko Konno

With many years of experience in interior design and real estate, Mariko Konno is well equipped to design inspirational spaces. Growing up both in Japan and Malaysia, the aesthetic she brings to her design, is an amalgamation of ethnicities and sensibilities with influences from both East and West. Mariko reflects: “It’s a style that we’ve found to be ideally suited to our international, often multinational, clients and their eclectic tastes. It also allows us to remain current in a cosmopolitan market.”

The company’s aim is to create timeless yet modern interiors that provide clients with a sense of well-being and comfort. As such, the design team believe that the environment we all inhabit should not only reflect our personality but also our lifestyle. This is achieved by balancing tradition with whimsy and colour, to provide clients with a space that they’ll enjoy spending time in.

Based in Singapore and working on projects across Asia, Nanas Design is an award winning, multidisciplinary firm that provides a variety of services to property developers, private residential owners and commercial clients.

Their thoughtful, holistic approach, incorporates simple sophistication in every space. “It’s essential to us that our clients’ vision and aspirations are materialised, and that the environment reflects their needs and lifestyle,” adds Mariko.

ND’s projects range from ground up construction to smaller room makeovers and renovations, overseeing all components from initial design to final execution, including, drafting plans, project managing and creating bespoke furniture.

Mariko and her team, believe in delivering quality interiors that clients can live, work and make wonderful memories in; a thoughtful approach to every design with an eye for detail and a practical problem-solving mind-set.

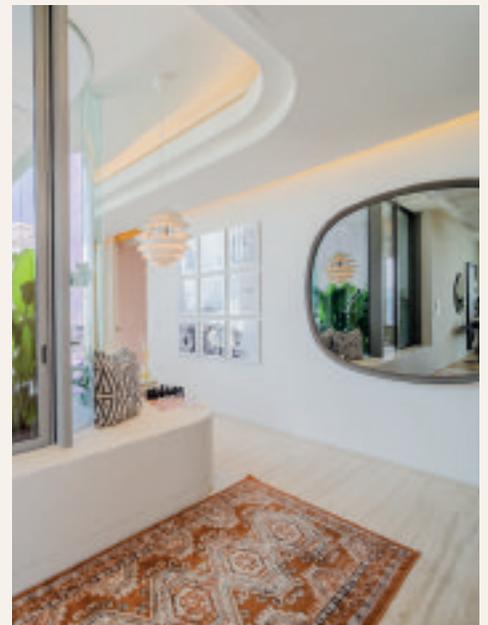
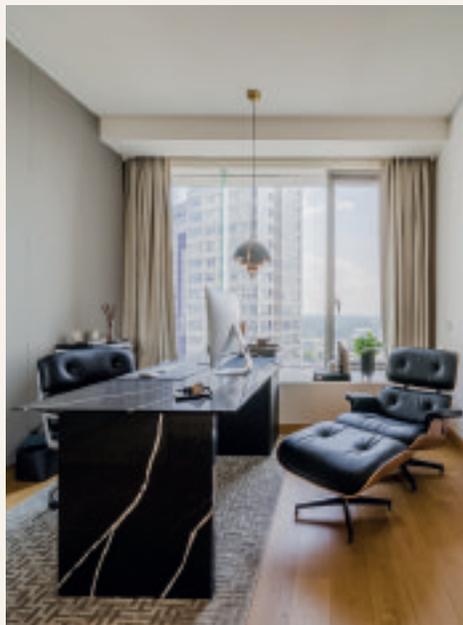
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WATER

World

Celebrating water in its purest, most creative form, KLAFS UK deliver the ultimate home spa experience. James Matthews finds out more from company Director, Gilles Darmon

When conjuring up thoughts of a luxury spa, one immediately thinks of a wooden clad sauna, bubbling spa, even a deep azure swimming pool. While these are well known staples of high-end relaxation, the journey to becoming truly Zen includes many more elements – with the most indulgent encompassing not only heat but ice, steam and salt too.

KLAFS is world renowned for offering a premium range of specialist spa facilities - from sauna, steam room and ice lounge to caldarium, tepidarium and hamman. Through their exclusive partnership with renowned swimming pool specialist Guncast, UK customers now have access to a one-stop-shop for luxury well-being, with the very best products being delivered to private homes, hotels and residential developments.

What makes KLAFS UK so unique, is its ability to deliver the complete end-to-end service – from initial consultation and design through to complete installation. Top notch craftsmanship, state of the art technology and an abundance of ingenuity, passion and intuition is channelled into each and every product. Aesthetic design is key, too.

One of the newest products to launch and already in high demand, the unique design of the Matteo Thun sauna

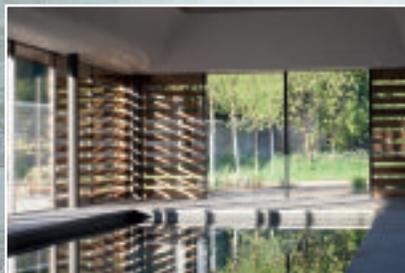
is characterised by the interplay of wooden strips and joints. Designed in collaboration with renowned architects Matteo Thun and Antonio Rodriguez, the simple shapes and preference for warm, natural materials characterise this emotive and sensual sauna. The heater can also be discreetly placed underneath the bench seat to offer the latest in invisible technology.

A serene sauna session is made all the more invigorating with a sharp immersion into the cold - The Snow Paradise provides stimulation at a skin tingling -10 degrees, with fine, chemical-free, powdery snow and surrounding rocks and glacier crevasses, creating a unique and peaceful environment to unwind. But if this feels a little on the frosty side, the Ice Lounge creates a multi-sensory room that cools down the airways and skin at a more comfortably refreshing 14-16 degrees.

Sustainability is of course at the core of KLAFS UK's offering, sourcing materials sustainably and ensuring all wood conforms to ecological, social and economical standards. For the most eco-minded clients, the KLAFS GREEN SAUNA package can be added to most KLAFS UK's saunas, lowering electrical use by over 40% with each use, whilst producing the same amount of heat.

www.klafs-uk.com

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Paired with the very latest in innovative pool design and water purification technology, the unique offering from KLAFS UK is disrupting the wellness market, with project commissions more than doubling over the past 12 months. Now with regional offices in Greater Manchester, Oxford and West Sussex, KLAFS UK are working closely with private clients through to developers to deliver the most indulgent wellness experiences across the country.

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FINE *Design*

Creating luxurious and liveable spaces is second nature to award-winning interior design studio, Designer Touches. Julia Millen spoke to Founder and Principal Designer, Mary Georgiou to find out more

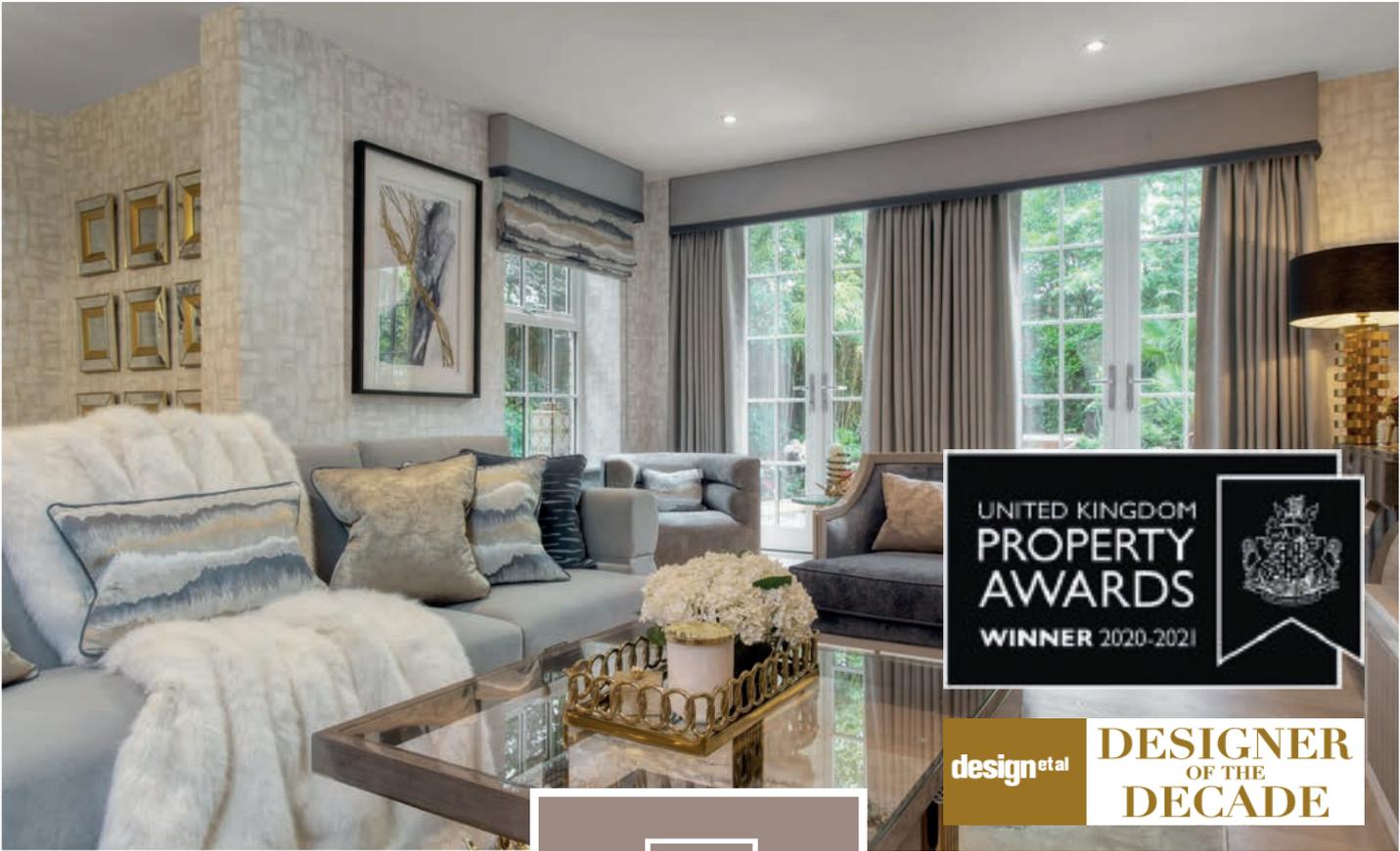
While some homeowners may have an eye for aesthetics, designing your own interior space can be a challenge. Doing your own interior design work can be fraught with difficulties, that can be costly, time-consuming and stressful, especially when you are juggling multiple contractors. So rather than waste valuable hours selecting colour schemes or furniture pieces, Mary and her team can alleviate the stress and help you to create the space you've always dreamed of.

Founded in 1999, Designer Touches specialises in creating beautiful spaces for private clients and property developers throughout the UK and abroad, providing custom-made design packages to suit every client's needs, budgets and aspirations, to deliver luxury interiors that are timeless and

elegant yet practical for everyday living.

Designer Touches' team of trained professionals, has in-depth knowledge of the latest trends and products on the market and they work with top quality suppliers, to ensure that all work is carried out to the highest standards. They are hands on with every aspect of your project from the initial design concept through to production and installation. With an extensive list of suppliers and resources, they're able to access unique products that are not always widely available on the high street. Once the project is in process, the team will work with contractors to maximise the potential of the space, ensuring every area of your home is utilised to its fullest. For a free no-obligation initial consultation contact:

info@designtouches.co.uk



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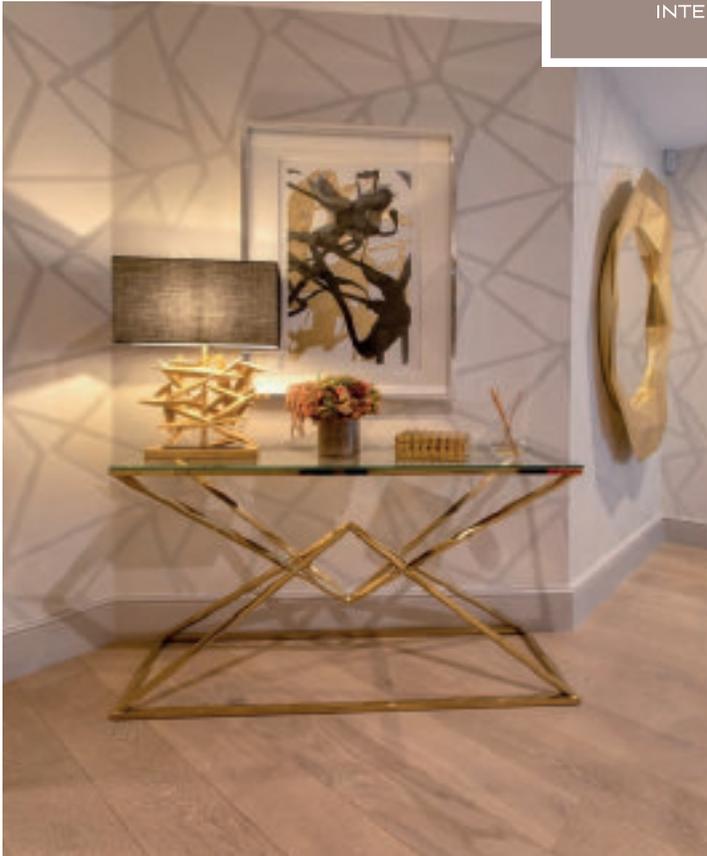


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Perfect BLEND

A passion for beautiful lighting and accessories led Lee Lovett to develop an innovative range of products. Julia Millen caught up with her to find out more

Lee Lovett's obsession with lighting and accessories stems from years of interior design and period renovation projects, whereby she became frustrated when sourcing elegant, screw-less switches only to find the corresponding sockets arriving with clearly visible screws in the plate. Born from this, she founded The Soho Lighting Company with a mission to design a completely screw-less range of switches and sockets, meticulously hand-crafted from the finest materials along with other stylishly designed lighting products.

She explains: "On average you engage more with switches and sockets than most other design features within an interior. Every time a person switches on a light or plugs in a charger or appliance, your design choices are subconsciously being viewed, used, and appraised. Leaving such a pivotal design choice to chance or not considering the aesthetic, can result in a finish which detracts from your desired look." Soho Lighting's elegant switches and sockets are uniquely designed to ensure no unsightly screws are visible in either your switches or your sockets, and are hand crafted in a variety of stunning finishes.

"Deciding on a finish is a matter of the look you wish to create, personal taste and style. Choice is everything and there are primarily two approaches; if you're hoping to

create an authentic period interior, select one single finish. Allow the period of your property to guide this choice and match your finish throughout, across all hardware. Then allow additional decor choices such as layering with different colours, patterns, and textures to add depth and interest to your overall effect." Soho Lighting have eight classic and contemporary collections with finishes in bronze, brass, white metal, chrome, and black nickel. For those less concerned about authentic renovation and keen to inject personal taste and style into an interior, get creative and mix up your finishes. Keep in mind the guiding principle of a maximum of three to four different finishes depending on the size of your interior, and there are many exciting options available. Soho Lighting's FUSION range of screw-less switches and sockets, host an exquisite blend of different finishes to compliment personal tastes and interior styling. Adds Lee: "With hardware finish selected, why not carry it through to your lighting. Soho's new 'Glass Library' hosts a stunning range of hand-blown glass pendants with over ten different metal finishes. And our 'College Collection', inspired by the study rooms of Oxford University, provides that same finish choice adorned with exquisitely hand-painted enamel shades."

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*Seasoned globetrotter
Nicky Dobree is
credited with setting
the trend for luxe
Alpine living. L-J
Andrew finds out
how her love of
travel has shaped her
spectacular designs*





They say that travel broadens the mind, but it can also fill it with artistic inspiration, especially when it comes to interior design. For Nicky Dobree, discovering new places is not only the perfect pastime, but also her biggest creative muse. After studying French and Italian at University and a stint in publishing, Nicky decided to follow her heart and retrain in interior architecture and design. Now an award-winning designer, her consultancy is the first port of call for many discerning international clients, notably in all the leading global ski resorts from Whistler to St Moritz.

She reflects: “Having grown up in Paris and Vietnam, my passion for travel has truly evolved. I’ve spent a good deal of time overseas, and inspiration from all corners of the globe has given me a unique insight into differing contexts, histories and aspects of interior design.”

She adds: “Each place I visit opens my eyes to new angles and approaches to both traditional and contemporary design. From the warming and hearty Nordic feel of Scandinavia to the traditional, simplistic elegance found across the diverse regions of Africa; every place shapes the basis of my makeover visions. Spending time in trend setting hubs; Paris, for example, for Design Week, and Ibiza, to pulse check the latest trends, is all part of the creative journey.”

Although synonymous with luxury Alpine chalet design, more recently, Nicky has turned her attention to Plaza 18, her first hotel design in collaboration with Hotel La Casa del Califa in Andalusia, Spain.

Set in the former 19th Century merchant’s house, this elegant residence has been coaxed back to life; a Grande Dame reborn.

“This project was such a joy to take on, but I felt an immense responsibility too,” she enthuses. “Our overriding



priority was to use as many of the original features as possible, including shutters, windows and doors, along with the original statement black and white floor tiles.”

Each room has a story to tell and this is evident from the moment you step foot inside the residence; the entrance hallway with its oversized black and white mirror by a South African artist making a dramatic statement, alongside the bespoke console, that sits beneath the mirror and complements the monochromatic scheme so well.

Statement bespoke doors with circular brass handles, designed by Dobree, create drama and continuity throughout, with curated pieces such as the Japanese Boro Kimono and collage painting by Peter Clarke, adding visual focal points at every turn.

Nicky concludes: “Ultimately my designs have the hallmarks of classic elegance and enduring comfort; the perfect blend influenced by my wanderlust instinct.”

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Ritz Carlton Moscow

Globally LOCAL

FG Stijl, headed up by company founder, Colin Finnegan, celebrates unique design with local perspectives. By Julia Millen

Tell us about FG Stijl?

The name reflects the Dutch art movement: De Stijl, which is about reducing the world to its essence. For our projects, we try to work in the same ways, as we start off with the essence in the layouts and planning and then add the style to the project.

After studying interior design alongside Egyptology, I travelled the Nile and realised that good design can last an incredibly long time. If you look at the great temples, they were built out of the best quality materials and thousands of years later, they still look magnificent. This struck a chord with me about design logic and the use of quality materials.

I feel it's important to be able to restore and enhance a building, rather than dispense with it altogether.

We started the company 27 years ago and we've worked with a variety of clients. One aspect they all have in common, is they're demanding of a unique design, which is good because we're equally demanding of this ourselves.

We've travelled the globe, and we always try and approach each project from a local perspective, undertaking huge amounts of research and focusing on specific patterns, materials and designs that are unique to the area. The recently opened Market Street hotel in Edinburgh, truly

reflects the Scottish capital, with intricate, yet subtle details throughout. We even managed to inscribe the first five notes of The Flower of Scotland, through the design of the fireplace.

This approach flows through all of our projects; such as the Kempinski hotel in Munich, working together with the Nymphenberg porcelain manufacturer to working with the local artisans for the Ritz-Carlton, in Moscow.

What new design opportunities does your base in Amsterdam offer?

Amsterdam is currently reinventing itself, as a 'donut city' with a cyclical navigational approach. Until ten years ago, it was a C shaped city with a river flowing through it. With the work on the ring road, planners are now trying to create a city whereby people can live, work, play and socialise, all within a relatively small and well connected centre.

The Amstel Kwartier, where we have recently moved after buying our new office, was historically, one of the forgotten areas in Amsterdam, and as often happens, it's now one of the most desirable locations, a focal point of new luxury, with international blue-chips putting down roots, as well as an array of incredible new villa developments springing up. The area is well served by public transport, including trains and an international airport.

The multiple opportunities now in the Netherlands, with the cities expanding and enormous demands for new development and homes, offers us many opportunities for investment, which is the reason for putting down roots. It enables us to work on residential developments, as well as mixed-use and hospitality projects.

Are you currently undertaking any commissions in The Netherlands?

We're currently renovating the public areas of the Sheraton Hotel at Schipol airport. We're also working on the designs for an incredible new hyper-luxury hotel, which is completely under-wraps, so I can't share anything more at present. All I can say is, watch this space.

Additionally, we've just finished work on a two star Michelin star restaurant between our office in Amsterdam and the beach, which has been great fun.

The Netherlands is fantastic place to be based as you can be in so many different places within three to four hours travel time.



Park Centraal Amsterdam

What type of development do you feel is needed in the city?

The city of Amsterdam is looking for quality ecological developments, including the latest technologies from city farms to 3D laser printed buildings. FG Stilj is actively busy with these initiatives.

The company's motto is "designed for people" how is this evident in your work?

It's important to create spaces where people can interact and communicate. For example, many hotel restaurants are based on a seating layout for two people, but of course, people visit places on their own, whether on business or for pleasure

DESIGN & INTERIORS

and this configuration can make an individual feel quite uncomfortable.

An interior should ensure that the inhabitants of that space feel at ease, including, for example, welcoming features such as a fireplace. Of course it has to be beautiful, but the emotional association is the crucial part.

You work on many international projects; how do these differ to regional based work?

As a designer, you learn so much about the world. When we were working in Dubai on a 55 storey apartment building, we realised that not only were the designs quite exceptional, but that each unit would be someone's home, not a trophy house. When you dream of a home, it's the emotional connection that should be front of mind.

We have also worked on Andaz hotel, The Palm, which has two towers – one residential and the other, a hotel with a swimming pool on the 14th floor, which we adorned with a contemporary Arabic tile pattern.

In Europe, we worked on numerous projects, including the Kempinski Hotel, Munich, where we worked on many public spaces, as well as the hotel's Royal wing. We've also designed the stunning Nobu Matsuhisain in the Mandarin Oriental, Munich, as well as the public areas. It's always an honour to work with inspirational clients.

Anything exciting in the pipeline?

We are very excited about a cool new design hotel, that recently opened: The Do & Co Hotel and it's new restaurants, including a collaboration with FC Bayern Munich. The Do & Co. is one of the world's leading catering companies and this is our second hotel for them after their hotel in Vienna.

We're currently renovating the Ritz-Carlton in Moscow, including their new imperial suite, which looks directly onto Red Square. It's one of the most magnificent suites in the capital. One of the highlights of the public areas will be the incredible Crystal champagne bar.

We are also working with the Qube gallery, situated in the same building and the Ritz-Carlton, to create a 5pm art moment to bring together the local residents of Moscow and the International community staying at the hotel.

We're entering a 'new' industrial revolution, with the development of laser print technology, however, there's always an opposite viewpoint and that's where we're seeing a growth in products designed in natural materials by artisans, using one off elements, often featured alongside technology. It's not always about the material, but the artistry behind it. This is something that can be referenced in each of our projects. We just love story-making. Spinning a stylish yarn is what we do best.

www.fgstijl.com



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TAILORED *to perfection*

Surpassing the cinema experience in the comfort of your own home, is what Zebra Home Cinema does best. By Tania Jacobs

With a focus on designing and installing the best and most luxurious home entertainment systems, tailored entirely to the needs of each client, Zebra Home Cinema's bespoke installations can be accommodated in any living space, allowing you to enjoy all kinds of audio-visual media from the comfort and privacy of your very own home cinema or media room.

Atif Ghaffar and his team provide a wide range of systems all using only "best in class" components. Their aim is not to simply recreate the experience of a commercial cinema but to surpass it. With the right preparation, design, choice of equipment and calibration, Zebra Home Cinemas start to disappear, making you feel as if you are right there with the actors and musicians. Nothing can beat the experience of watching a great film or listening to your favourite song through an exceptional audio system.

Zebra Home Cinema's systems are unique in being able to satisfy musicians and the most discerning of listeners.

If music or movies are your passion, why not put them to the test with a visit to one of their demonstration rooms. In Little Aston, Staffordshire, the company has a full Dolby Atmos media room, featuring Miller and Kreisel speakers with Lyngdorf Audio electronics. M&K speakers are used in many Hollywood studios, including Warner Bros., Skywalker Sound and THX.

For the most discerning clients, seeking the absolute best in audio performance, the company can arrange VIP demo sessions in Thatcham, showcasing Steinway Lyngdorf music systems. These are quite simply the finest audio systems in the world, synonymous with Steinway and Sons pianos. There are 10 different audio systems and 2 cinema demonstration rooms to experience the ultimate in home audio-visual entertainment.

Alongside their cinematic and music services, the Zebra team also offer smart home integration, lighting and security solutions through their associate partnership with Virtus Integration.

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A Fresh COAT



With innovative thinking and hip designer hues, COAT co-founders Rob Abrahams and Rob Green share how building the next generation of sustainable luxury paints is about far more than a glossy image

The past year has changed our outlook on many things; time, relationships, even our core values. Most of us have found ourselves with more time at home, to think about our living environments. COAT Paints, who launched in 2020, with a goal to simplify the clunky paint buying experience, is addressing this issue head-on - by giving the luxury paint market a fast-track pass to the modern world. “We’ve renovated numerous houses over the years, and trekking to and from the DIY store for paint tester pots and tiny colour chips left us feeling decidedly underwhelmed,” says Rob Abrahams, co-founder at COAT. “There was a stark lack of environmental consciousness to the brands and products out there too, with too much waste as part of the painting process.” Taking an entirely different approach, COAT offers clever Peel & Stick Colour Swatches to help people easily try paint shades at home, without any of the mess, waste and expense of traditional paint tester pots. It’s a simple idea, and with a curated colour palette of just 36 designer shades, the company is uniquely focused on a ‘less is more’ approach to choosing the right shade.

“Simplifying things for clients and customers, and making the process quick and easy, is such a big part of the COAT experience,” says Rob Green, fellow co-founder at COAT. “But beyond that, sustainability is a deep-rooted part of the COAT mission. It manifests itself, not only through our entirely water-based and low-toxin paints, but also through our broader focus as a regenerative business, that gives back more than we take - where we can stand proud on every ethical decision we make.” COAT is the first Carbon Positive Paint Company, which means the business has taken responsibility for all of its Scope 1-3 carbon emissions, while offsetting unavoidable emissions by contributing twice as much to UN Gold Standard environmental offsetting projects. “The meaning of the word luxury has evolved,” adds Rob. “It’s about doing the best for yourself and for the planet. COAT paints are a symbol of that shift in generational perception and environmental responsibility. We’re proudly championing the new way to paint, and firmly becoming the go-to luxury paint brand for the next generation.”

www.coatpaints.com



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Overgaard & Dyrman Circle Chair

Arts and Craft MOVEMENT

Before furniture was mass-produced, the hand of the maker was always visible. Staffan Tollgård shares how the Tollgård legacy seeks to champion the makers of today and their contemporary masterpieces. By Julia Millen

Founded by respected design duo Staffan & Monique Tollgård, the Tollgård showrooms are a physical extension of the company's design philosophy and a strong belief that great design deserves to be seen. Born in Sweden and South Africa respectively, the partners-in-life-and-design share a nuanced understanding of culture and a love of storytelling through design. Starting with a handful of brands that they were eager to share with the design community, the showroom has quickly grown into a library of over 250 global brands, offering furniture, lighting and accessories.

From Italian artisans to South African sculptors, the showrooms are also a melting pot of cultures connected by one singular thread: the beauty of craft. On this journey to source new brands, Staffan turns to the Scandinavian principle of the red thread - the creative DNA - that binds these makers from more than a dozen countries. The red thread that the Tollgård showroom follows, is the value these brands place on how things are made, the questions of living that they answer, and the honesty of their ingredients. The result: pieces that engage and endure. Stories that intrigue.

One such example is the work of Danish designer-makers Overgaard & Dyrman. Their studio melds traditional craft techniques with a pioneering design philosophy to create meticulously thought-through pieces with distinctive personalities. The Circle dining chair in particular, is a geometric wonder. Hand-made, this graceful piece is visually engaging from every angle.

Another jewel in the Tollgård showroom crown is Italian master craftsmen De Castelli. Nestled in a scenic town outside of Venice, they strive to perfect the art of metalwork - priding themselves on having written the language of metal for generations. Welding, oxidising, hand-brushing: the process of bringing sculptures to life is painstaking and a labour of love. The results are works of art that are original to this Italian atelier and help instil a sense of burnished luxury.

For Tollgård, these partners and their work are reminiscent of the principles of mid-century modern: less is more, honesty in manufacturing techniques and truth to materials. In the showroom, De Castelli and Overgaard & Dyrman sit alongside craft contemporaries like Ceccotti, Man of Parts, Eikund, BassamFellows, Juniper, Skram and many more. Within each of them, there's a richness and a rawness that makes it hard to look away.



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SENSE *Of Space*

Boutique interior design studio, Alex Kravetz Design, excels at scaling space, whatever the project.
 By L-J Andrew

Founded more than 20 years ago, Alex Kravetz Design studio embraced the digital age from the onset and now operates with highly collaborative team hubs across Europe, enabling a flexible and proactive approach to any geographical challenges. Prior to that, Alex was a partner at one of the global hospitality design firms for the EMEA region.

The company's reputation is built on a high level of experience in all aspects of interior architecture and design, as well as on delivering a highly personalised service. Historical renovations, re-purposing, re-branding, and market repositioning, have become great strengths in the studio's growth whilst maintaining elegant and timeless styling - a defining ethos of the company.

Alex has travelled extensively around the world, building on his knowledge and vision of many cultures and influences. With multiple projects in the Middle East, USA, and Europe, he has a unique understanding of the requirements of his clients.

His work is displayed at iconic properties such as Badrutt's Palace Hotel in St. Moritz, The Imperial Hotel in Vienna, and the Dorchester Hotel in London. Private residences include a classical mansion in Beverly Hills, a Grade I Listed Estate in England and a mountain lodge in Northern Italy, as well as numerous other private commissions, showing the diverse range in the studio's designs.

The blend of skills between hospitality and residential design has also been instrumental in understanding the functionality of large private homes for UHNWIs, where the size of the entire estate is reminiscent of a boutique hotel. Seamless and sensitive space planning delivers a highly efficient service and translates into a happy environment for the owners. For Alex and his team, directing all the housekeeping, catering, entertainment, wellness facilities and general living spaces is imperative for a harmonious home environment. Whether it's a ski chalet or a castle, AKD develops each project in the context of the location, landscape setting and overall architecture, translating the vision of the client into the interior space. The studio also delivers turnkey projects with full procurement and installation based on the budget and timeframe. This approach ensures that the original concept is fully implemented and coordinated with all of the services and technology behind it.

Over the last few years, Alex has been pursuing the ancient teachings of Vastu Shastra, the art of creating architectural spaces based on the principles of good energy, light and proportions. He is currently pursuing a hands-on implementation of this science of creating wellness-centric living spaces in all his projects. The firm is at present, busy with several residential commissions located in London, Courchevel, Nice and Venice, as well as an ultra luxury wellness hotel retreat in Liguria, Italy.

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The Midas TOUCH

Dominating the fashion industry for decades - Giorgio Armani has also made his influential mark in the flamboyant world of interior design with Armani/Casa - a fully developed entity offering customised ranges of furniture, lighting, accessories and more. L-J Andrew celebrates his indomitable style legacy

At the age of 87, Giorgio Armani is still a formidable presence in the world of high-end fashion, with sleek, modern designs that celebrate his influence at the cutting edge of tomorrow's trends. The acclaimed designer has turned his hand to many different ventures over the decades and mirrored his fashion world success, and nowhere more so, than with Armani/Casa, the home interiors branch of the Armani brand.

Armani took his first tentative steps into the world of interior design in 1982, with the development of the 'Logo' lamp. However, it would be another 18 years until his aesthetic curiosity for styling the perfect living environment enticed him to explore the sector further. In 2000, Armani/Casa opened its first flagship store at Via Manzoni 311 in Milan. He commented at the time: "It had been on my mind for quite a while, but only now did the time feel right."

Fast forward to today and the Armani/Casa concept is still perceived to be in a class by itself: a brand that translates his designs, yet unlike other European luxury brands—Louis Vuitton, Gucci and Prada come to mind—there are no logos or interlocking patterns that instantly identify the product's provenance. If you know Giorgio Armani, you will recognise his home furnishings. If you don't—well, you won't.

The underpinning philosophy behind the range is a subtle exchange between sensibility and taste; a complex process that creates an unexpected harmony between different cultures. The overarching theme across his designs is an expression of lightness, delivered through an exploration of subtle thicknesses. From the structures of the furniture range to the woven textures of textiles, many are inspired by Obi, an ornamental Japanese sash worn mainly with the kimono.

This theme is also expressed through seemingly rigid surfaces such as wood and leather, reshaped to suggest a new, playful identity. The Oriental charm offensive continues with design allusions to Japanese iconography: nature, hot springs, the shape of the tsuba, the Japanese sword guard and the



lightness and fluidity of the ocean.

An almost ethereal sensation is also conveyed by the reference to these natural elements in motion: the shades of the clouds and Asian landscapes with trees and hills that create infinity-effects, blended colours reminiscent of a sunset or reflections on the water. Captured from nature and coursing waters come in muted shades of pink, apple green and light blue, accompanied by classic colours combined with brighter, more vivid tones such as red, forest green and petrol blue.

These hues are further emphasised by artisanal craftsmanship and exquisite materials, whether Murano glass or precious embroideries. Noble traditions of working with classic elements and components further meld with the use of innovative materials like resin and synthetic woven textiles.

Building on his interior design success, in 2005, Armani partnered with Emaar Properties PJSC to create three landmark holiday resorts bearing his name. Keen to ensure sure he was the one personally responsible for overseeing all aspects of the design, layout and styling within each



residence, Giorgio even created a limited-edition collection of home furnishings specifically for each project.

Armani has since continued to build on his portfolio, launching brands such as Armani/Dada, a collaboration with Molteni & Co to produce and distribute his designer kitchen in 2008, Armani/Casa Exclusive Textiles, a partnership with Rubelli creating furnishing fabrics in 2009, and Armani/Roca, a collection of stylised bathrooms in 2010. Additional lines include the 'Exclusive Wallcoverings Collection', for which Armani joined forces with Jannelli & Volpi in 2014.

More recently, his reputation has been further strengthened with his first show at Armani/Silos dedicated to architecture – The Challenge, showcasing the work of Tadao Ando. This occasion was also an opportunity to release his new Armani/Casa collection that transforms parallels and similarities between cultures into furniture and décor at Armani/Teatro, the venue that Tadao Ando himself designed.

Despite having successfully branched out into every aspect of interior design and architecture, Armani shows no sign of losing his zeitgeist grip. He says: "20 years after the launch of that first Armani/Casa collection in 2000, I still see it as a wonderful opportunity; a field in which I can experiment and create objects and spaces that mirror my philosophy." He reflects: "Fashion and design are both expressions of the human spirit. It's wonderful to be able to express my aesthetic vision and style in both worlds."

MOVES ON MOSCOW

Fashion brands, especially those with home and design arms, are collaborating with local real estate developers for residential complexes to further express their DNA.

Not new to such projects, Giorgio Armani is set to partner with Russian real estate developer Vos'hod for a co-branded residential project in Moscow, dubbed Armani/Casa Moscow Residences.

Located in the heart of the Russian city on the side of the Moskva River opposite the Kremlin and a stone's throw from the State Tretyakov Gallery, which houses one of the largest collections of Russian art in the world, the residential complex will comprise 26 apartments.

The Armani Casa Interior Design Studio will develop the interior of each residential unit, as well as the common areas and amenities, which are set to provide the complex with services and infrastructures.

"My idea of lifestyle finds its ultimate realisation in home design projects where I not only conceive the decor but, in collaboration with real estate development experts such as Vos'hod, define the spaces themselves," Armani explains.

"Today more than ever, the home is the core of our lives, the place that reflects and represents us. This new project in Moscow makes me proud to contribute my vision of living in a place rich in history and culture. Ultimately, the idea is to offer a personal point of view on living, under the banner of timeless elegance," he adds.

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NEW YORK *Times*

With over 70% of adult New Yorkers totally vaccinated, real estate buyers are streaming back into one of the safest places to live and play. John Rusk, President of Rusk Inc., talks Abode2 readers through how to acquire, renovate, and move into a New York City apartment or townhouse

According to the Wall Street Journal, prices for New York City properties priced at \$4 million plus, are down by nearly 35%. There is no time like now to buy and build in NYC. John Rusk, President of Rusk, talks us through the process.

Building in the Big Apple can be daunting, but there are some simple rules to apply to ensure your dream home is ready by the time NYC reopens:

- Take the opportunity to build something special to share with family and friends. An apartment in NYC should be an expression of your taste. Assess the space, location, and views, then create something that delights you every time you walk through the door.
- Hire a designer who understands your tastes. You may consider using the design team you've used for your projects back home, and then team up with a NYC architect. During the pandemic, it's much easier to have meetings where you currently reside to review material samples in person. Your designer can then collaborate with a NY architect to put the plan onto paper and manage the project. Rusk is happy to make those introductions.
- Buy everything from your general contractor so they warranty and service it all; this includes tile, shades, audio visual system, plumbing fixtures and appliances. Using one company to call for service and maintenance allows you to keep it simple and focus on the fun aspects.
- Employ professionals with long, successful track records of providing full service. There will always be someone with more attractive pricing working to break into the market

but they may not have the required expertise and may cost you more in the long run.

- Building is a collaboration. When building for long-term service and cost efficiency, a good builder will step up to help refine details and find a better way to achieve the best result.
- Choose technologically savvy firms that can use video conferencing to host virtual meetings and keep you in the loop regarding the construction. Rusk has been working through the pandemic and has the safety protocols and technology to help you manage and monitor your project from across the country or across the world. We can introduce you to world class realtors, owner's representatives, interior designers, and architects to facilitate your move to New York. Please don't hesitate to call. Timing is in your favour. Purchasing a property will take three to four months, securing building plans and approvals will take another four to six months, and construction will take four to ten months. By the time the process is complete, you will have the perfect place to stay when you visit one of the greatest places in the world.

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39 West 37th Street, 15th Floor

New York, NY 10018

Interior Design: David Scott Interiors

Architecture: Ann Macklin

Photography by: Gianni Franchellucci





STRONG *Roots*

Crafting luxury Glasshouses is in Hartley Botanic's DNA. For over 80 years the company has been at the forefront of Glasshouse design. James Matthews takes a look at their distinctive style approach

Hartley Botanic is a historic English business, specialising in bespoke, handmade aluminium Glasshouses and Greenhouses. Operating from the same factory in Greenfield, Lancashire since 1938, the company has built an unrivalled reputation, creating structures for the international market for over 20 years and enjoying a strong following in more than 30 countries worldwide.

The company makes all structures to order, which range from small patio models to imposing Glasshouses. Designs are available from three product ranges: Victorian, Heritage and Modern, or clients can create a custom design, with all models available in a variety of colours and sizes, along with options for 'glass to ground' installation, free-standing or lean-to and internal glazed partitions. Hartley Botanic are so confident of the structural integrity of their Greenhouses and Glasshouses; a 30-year Lifetime Guarantee is included.

Founded by brothers Vincent (RHS fellow) and Norman Hartley, the company was the first to develop entirely aluminium Greenhouse structures, marking a significant

improvement on its wood and wrought iron Victorian forerunners. Since then, Hartley Botanic has built a name and reputation synonymous with excellence, thanks to its incomparable range, its structurally superior Greenhouses and its exceptional customer service. In February 2017, the company became the only manufacturer of aluminium Glasshouses to be endorsed by the Royal Horticultural Society and is now the manufacturer of choice for leading horticulture organisations, architects, designers, and garden enthusiasts in the UK and globally.

In 2021, Hartley Botanic were awarded the prestigious Queen's Awards for Enterprise for their work growing sales internationally. Clients in the USA particularly, like the quintessential English Victorian and Heritage Greenhouses and the contemporary Modern Horticulture range.

www.hartley-botanic.co.uk

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GOOD *Vibes*

Spending quality time al fresco with friends and family is high on everyone's priority list at present. James Matthews samples the best in high-end appliances with the INDU+ range, designed to offer a unique outdoor dining experience

With good times on the horizon, there's never been a better time to plan ahead for some quality outdoor entertaining, a much-loved pastime INDU+ know about only too well.

Their mobile outdoor kitchen range can be adapted for a variety of cooking methods, so, you can mix up your routine with grilling, baking, steaming, simmering and deep frying.

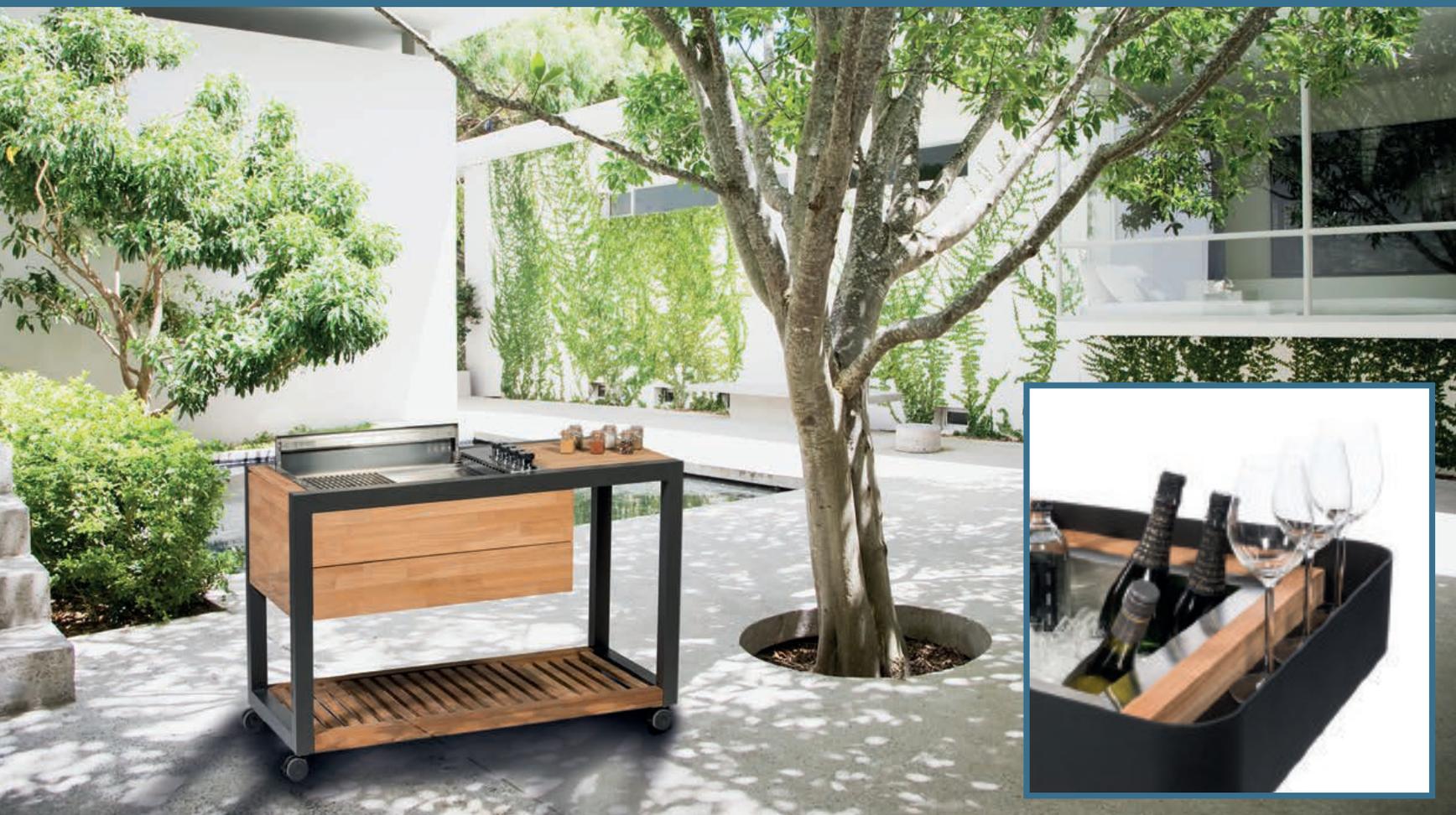
INDU+'s cooking trolleys with portable hobs can be quickly reconfigured to enable extra working space for chopping boards, in place of one of the hobs. An elegant knife holder meanwhile, ensures that you'll always have your accessories at close hand.

If a built-in cooking plate is more to your liking, you may prefer the standalone INDU+ hob, which has been designed using the latest power induction technology to ensure that

the hobs heat quickly, resulting in faster cooking times. The cooking plates are multi-functional; benefiting from inbuilt touch, slider controls and child safety locks. Their stylish, ergonomic design also means that they are easy to use and clean.

For those who prefer their food cooked Japanese style, INDU+ teppanyaki is ideal for cooking fish, meat and vegetables quickly and healthily.

To complement the al fresco dining experience, INDU+ have created an all-in-one mobile bar and side table, The ICEBOY, which becomes a generous workspace, when its sliding top is closed. This stylish trolley combines black, powder-coated aluminium and teak and includes space for storing wine glasses, bottles, and snacks. The ICEBOY comes double walled and insulated and can be used with or without ice cubes to keep drinks cool.



INDU+ have created a range of outdoor cooking appliances that have redefined al fresco dining

Trolleys • Cooking Plates • ICEBOY • Accessories



NATURAL *Curiosity*

A rich and varied portfolio of garden sculptures, sets David Harber apart. Julia Millen spoke to the cutting edge al fresco creator

How would you define your work?

Each and every garden has its own character and identity. Naturally the plants – with their colours, form and seasonal characters – are the palette and story of the garden. My work entails embellishing this al fresco space with additional decoration to create an interesting juxtaposition between evolving nature and an aesthetic frozen in time.

What inspires you?

All pieces within our portfolio reflect my love for and fascination of nature, incorporating light, reflection, shadows or water in some shape or form. I love surprising people, be it an optical illusion or something truly striking and unique.

You work with a wide range of materials, do you have a favourite?

My particular preference of materials are those with longevity. Bronze, copper and steel are perfect for the work

I do. We also work with stone and slate – our Dark Planet family of sculptures are made by hand using hundreds of irregular shards of Welsh slate or puddle stone, painstakingly applied by hand. It's a wonderfully tactile material that lasts forever – which I'm quite obsessive about - and one that we're looking to expand within our repertoire.

How do you differentiate between private and commercial commissions?

The majority of sculptures for private gardens have a personal connection to them – be it a family heirloom that has been passed down through generations, an engraving on our Armillary Sphere or a piece to remember somebody in a positive light. Many clients assume that bespoke pieces are reserved solely for corporate commissions, but that's absolutely not the case. We recently worked on a beautiful piece called Ortus, which came about from a devastating family tragedy – a couple who lost their teenage daughter



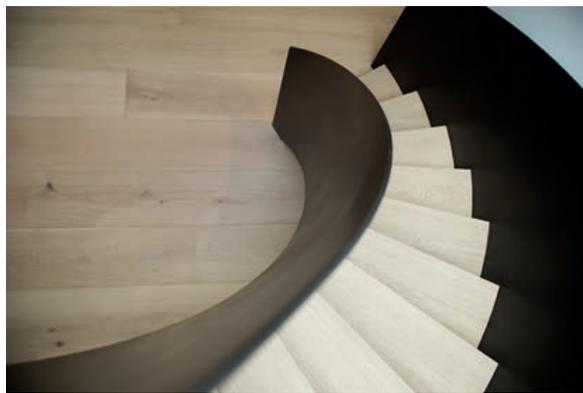
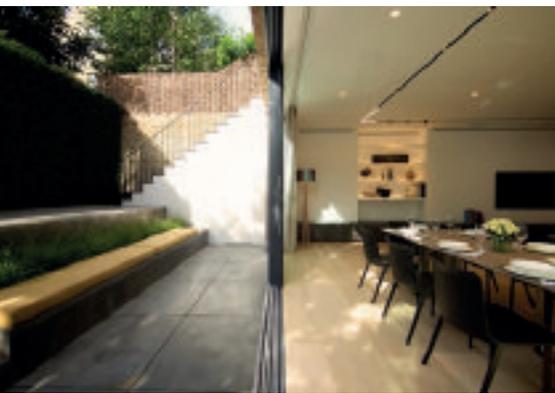


under tragic circumstances. The sculptural piece we designed for them, was a take on our rotating Torus figurine. We positioned the piece to face the sun. Every year on their daughter's birthday, the sun sets over the Pacific straight through the central aperture of the piece. It allows the parents that special time to engage with their daughter's memory and celebrate her life.

What has been your most challenging project to date?

In recent years, our sculptures have become bigger and braver, due to the fact we opened a large workshop on site in Oxfordshire. We recently installed two of the biggest corporate pieces in David Harber history in the US. The first was in Denver, featuring a supersize version of our classic 'Hydra' sculpture, standing between 5.5 – 8m tall. The second was a bespoke 32 foot sculpture for a local community in Port St Lucie, Florida, featuring a trio of interconnected mirror-polished stainless steel 'sails' to reflect the surrounding landscape. This was by far the biggest piece we've ever made. It took up to six months to create, requiring immense dedication and technical expertise from our fabricating team to bring it to life. It was a proud moment.

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CREAM OF *The Coast*

With a surge in interest in relocating to more rural locations, Cornwall has replaced London as one of the most searched-for places to live. By James Matthews

The West Country has long been known as a bolt hole for the wealthy, but the events of the last 18 months have led to more investors and homebuyers heading to the South West looking to snap up top of the range properties.

A recent review of the property market in the South West by JLL, highlights the move towards rural quality housing. The company is predicting a significant uplift in demand particularly for quality family housing as a result of home working and demand for outside space. This trend is further



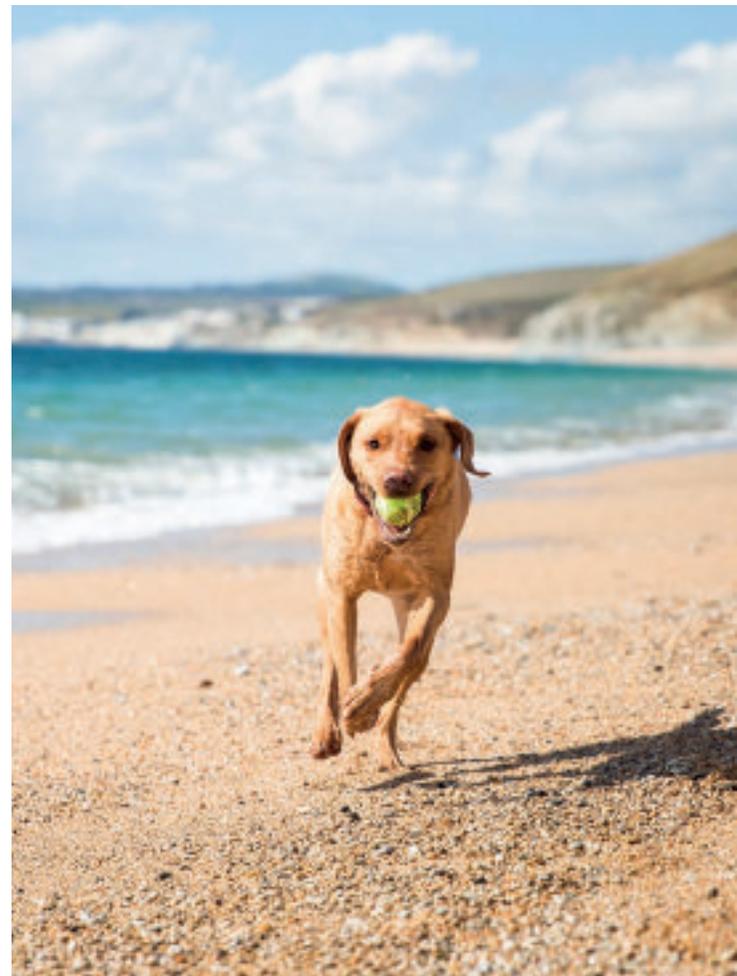
reflected in a boost in output from housebuilders and developers, especially in popular coastal areas such as North Cornwall and South Devon.

JLL's lead director Tim Western explains: "The underlying fundamentals behind these residential trends are compelling. A significant amount of time and money has been spent on preparing new visions and placemaking strategies for the region and that's starting to pay off."

Cornwall is also now top of the property investment leader board as 'the most searched location' on leading property platform Rightmove, with neighbouring Devon ranked third, while Dorset jumped from the 20th to the 10th most searched-for location, according to analysis by the property website of homebuyer searches in the spring of this year.

The property portal confirms that six of the top 10 locations that have experienced the biggest increases in searches by prospective buyers are in Cornwall and Devon, with the village of Stithians near Truro top of the list, up 224% compared with February 2020. There has also been a dramatic increase in homebuyer interest in other rural areas, including the Isle of Skye, Braemar in the Cairngorms National Park, and locations in Norfolk and East Sussex.

"The standout trends over the past year have been increased demand for get-away-from-it-all living, with the increased appeal of a garden or private land," said Tim Bannister, the director of property data at Rightmove. "The evolution for many from balancing their laptop on the end of a bed last March to making an office a permanent addition





to a home, has led to a requirement and a priority for even bigger homes than before.”

Gearing up for investor demand - Cornish developer Stephens + Stephens is building two luxury developments in Newquay. Cliff Edge on the old Cliffdene Hotel site and Breakwater on the Pentire peninsula, overlooking the world famous Fistral Beach.

And the company has just launched a stylish, new scheme called The Nest, a collection of 15 unique and boutique homes in the heart of the UNESCO-listed World Heritage Site in Charlestown. Accessed by a private road

and surrounded by a beautiful, traditional stone wall on three sides, evergreen and deciduous trees form a dense, natural screen between neighbouring properties. Houses feature an architectural scheme utilising elemental materials including Cornish stone, fittingly bound with traditional pointing techniques. These attractive, historical flourishes are interspersed with huge sections of contemporary glass windows and glazed links, merging with dark steels and zinc cladding, providing sleek, seamless finishes. Prices start from £495,000.

JANEY BUTLER

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ENDURING *Appeal*

The Barnyard

Over the last year, the property spotlight has fallen on Cornwall. L-J Andrew assesses the market movers and shakers with Josephine Ashby, Managing Partner John Bray & Partners in Rock

North Cornwall and the Camel Estuary have always been popular locations, but general interest by home buyers joining the 'race for space' away from city life, has sky-rocketed in the first half of 2021.

This wave of new buyers seeking a complete lifestyle change, has also seen the area welcoming an influx of relocators, keen to take advantage of excellent connectivity now that working from home is a viable option.

Opportunities remain for serious buyers as the positive nature of the market continues to flush out a steady level of instructions. As we move into the later part of the year, new opportunities also exist for self-build buyers to realise their dream-home with large frontline sea view properties available off-plan, as well as classic Cornish investment cottages and stylish rural farmsteads with land and stables conveniently situated within easy access of the coast. With this increased level of stock, the speed of transactions is finally calming, and we are beginning to see more of a balanced market between purchasers and vendors.

With over 30% of total transactions handled in 2021 managed privately and below the radar, there has never been

a better time to engage directly with agents to secure your ideal home. These privately available properties are often owned or purchased by individuals who prefer to maintain a level of anonymity, and with such an active market, it's been possible to achieve some ground-breaking sales via this route.

Josephine Ashby says: 'People remain at the heart of everything we do, not least because of the community that we live and work in. The imbalance between the holiday community and those that live here, is challenging and as a result, we have worked hard to raise funds for the Wadebridge Food Bank and the CCF to raise awareness to those that visit the county but are not aware of the poverty that lies so close to the area they love.'

Despite the many challenges the pandemic has brought, John Bray and Partners systems and processes and the way in which the agency works, will be ever evolving. The versatility and technology that the agency has now adopted has streamlined much of what the company does. With a larger than ever team, John Bray & Partners will continue to expand and grow organically into new prime locations across the county.

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CREATIVE *Karma*

Tucked away on the Isle of Wight, lies Modh Design, an architectural practice specialising in innovative designs that are at one with nature. Abode2 were keen to find out more about the company's game-changing outlook

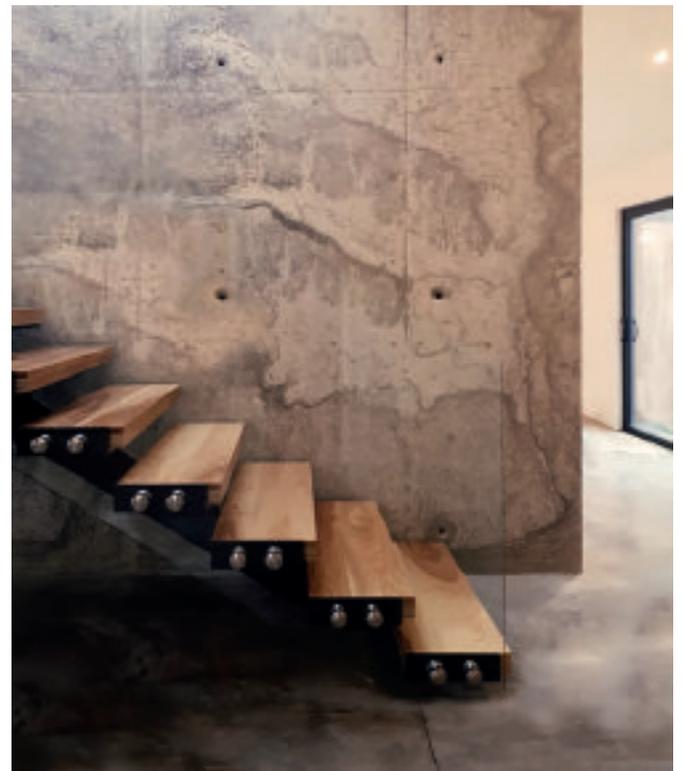
The word Modh derives from Gaelic, meaning procedure or method, so it felt natural for this architectural design house to take its name from a word that reflects its ethos as they immerse themselves in the creative process, explore new ideas and deliver innovative designs. The team, consisting of four members headed up by husband and wife, Colman and Emma Cotter, work from a converted barn turned studio, surrounded by scenic pastoral views. This idyllic yet central address, means that every location on the island is easily accessible.

With a large client base and projects spanning a diverse range of sizes and styles, each team member brings a unique skills set.

From conceptual ideas and design, through to controlled

technical detailing, project management and project delivery; Modh's range of services and holistic approach, enables them to deliver a high level of design and build finish. Whilst the core processes remain the same, Modh recognises that every client and project is different and as such, their services are tailored to fit. Whilst some clients only require initial ideas to set them off on their creative journey, others are looking for assistance throughout planning, building control compliance, the tender process and construction management right through to project completion.

"We're totally brief driven and we work closely with our clients to develop and deliver a comprehensive and creative solution. We love what we do and enjoy the collaborative process of developing inspiring spaces for people to enjoy", Colman adds.



Coastal Barn Conversion

A key draw of the island and its surrounding water ways, is its UNESCO Biosphere Reserve status. This award was granted by the United Nations Man and Biosphere Co-ordinating Council in Paris in 2019. Not surprisingly, the company is passionate about maintaining and preserving the beauty of the surroundings, encouraging and promoting solutions that reconcile the conservation of biodiversity alongside beautiful and sustainable architecture.

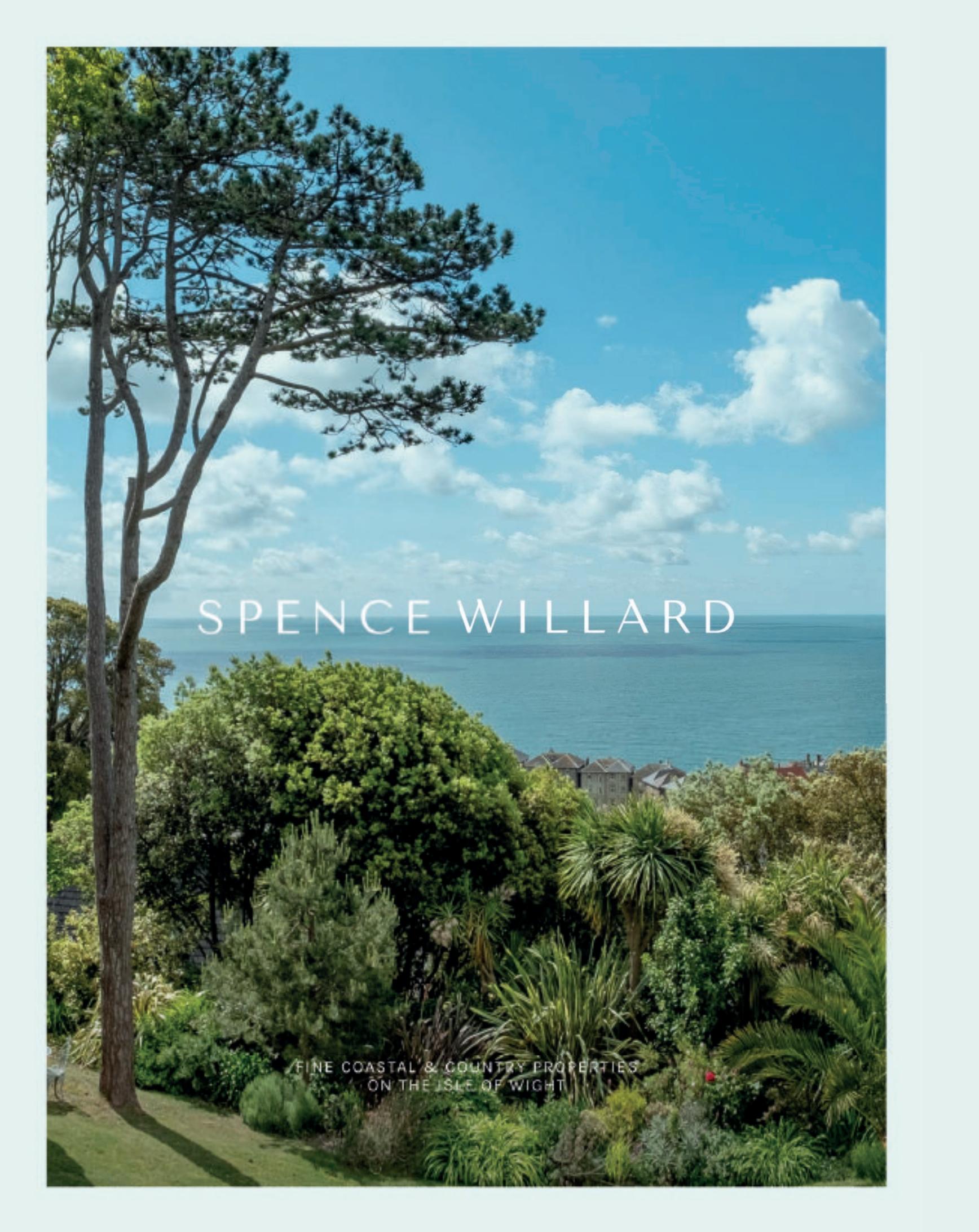
Emma observes: “With high numbers of people relocating here from further afield, clients have historically brought with them a range of creative influences that translate into rich and diverse design styles. There’s no definitive type of architecture, and this gives us the freedom to explore an array of creative styles and to put our own stamp on the projects we undertake.”

With such a varied portfolio of projects under their belt, Modh Design have worked with many interesting private clients on new builds, renovations, conversions, and listed

buildings. As well as working alongside local contractors to build bespoke homes, the team have also collaborated on commercial projects including Tapnell Farm Park, Cowes Yacht Haven and the Royal Yacht Squadron.

Modh have a zesty, creative, and illustrious outlook and a calm, measured and diligent method of delivering projects to completion. Adds Emma: “We never shy away from a challenge.”

www.modhdesign.co.uk



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HOME FROM *Home*

Providing the ultimate property service for discerning guests and select owners, is second nature to Simon Tolson and his team at Rumsey of Sandbanks. By James Matthews

GUEST GRAVITAS

Rumsey of Sandbanks provide a tailored property rental offering combining premium accommodation with a dedicated concierge service, to deliver the ultimate home away from home holiday experience. The company's core package includes pre-holiday consultation and planning, shopping delivery and put away, meet and greet, local food and wine hampers, restaurant reservations and leisure activity planning. Plus, there's a daily housekeeping service and a private chef for those special lunches, barbecues or dinners.

To complete your perfect stay, Rumsey offer a further tier of services from holistic spa and beauty treatments to private fishing excursions, boat tours and watersports activities.

Whilst owners and investors can request a stand-alone property search and select service, a complete turnkey solution including property marketing, furnishing, maintenance and renovations can also be provided including all services associated with luxury managed rentals.

www.bespokesandbanks.co.uk

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We are in a perfect storm in the UK at present, with demand for coastal properties close to London, the work from home revolution and low returns on capital investments in many sectors. This, combined with the world famous Sandbanks location and lifestyle on offer, and it's not surprising that Rumsey have seen such a rise in demand for their property services.

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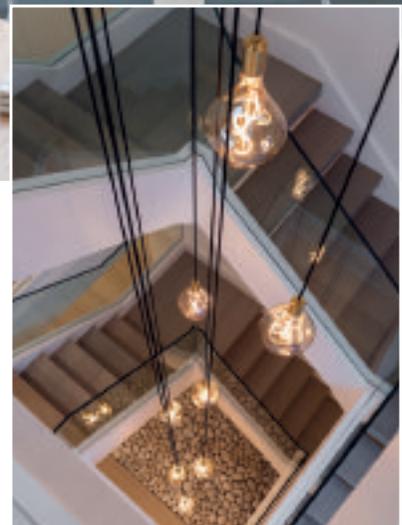
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RUMSEY
of Sandbanks



UNCOMPROMISING *Luxury*

Blending bespoke design and high-end finishes, has earned Parc Owles an unrivalled reputation. Julia Millen joined founder, Anthony Curtis for a sneaky peak at the company's enviable portfolio



Specialising in outstanding waterfront properties along the Cornish Coastline, Parc Owles Design deliver award-winning quality in both their own developments and in the design services they offer to clients.

From a traditional fisherman's cottage in the heart of St Ives to a spectacular waterside home in Restronguet Point; the specification of each property is carefully considered to create something unique and in keeping with the world renowned Cornish scenery.

With over 20 years' experience designing and developing some of the finest properties in the South West, Parc Owles discerning residences offer uncompromising luxury seamlessly integrating ultra high-end design into the stunning Cornish Coastline. From five star holiday

apartments to traditional town houses and stylish contemporary homes, the company takes immense pride in providing an exceptionally high quality product.

From conceptual design to completion, Anthony and his team cover every aspect of the design and build process, down to the finest touch-point detail, offering clients a seamless route to their dream property.

By treating each property with the highest level of workmanship, Parc Owles work closely with clients to understand their exact requirements. The team also offer a full design and management service throughout Cornwall, with conceptual and specification design services available throughout the UK.

www.parcowlesdesign.com



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Park Central East

SMART *Living*

As renting becomes a more popular lifestyle choice across the capital, L-J Andrew investigates the rise and rise of the Build-To-Rent sector

Cast your mind back 5 years and you may recall then, Housing Minister, Gavin Barwell, setting the cat amongst the pigeons at the RESI Conference in Wales, with a barnstorming pro-rental speech that left the audience reeling. At the time, Barwell's intention was to push for significant investment into the Build-To-Rent market, aligning the UK with Europe in terms of giving due consideration to the concept of long-term renting as a viable alternative to home ownership.

Head across the Channel today, and around 40% of the French population rent their property, with a robust legal framework in place, very much on the side of the tenant, so much so, they have first choice to buy if their landlord decides to take their property to market. Germany and the Netherlands have long embraced the American initiative of 'multifamily', which is essentially a version of the Build-To-Rent scheme here in the UK. Multifamily initiatives Stateside encourage long-lease tenants, which leads to a greater sense of community and



improved standards of property build and design.

Property agent John Richardson explains: “In the UK, so called ‘Build-To-Rent’ schemes are essentially properties built for the sole purpose of renting, with no option to buy. These projects tend to be managed by a single landlord, although developers can sell part of the site to another stakeholder landlord.” Filling the void in available rental properties left by landlords quitting the sector following regulatory and tax changes; the Build-To-Rent market has successfully taken off across the UK in both second and third tier cities, but London is currently leading the charge.

Industry statistics would appear to support these findings, with the number of households renting privately, having grown to 4.4 million in 2019-20. Adds Richardson: “While traditionally, the UK rental market has been dominated by ‘private landlords’, with most rental properties being designed and built for purchase by individual landlords, over the last five years, the rise of the Build-to-Rent sector has introduced a whole new mindset and new expectations when it comes to what renters are seeking.”

Stephanie Barbabosa, Head of Build-to-Rent for Lendlease adds: “Priorities have certainly shifted, particularly when thinking about where people want to live. A focus on health and wellbeing is at the heart of this new era, with hybrid working likely to remain, changing the way we interact with spaces within our homes. A key indicator, is the uptick in rental searches for homes with gardens, balconies, and pet-friendly properties.” Danielle Bayless, Chief Operating Officer of Quintain Living, one of London’s leading Build-to-Rent developers also highlights: “Renting is undergoing a

rapid evolution from being a necessity-born stop-gap to an enriching lifestyle choice. Build-to-rent developments are at the heart of this shift and proving to be so much more than just bricks and mortar.”

Amenity Enriched

The proliferation of on-site amenities is a key area where Build-to-Rent providers are light years ahead of the private rental sector. BTR facilities offer residents access to a suite of facilities right on the doorstep. For example, Quintain Living’s Canada House at Wembley Park includes hireable resident allotments and work-from-home garden sheds, not to mention a pet park water feature.

The one-acre private podium garden at the development contains garden-party design features including outdoor kitchen entertainment spaces and BBQs, while the serviced clubhouse provides the perfect spot to relax indoors, with even a library for those who wish to expand their minds. Pet-owners also have access to doggy day care and walking services, whilst parents can use the crèche space for private party hire. There’s also a spacious roof terrace that boasts 360° views of the City and the iconic Wembley Stadium arch.

Maintenance Matters

Most new Build-to-Rent developments sport on-site 24-hour concierge and maintenance support. Residents requests are usually responded to within hours and urgent issues are invariably sorted within 24-hours. Other resident benefits include assistance with administration, such as signing for parcels through to collecting dry cleaning. Lendlease’s



Canada Gardens

Park Central East and Park Central West developments for example, boast a resident portal which provides tips and tricks on making the most of resident amenities and bolt-on services.

Community Spirit

“Living in the sociable environment that Build-To-Rent fosters, means that residents have the chance to get to know their neighbours.” explains Richardson. Organised get-togethers include movie nights, wine and food tastings, supper clubs and even art and interior design classes. They deliver a genuine community where residents feel truly invested in where they live.”

Style Sense

Most Build-To-Rent developments now offer full-furnished units, kitted-out with the latest mod-cons essentials. Residents can choose colour schemes and furnishings that suit their tastes and requirements, which offers peace of mind with personality, not to mention significant cost-savings. Danielle explains: “There really are so many benefits to opting for a purpose-built development. It’s very much about the overall experience – and not just a transaction between landlord and tenant.” Barbabosa concludes: “Today’s property environment is a very exciting time for both investors and modern day renters. The combination of a professional landlord and a high-quality home is a compelling one.”

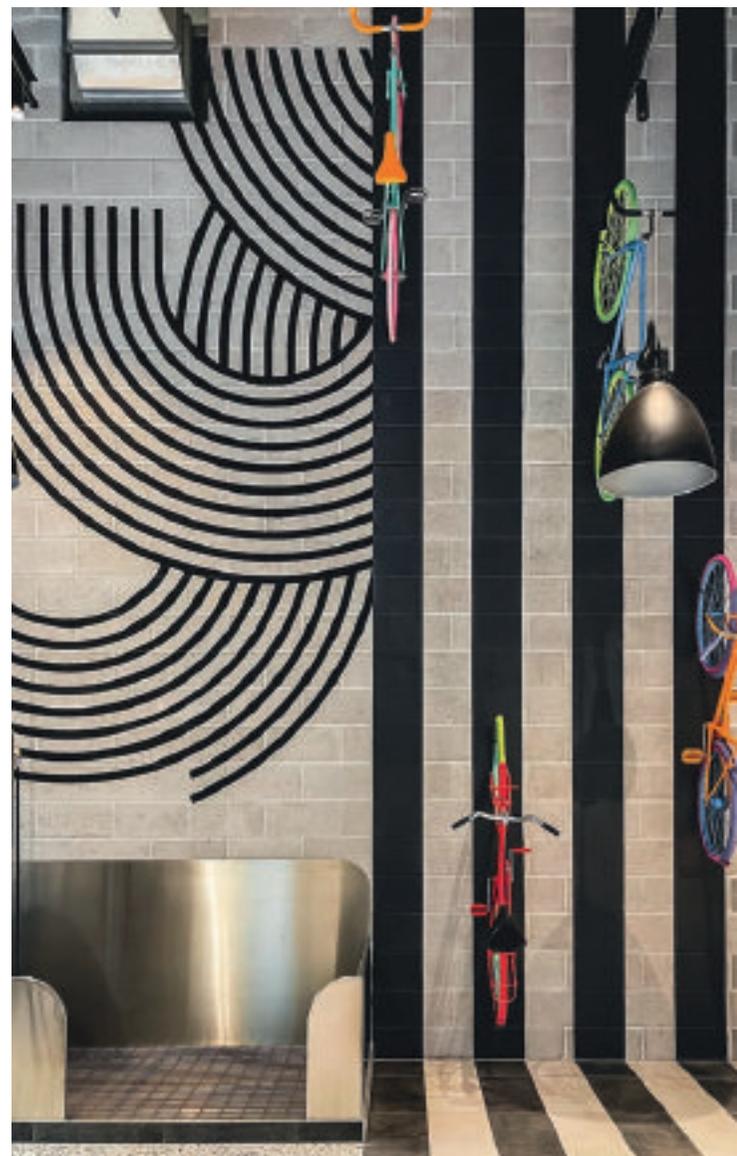


DESTINATION LONDON

Canada Gardens

TREND SPOTTING

- The Build-To-Rent market has gone from strength to strength over the last 5 years, with a steady stream of new developments in the pipeline notably across London.
- Today, there are more than 20 operators and just under 200,000 units either completed, in planning or under construction across the UK, according to the British Property Federation.
- More than £3.5bn was invested in the sector in 2020. Interest is increasing with organisations such as Legal and General now entering the market.





UNDER *Cover*

Protecting expensive property and cherished possessions might be simpler than you think; you just need to know what to look for, as Richard McKenna of A-Plan Insurance explains



Whether you own a high value home, a second home in the UK or abroad, an enviable art collection or other high value belongings – getting the right insurance for your property is crucial.

There are several specialist high value home insurance policies available, but there are a few areas to consider to ensure you get the cover that's right for you.

Flexible and Bespoke

A standard policy is unlikely to give you the flexibility you need as they're designed for the mass market and when it comes to buildings insurance, most general insurers will base the cover on the market value of the property. Whereas high value homes often need cover that's based on the rebuild cost, particularly for older, period properties or listed buildings, which might require specific materials, irrespective of the cost or you may need to carry out specialist repair work if there's any damage caused.

Specialist high value home insurance policies can include access to expert suppliers who can assist with valuing your contents and your home when tailoring the cover you need.

Fully-Comprehensive

Whether you have a collection of classic cars, vintage wines, or a second home, you should look at insurers that cover everything under one policy.

Most High Net Worth insurers provide home and motor

insurance with an appetite for high value assets. From jewellery and watches to fine art, or designer collections including handbags and shoes through to large estates, they can insure multiple homes and cars and can include travel insurance right through to the yachts that are frequented on global travels.

Worldwide Cover

If you're a frequent traveller, you'll want the flexibility of being able to take your belongings anywhere in the world whenever you want, without having to contact the insurer. A high-net-worth policy should have this built in for you, so it's one less aspect to organise.

Streamlined Process

Rather than researching all the high-net-worth insurers, it makes sense to use an insurance broker. They'll already have a panel of insurers and can work with you to tailor the cover. Should the worst happen, they may well be able to assist with your claim and deal with the insurers for you.

Whether it's arranging a new policy, making an adjustment or guiding you through a claim, brokers are there to act within your interest and to work for you. At A-Plan Private clients, we take time to assess your insurance requirements and provide bespoke solutions for individual needs. We work solely with market leading insurers to ensure our personal service is consistent with the cover provided.

Richard.Mckenna@aplan.co.uk



MADE TO *Measure*

Offering clients a personal, yet professional service gives Brownhill Insurance Group their unique edge. By James Matthews

Established in 1980, Brownhill Insurance Group, is a family run business now into its third generation. Their personable approach attracts clients not only requiring care and attention, but also a quick, professional response. Brownhill's Personal Client Managers serve as the primary contact for clients' insurance needs.

PRIVATE CLIENTS

Brownhill's Personal Private Clients team have over 70 years combined experience and are professionals in their field, delivering high quality insurance products and related advice. They are adept at ensuring clients are placed with the correct insurer for the right product, and are well equipped to deal with all insurance needs, be it a new quote, renewal, mid-term adjustments, right through to making a claim.

The company pride themselves on customer service and relationships with their chosen panel of insurers, so clients will always receive a thorough explanation of their options to ensure they have the correct cover.

HOME INSURANCE

The company offer cover for Luxury homes, investment properties, and holiday homes, including:

- Multiple and European portfolios under a single policy
- Contents covered anywhere in the world for loss or damage, warranty free.
- Buildings appraisal service to establish rebuild value(s) and help with risk management
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- Expert advice and cover when you undertake building or renovation works

MOTOR

Brownhill's specialist cover is available for high performance vehicles:

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- Agreed values available
- Automatic comprehensive cover for people not living with the owner
- Client to choose repairer
- Comparable courtesy car in the event of a claim
- Full European use including breakdown and legal expenses cover

FINE ART & JEWELLERY

All risks worldwide cover for fine art and jewellery:

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- Specialist advice in the event of a claim

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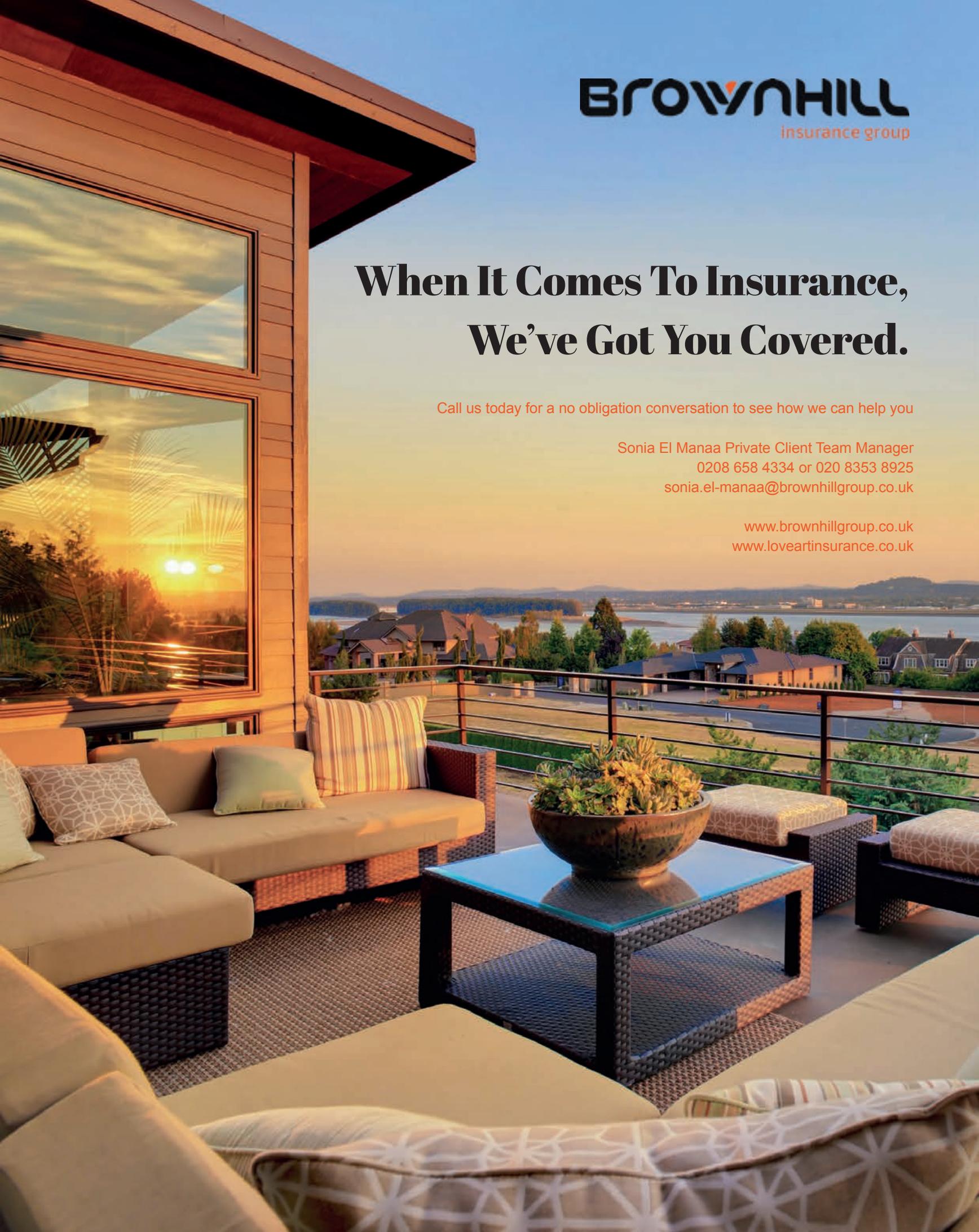
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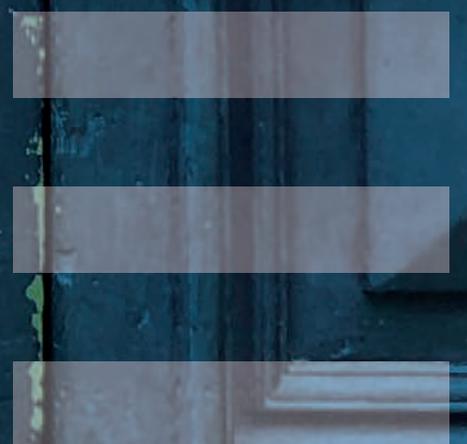
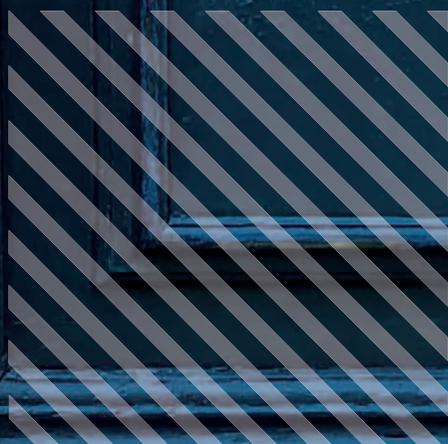
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A RICH *Education*

With the pace of educational change accelerating, Abode2 spoke to Benenden Head, Samantha Price about how the school is preparing its students for a stellar future



What makes a Benenden education unique?

The *Complete Education* approach at Benenden is absolutely unique and enables each pupil to develop academically, personally and professionally so she is truly prepared for life.

We have introduced numerous innovations in recent years which set Benenden apart, such as the Benenden Diploma for our Fourth and Upper Fourth and our Professional Skills Programme for the Sixth Form.

Parents tell us that when they visit the school, they just get a wonderful feeling. It's just such a happy, relaxed environment, a culture of 'stretch without stress' which is the perfect setting for getting the best out of the girls. Anyone who visits, will find the pupils down-to-earth, friendly and relaxed. The community at Benenden is incredibly strong – there's a real culture of kindness and everyone looks out for each other.

On a more basic level, there aren't many schools where the eldest year group is given the privilege of zooming around the site on scooters, or enjoying their very own Eco-Classroom.

Tell us a bit about the Benenden facilities?

We are fortunate to enjoy 250 acres of beautiful Kent countryside. The site offers an array of superb facilities, including a purpose-built Theatre, state-of-the-art Science Centre, swimming pool, a dozen Tennis courts, an all-weather sports pitch and a beautiful Eco-Classroom. We are nearing completion on our new School Hall and Music School, a development which will create one of the South

East's foremost concert halls and which will significantly improve the facilities available for our outstanding musicians.

We have also recently completed the first phase of a multi-million pound boarding refurbishment, with two of our Lower School Houses being transformed during the summer. We're looking to the next stage of this project as we refurbish the remaining boarding houses.

How do you balance academic rigour with co-curricular activities?

We're extremely proud of our exam results and our value added scores, which show each student achieving excellent results. But we are not a hot-house and at all times, we place the girls' academic education in the wider context of her wellbeing, her co-curricular activities and the need to flourish in the real world.

It's not just lessons that help a young person grow and develop. We're very clear that it's the clubs and activities, the Weekend Programme and the collaborative skills that are nurtured by being in a boarding environment. This is what we mean by *A Complete Education*. This is also why we refer to our co-curricular programme – rather than being extra-curricular – because we see the co-curricular programme as equally important to the academic and boarding life of the School.

We're very fortunate to have an outstanding co-curricular offer, with approximately 150 different activities for the pupils to choose from.



How do you prepare students for the future?

Our Futures programme is specifically focused on preparing students for university, the workplace and life.

This encompasses a highly regarded Professional Skills Programme. It teaches Sixth Form students the skills they will need to thrive in life beyond Benenden. These include tackling different types of CV and interviews, applying for jobs, creating a formal business plan, reading and creating accounts, delivering a pitch, reading complex financial information, setting up and managing household bills and negotiating a tenancy agreement.

The programme also teaches students a range of practical life skills such as cookery, DIY, First Aid and car maintenance, and technical skills such as touch typing, coding, designing a website and creating an app.

The Sixth Formers all plan, launch and run a business as part of the course, which has been developed in collaboration with senior figures in business and industry, many of whom lead sessions on the course and act as mentors for the students' business projects. This project gives the students vital experience of developing marketing plans, managing costs, dealing with supply chains, customer service and working in teams.

Our digital community network gives current students access to parents and alumni working in their chosen field, enabling us to offer networking and work experience opportunities.

Benenden students head off to a wide range of destinations. There are currently around 30 Benenden recent alumni studying at Oxford or Cambridge, another 15 at Medical school and around another 20 at prestigious universities overseas including Harvard, Yale, Stanford, Cornell, MIT, McGill and HKU.

What are the hallmarks of a sound and successful education in today's society?

By the time a student leaves Benenden, she will have achieved her very best possible grades at GCSE and A Level, but also have a love for learning and a set of aptitudes that fit her to meet the challenges of both her professional and personal life in the years ahead.

It's crucial in the modern workplace to be able to think creatively. Students need to apply what they have learnt in School to a situation they find themselves in, whether that's finding the inner resolve to deal with a setback or finding a practical solution to a problem.

Modern employers want employees who are highly skilled but who are confident, full of ideas and who will think critically: they need to have the ability to challenge decisions and workplace cultures where appropriate.

How does Benenden approach and address issues in relation to student mental health?

Benenden is, rightly, renowned for its strong pastoral care. We have been operating for almost 100 years and we are

experts in teenage girls: there's nothing we haven't seen.

At Benenden everyone is looking out for one another and all staff have a role in supporting students. Key figures with specific responsibility for student welfare are the Hms and their House teams of Deputy Hm, matrons, Tutors and domestic staff. Medical staff and teachers play a significant role too, as do many other staff. The students are fortunate to have a dedicated team of supporters looking out for their welfare.

In Houses, pupils have a team of staff who offer them emotional, academic, social and practical support. Because the House acts as a second home and the girls spend a great deal of time in it, House staff try to get to know their charges and their families extremely well. When a pupil joins us, we try to understand her background, her behaviour, her abilities – strong and weak – and her potential.

We also have an outstanding PSHE (personal, social, health and economic) educational programme, with numerous external speakers and in-house experts providing guidance and support to pupils and to our parent body, so that together we can all support our young people.

Tell us about the Heart of Benenden campaign

The campaign is the flagship investment of the Centenary Vision – our ten-year development plan for enhancing the School in advance of our centenary year in 2023/24.

The Centenary Vision has already delivered the magnificent All-Weather Pitch – we won the National Schools Lacrosse Tournament a few months after it opened - and additional on-site staff housing to support our pastoral provision.

The subsequent Heart of Benenden campaign has allowed us to create a spectacular new School Hall, with a capacity of 750 people, and state-of-the-art Music School. When it opens in a few months' time the new School Hall will offer state-of-the-art acoustics and will give pupils and audiences a truly professional performance experience.

In addition to the new School Hall, the Music School will feature a smaller Recital Hall, with capacity for an audience of around 150 people, which will offer musicians a performance space in a more intimate environment.

The Music School will have more than 20 teaching and practice rooms, as well as a smaller performance room, IT suite and recording and performance booths. It will be linked to the School Hall by a bridge through a stunning atrium which will flow into the new courtyard outside, creating a tranquil and beautiful space in which pupils will relax and gather with friends.

Are there any new additions to the curriculum in the coming year?

Benenden has long been known for its innovative approach and in recent years this has included introducing the highly-regarded Benenden Diploma for Years 7 and 8 and the Professional Skills Programme teaching Sixth Formers professional and life skills.

We are currently working on extending the Diploma into the older year groups and developing the digital skills we honed during Covid to enhance our digital innovation inside and outside the classroom.





Fresh

THINKING

Set in the South Downs and boasting 120 different cultural activities, Lancing College offers more than just a traditional education. Julia Millen spoke to Headmaster, Dominic Oliver to find out how they bring learning to life

Lancing College campus covers some 550 acres of the South Downs National Park. Situated just 10 miles from the vibrant city of Brighton and Hove, and sharing rapid connections with Gatwick Airport and London, it offers a unique combination of heritage and British tradition infused with a modern, cosmopolitan, outward-looking approach.

With some 600 pupils, there is plenty of opportunity for fun and friendship, alongside a strong sense of community where everyone has their place and is well known. The Lancing ethos cultivates responsible, sociable and considerate young people, promoting confidence and self-reliance in a lively and enjoyable environment.

Lancing seeks to offer academic excellence, inspiration and enrichment for every pupil; this approach means that we take time to value each individual and to give them space to grow, supported and encouraged as they develop. We teach our students to be curious and to think deeply, for themselves and

for the right reasons, underpinned by the essential attributes of learning. Our school is not an exam factory and our teachers take delight in going far beyond teaching to the test.

Learning beyond the classroom is also important. The College offers over 120 different co-curricular activities, including academic societies, music, art, sport, design and technology, and dance. Whilst some pupils focus on developing existing skills, many others are encouraged to try and experience new things they would never have previously considered. These experiences travel with them long after they leave school.

Pastoral care is taken very seriously, and all our staff provide support for pupils. Housemasters and Housemistresses, alongside their supporting teams, play a vital role in making the Houses homely. The ten Houses are where firm friendships are forged, lasting throughout school and beyond.

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YOUR
INCRECIBLE
JOURNEY





SAIL *Away*

As the world's oldest active fully rigged tall ship prepares for her next journey around the Atlantic, a privileged crew of students are privy to an invaluable life experience, as Julia Millen discovers

Sail across the world and live a life of adventure, sailing, and exploring exotic cultures while completing grade 11, 12, or a gap year. A+ World Academy provides students with the opportunity to undertake an elite global educational endeavour. Students embark on a 10-month journey that takes them to over 15 ports of call across the Atlantic Ocean as they attend a fully accredited high school on the world's oldest active fully rigged tall ship. Dr Kevin Kessler explains: "We equip our students with maritime training, allowing them to take on the responsibilities required to sail and maintain our beautiful ship, the Sørlandet. Our students' lives are transformed as the programme creates an atmosphere of self-actualisation. Ship life is structured in a way that allows for the discovery of self and the world. Aboard the ship, students enter into a close-knit community of peers that experience the world rather than looking at photos on social media or reading about cultures from a textbook. This experience creates resilient, globalised, and confident young adults who are ready to become the global leaders they are meant to be."

Students can choose from standard classes, Pre-AP®, or AP® courses taught by on-ship teachers as they sail from port to port. Once in port, students will participate in one of the

most unique educational experiences on Earth. The service-learning opportunities will bring students into contact with diverse topics such as the effects of tourism on the ecological environment, loss of biodiversity, water crisis in urban cities, and social issues shared around the world. Students can then venture into these affected areas and take part in providing sustainable solutions. These types of problem-solving service-learning experiences are replicated in a number of ports around the world. A+ World Academy's educational philosophy promotes an abundance of curiosity and wonder as our students tackle real-world problems. Throughout the voyage, global education also includes unique cultural activities like camel riding in Morocco and unforgettable adventures like climbing volcanoes on secluded islands.

Dr Kessler concludes: "These robust growth opportunities coupled with our unique learning environment lead to elite graduates who stand apart from the rest in their university applications. In fact, our alumni attend top universities in countries across Europe and North America. There are still limited enrollment opportunities left for the 2021 school year and we are currently taking applications for the 2022-2023 school year."

www.aplusworldacademy.org



Want your child to sail across the world in a tall ship while earning their high school diploma?
Want them to see parts of the world only accessible by ship?
They will cross the Atlantic and experience cultures like a local, not a tourist!
No sailing experience required...we train them & show them the world.

Visit our website at www.aplusworldacademy.org
Email our Director of Admissions for more information at admissions@aplusworldacademy.org
Contact us for more information at: (917) 365-0405



AN EDUCATION *for life*

With over 20 years' experience in providing a unique and impartial service that focuses on boarding school education, Anderson Education Consultants are well equipped to offer some pearls of wisdom, as Julia Millen discovers

A boarding school education is designed to ensure students gain good qualifications, confidence, independence and a breadth of interests, in a motivating, nurturing and caring environment. One of the key features of boarding school life is the wide range of activities and experiences on offer, which gives boarders the opportunity to develop skills and interests beyond the academic curriculum; valuable life skills and interests that contribute to career development and adult life.

Living in this unique community enables students to make friends from all over the world. From sports to drama and aerobics to philosophy, there's a huge range of activities and interests at most boarding schools and living in these surroundings is excellent preparation for university and employment, as it provides many of the non-academic skills that employers are looking for. Pupils are encouraged to participate in team events and there are opportunities to be elected for positions of responsibility, such as Rugby

Captain, Head of Boarding House, Prefect, Peer Mentor and many more.

Finding the right school can be a daunting prospect and many families rely on recommendations from friends, local knowledge or internet searches. As the UK boarding school specialists, Anderson's Education Consultants understand the impact of this emotional and financial decision for every family. The company's invaluable experience and up-to-date knowledge of over 350 establishments, will guide you through the process from recommending schools for consideration to arranging for information to be sent to you and liaising with your family and the school through the visiting, testing, registering and admissions process.

We all want to provide the best education for our children - there has never been a better time to consider a UK boarding education.

www.andersoneducation.co.uk

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education

Leading UK Boarding School Specialists
since 1900



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Anderson Education
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A BRITISH EDUCATION *in Brussels*

With a multifaceted educational programme and a wealth of extra-curricular activities, the British School of Brussels offers pupils an enriching education. Rhys Mumford, Admissions Officer, provides a privileged insight into school life

Relocating to another country is daunting at the best of times: the packing, the house-hunting, the official paperwork, perhaps a new language to learn. With three official languages, moving to Belgium can be a little overwhelming for newcomers. At least finding a good school doesn't have to be. The British School of Brussels, located within easy commuting distance from the city in leafy Tervuren, offers a high-quality British international education for children aged 1-18, alongside a world-class extra-curricular programme. While you get to grips with the land of gourmet beer, frites, waffles and chocolate, you can rest assured that your children are benefiting from an engaging and stimulating curriculum in a friendly and welcoming international community.

One of the key values of the school is to develop students who engage actively, ethically, and purposefully with the world around us. This begins with local languages: children start learning French from Kindergarten onwards and by Year 3, they have begun to add Dutch to their repertoire. Forays to the local area, and trips further afield in Belgium help ensure that BSB students are forging a greater

connection with the country that forms their new home. A strong sense of place is woven through the curriculum: from engagement with local charities in Primary School; to Geography and History field trips; to "experience days" with local industry as part of the BSB Futures programme.

BSB students benefit from a truly incredible enrichment programme of lunchtime and after-school activities. A beautiful sports centre - complete with swimming pool, fitness room, gymnasium, sports hall and dance studio - is matched by the best of teaching by specialist coaches, among them ex-Olympians and players for national teams. The Belgian connection continues here too, as BSB gymnasts compete in local competitions, and this is soon to be followed by football and swimming teams, in addition to the international competitions already on offer.

Before the dust settles on your move to Belgium, you can also benefit from the fantastic support offered by Families of BSB, the school's parent body. Whether that's finding fellow parents living nearby, taking up a new hobby, or just getting to grips with your adopted home country, help is at hand.

www.britishschool.be

**The British School
of Brussels is
an independent
international
school, catering
for students
aged between
1 and 18.**



If you would like to know more about the school, you can make contact via the website www.britishschool.be or email at: admissions@britishschool.be



Remote CONTROL

As many families consider more flexible working patterns, they're also looking for alternatives to a 'traditional' education for their children. James Matthews spoke to Mark O'Donoghue, CEO of Inspired Online Schools to find out more

It's no surprise that, in the current climate, schooling is facing a paradigm shift from the traditional models that have been used for centuries. By teaching in an online environment, students can learn in a flexible and immersive way, anywhere from Barcelona to Brazil.

A world away from the swift and panicked transfer of their classrooms to a laptop screen that many students experienced with the onset of Covid-19, InterHigh is designed to be online. A UK curriculum is delivered through live lessons by expert teachers using virtual and interactive technologies, alongside a rounded school experience of clubs, assemblies and pastoral support. With over 16 years' experience in online schooling, educating over 10,000 students, the school offers primary, secondary and sixth form education for ages seven to nineteen.

You can also cast aside worries of Zoom fatigue – in fact many InterHigh students use online schooling as a way to adapt their schooling around sports and ambitions outside of the classroom. 15-year-old table tennis prodigy Anna Hursey utilised the flexibility of InterHigh's virtual lessons and 24/7 content to help her become the youngest ever athlete to compete in the Commonwealth Games at a senior

level. And for those without Olympic ambitions, a typical day with InterHigh can also involve creating art in the sunshine, walking round the park with a podcast, or catching up with maths in between surfing lessons.

InterHigh works around family schedules to supply a quality, flexible education for students in the comfort of their own home. As part of the Inspired group of over 70 schools across five continents and with over 50,000 students, there's also the opportunity to spend time on-campus at one of the education group's premium international boarding schools. InterHigh students can socialise and collaborate in summer camps, exchange programmes, and virtual events such as the Model United Nations and Student Leadership initiatives with other students in the Inspired network of schools.

The school offers International GCSEs and A Levels while abiding by the UK Independent School standards, with lessons taught by fully qualified and experienced UK teachers. Combined with a proven educational model and innovative delivery, InterHigh uses exciting technology that brings lessons to life and increases engagement with learning, preparing students for international universities and beyond.

www.interhigh.co.uk



The UK's Leading Online School

Offering Primary, Secondary and Sixth Form education online.

Live engaging lessons and 24/7 access to recordings.

British education online taught by qualified and experienced teachers, in a virtual setting.

An **inspired** school
interhigh.co.uk

 **InterHigh**
Leading online school



FUTURE *Proofed*

After a turbulent 18 months across the globe, Neil Pockett, Director of @school-in-UK, shines a light on how independent schools are successfully accommodating their international students

This year, more than ever, @school-in-UK has witnessed the importance of the personal touch that gives parents and students confidence in the choices they've made. Despite concern about Covid, the @school-in-uk team continues to receive multiple calls from parents, requesting help in finding a suitable school for their child, with many parents surprised to learn how few places are available. Girls boarding appears to be particularly popular at present with many boarding houses in the South West Country schools now full. The popularity of schools within the region, in part due to the more rural environment many of them enjoy, is the realisation that parents are increasingly appreciative of the immense range of activities, the quality and breadth of curriculum and the emphasis there is on getting the very best from every individual.

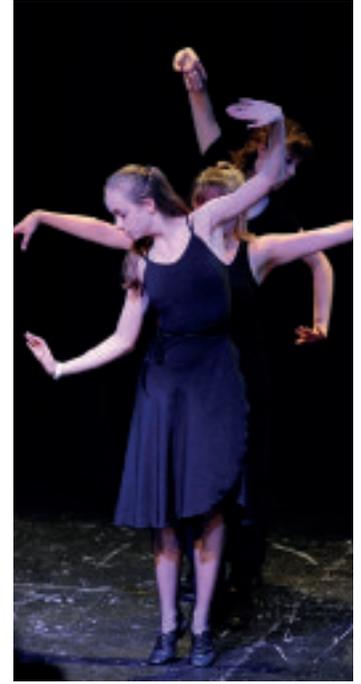
This academic year has not been the easiest for overseas and international students. Quarantine on arrival, remaining in the UK during the holidays and only going home for the summer, has tested the most resilient. Even those that live

in the UK have found some limitations. Parent spectators at sports matches, audiences at concerts, visitors to the end of year Art displays, have all been curtailed in one form or another.

Schools have made an enormous effort to ensure as much parental participation as possible has taken place, usually through online streaming of events. This has been broadly welcomed by parents who can also record and watch their favourite moments again or send the link to grandparents. However, it still doesn't replace the excitement of attending a live performance.

Keeping in touch with parents is an essential part of school life and never more so than during the past year and a half. @school-in-UK students are delighted that teachers are able to keep tabs on progress made, special achievements and awards received. They're delighted to congratulate the several scholarships awarded to @school-in-UK students this year, enjoy the sporting successes and revel in the awards gained for exam successes as a result of hard work.

www.school-in-uk.com



@school-in-UK is owned and directed by Neil and Eileen Pockett. With their expert knowledge of the UK education system, they will identify the school or course that will best suit the individual need of each student.

Featured schools from the South West: King's College Taunton, Exeter Cathedral Prep School, Bryanston, Sherborne, Warminster, Dauntsey's, Clifton College, Storr, Kingsley, Queen's College, West Buckland, All Hallows Prep, Taunton School, St John's International, Sidcot, Bournemouth Collegiate



INTERNATIONAL *Influences*

Blending a multicultural outlook with an inclusive, personalised approach to learning, is what sets ICS London apart. Serena Templeton visited the central London School to experience their diverse learning environment at first hand

ICS London is a co-educational international day school in the heart of central London, and one of the only two IB World Schools in the city centre offering the full International Baccalaureate (IB) programme for students aged 3 to 18 years.

Providing an inclusive and international community for early years, primary, secondary and high school students, children and young people study on two close-by locations at the primary and secondary school sites in elegant Marylebone and Paddington.

With over 40 years' experience, ICS London is a truly international school where diversity is celebrated with 65+ different nationalities represented each year. The school's multicultural values and international outlook give the school an open-minded perspective that welcomes diversity, encourages cultural connections and brings rich international

influences into the classrooms.

ICS London is a welcoming environment where the whole community comes together to shape students into well-rounded people. The school's 'family' of passionate and attentive teachers takes a personalised approach to learning with small class sizes and individual support to nurture and develop students. Building lessons around the specific needs of students has the advantage of identifying the potential and strengths of each student – and then creating the right environment for these talents to grow. Producing well-rounded students – but also well-rounded people, who believe in the value of their abilities to contribute to the world is key, as is having strong relationships with teachers to provide personalised support throughout students' time at ICS London.

www.icschool.co.uk

THE PATH TO SUCCESS WE MAKE IT PERSONAL

Encouraging the passion then developing the potential

Given no two learning journeys are the same, our personalised approach draws out students' unique strengths, as they carve out their path to success.

Discover more at icschool.co.uk

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Secondary & Diploma: [21 Star Street, London W2 1QB](#)

T: [+44 \(0\)20 7298 8800](tel:+442072988800)

E: admissions@ics.uk.net



ICSLONDON
INTERNATIONAL SCHOOL
Shaping the world





ALPINE

Adventure

Nestled on a sunny Swiss Alpine plateau surrounded by nature, you will find Préfleuri International Boarding School. James Matthews visited the prestigious school for an exclusive tour

Préfleuri is an exclusive international boarding school in the Swiss Alps that caters for children from 3 to 13 years of age. Since 1948, the school has been a loving home to many pupils, giving them the very best in education and sports, as well as life ethics. Préfleuri still upholds a strong tradition of care and education for children from all over the world.

Préfleuri teaches children to think independently, deeply and creatively, and is fully engaged in the new world society that is being born, offering children the possibility of becoming actors in a world where communication is the basis of all interrelation and evolution. The school is located in a traditional wooden chalet, situated in a private park of two hectares, surrounded by pristine woods and traditional farmland. Classes are small and teachers are specialists in one-to-one tuition. Sports, cultural and other extra-curricula activities complement the childrens' experience of living in Switzerland. Pupils are also welcomed for Winter and Summer camps with intensive language courses. Préfleuri believes in child-centred education, emphasising the

importance of the development of the whole person, as well as in the introduction of a foreign language at an early age. It's with these aims in mind, that each pupil is guided and encouraged, step-by-step, towards gaining the self-assurance of being a responsible citizen of the future, positively shaping their own life. By discovering different cultures and customs, pupils acquire an openness that will stay with them for life. At Préfleuri, learning English and French is a priority. Asian students naturally become trilingual. Bilingualism at Préfleuri means keeping one's roots, one's culture, whilst becoming receptive to differences. The academic programme follows official English and French curricula; in addition to providing teaching of mother languages such as Chinese, Japanese and Russian. The school believes that young people who graduate from their educational institution are fully equipped to cope not only with challenging secondary education environments, but also the demands of a fast changing world.

www.prefleuri.ch



Préfleuri International Alpine School welcomes boys and girls aged 3 to 13, from all over the world, as boarders or day pupils for the academic school year or for sports and study holidays.

In a privileged location in Switzerland, you will find Préfleuri nestled on a sunny alpine plateau surrounded by nature.

www.prefleuri.ch
+41 24 495 23 48

Préfleuri International Alpine School, Chemin de Curnaux 32
1885 Villars, Switzerland



PORTLAND PLACE *Online School*

Portland Place Online combines established educational methods, with innovative digital learning. L-J Andrew logs in to find out more

Portland Place Online provide an exceptional educational and pastoral experience for families seeking a more flexible learning solution. Using unique provisions, they offer two schooling options: a five day full online learning option, or alternatively, a blended learning approach, which consists of four days online and one day on site at their leading co-ed independent day school in central London. Taking this combined approach, allows students an opportunity to interact with one another face-to-face and engage with more practical teaching and extracurricular activities.

With experienced teachers that lead live, online, timetabled lessons, pupil interaction is actively encouraged. Class groups are small by design to help support individual's progress with staff on hand to answer any questions and monitor students' development. Each student is part of a virtual tutor group, that comes together daily with a dedicated tutor to provide consistent contact and outstanding pastoral care. Firefly hub and iPads are supplied to enrolled students with learning tools pre-loaded, so learning can

happen anywhere there is an internet connection.

Portland Place Online personalises academic and wellbeing support for students, including SEN support where needed. It embodies their ethos of a nurturing environment, enabling students' academic ability and creativity to flourish.

Their online secondary school taught by qualified subject specialists with years of education knowledge, covers a full British curriculum for Key Stage 3 and 4. Accepting students from ages 10 – 16, Portland Place Online create a happy, creative, and supportive education environment, with the aim to develop in-depth knowledge through live lessons, stimulate independent learning skills and an array of specialist online learning resources.

Whether you need help supporting home schooling or your family requires a flexible education or simply prefers online learning, Portland Place Online School is a flexible alternative for families who choose home-based learning.

admissions@portland-place.co.uk

020 7307 8700

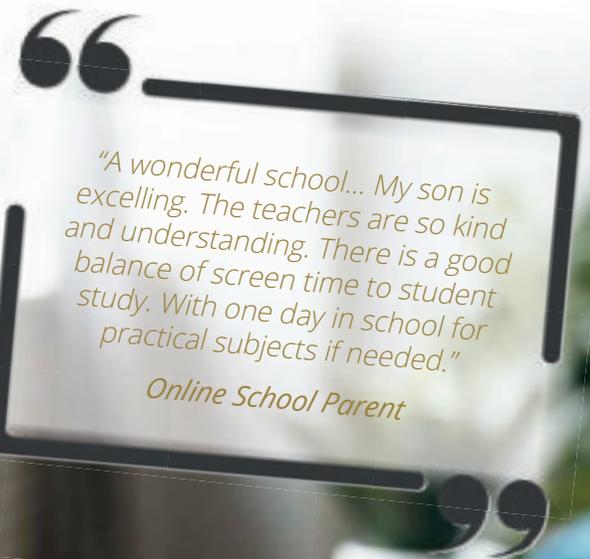
www.portland-place.co.uk/online/



Portland Place School

Unique Online Learning Provision for Ages 10-16 Years

Portland Place Online School combines established education methods, together with innovative digital learning. We provide an exceptional British secondary education and pastoral experience for families seeking a more flexible learning solution. With a unique blended learning option and high-quality specialist teaching.



Contact our admissions team today to find out more:
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**Independent Schools of the
Year 2021 awards**
Finalist
Outstanding New Initiative



Future FOCUSED

Educating children for over 150 years, Old Buckenham Hall is a leading co-educational preparatory school for children aged 3-13 years. James Matthews went along to discover what makes it unique

BH is special place for children to begin their educational journey. They experience, they learn, they grow, but they do so within one of the most idyllic environments imaginable.

The team are clearly very proud of their beautiful school, but it's what goes on within these walls and in the grounds that really matters. Every teacher at Old Buckenham Hall is committed to delivering the very best for every child. This means inspirational academic and co-curricular teaching, outstanding pastoral care and embracing risk and challenge. Children here feel happy and safe and they have a chance to explore their aspirations and develop their character.

Old Buckenham Hall, have two key aims. Firstly, children should leave the school having developed intrinsically important and recognisable characteristics that will support them, and the communities in which they live, for the rest of their lives. Secondly, every child who attends the school will

be challenged academically according to their ability, so that they have developed a love of learning and are able to achieve first choice entry to a range of public schools.

To achieve these two aims, the School has a set of values called the OBH Way. These values underpin the behaviour of all members of the school community and all activities, be they academic, pastoral or co-curricular. In summary, the OBH Way defines the ethos and culture of the School.

Crucially, the OBH Way was created by every child at the school as a way of celebrating what they judged to be important. These goals and aspirations were then discussed by teachers, the Senior Management Team and Governors. Today, the OBH Way stands as a testament to the collective school voice.

www.obh.co.uk



OLD BUCKENHAM HALL

A leading co-educational preparatory school for children aged 3 - 13 years

Open Day:
Saturday 9th
October



www.obh.co.uk

Brettenham Park

Brettenham

Ipswich

Suffolk

IP7 7PH





HARROW
SCHOOL
ONLINE

TRADITION MEETS INNOVATION

Harrow School Online is a fully online A level school for young people aged 16 - 18. The first of its kind, bringing a world-leading sixth form education into your home. Imagine what your child could achieve.

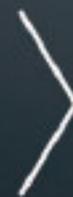
THEIR EDUCATION

Small classes and live lessons guided by expert teachers.



THEIR FUTURE

Preparing your child for the world's top universities, and beyond.



THEIR WAY

Personalised learning that fits around your family's schedule, wherever you are.

Applications open for September 2021. www.harrow-school.co.uk



POWERED BY
Pearson

www.harrowschoolonline.org



HOME

and Away

My Online Schooling Asia Pacific is a leading online British international school, delivering the English National Curriculum with an international focus. Serena Templeton investigates

As the sister school to their UK-based EMEA school, My Online Schooling Asia Pacific offers a progressive British educational approach to families living across the hemisphere.

As a pupil at My Online Schooling Asia Pacific, your child will be able to choose from a diverse range of subjects to form a broad and balanced curriculum suited to their educational needs and goals. Their interactive, live online lessons are led by fully qualified teachers who guide pupils in small class sizes through Key-Stages 2 and 3 through to International GCSEs and A-Levels. The latter courses feature a variety of subject choices, including STEM subjects and modern foreign languages, leading to internationally-renowned British school qualifications that open the doors to both academic and professional opportunities in the UK and beyond.

With pupils located in Indonesia, Singapore, Thailand, Malaysia, Australia, Japan and many more, My Online Schooling Asia Pacific is a truly international school. Pupils share lessons with classmates from a diverse range of cultural

backgrounds, bringing international awareness to every class. Beyond the virtual classroom, your child will also have the opportunity to further engage with their peers through regular assemblies, house meetings, after-school clubs and school-wide events and competitions as part of a thriving 21st century school community.

As pioneers in digital teaching and learning, the school is continuously researching and innovating to determine the best teaching methodologies, educational technology and modes of delivery to ensure they are meeting the needs of pupils and families at all times.

My Online Schooling Asia Pacific was founded on the values of inclusivity and accessibility to ensure all pupils are respected, empowered and can therefore thrive in their education. The school fosters confident, independent and digitally-proficient young people who are prepared for their next steps in further study.

work. www.myonlineschooling.com/apac

RESPECT

We are sensitive to each child's needs and recognise their individual pace and style of learning.

EMPOWER

We help build pupils' confidence in their abilities and support them to achieve their goals.

THRIVE

We create a positive, supportive learning environment where pupils have the space to fulfil their potential.

Enrolments now open

Join an online Open Event to find out more about My Online Schooling Asia Pacific
Open Event registration available via our website

www.myonlineschooling.com/apac
admissions.aus@myonlineschooling.com



A PLACE *of belonging*

Boasting exemplary pastoral care and a nurturing environment, Rathdown Girl's School encourages every student to achieve her personal best as Principal, Brian Moore explains

We are a voluntary, fee-paying school for girls aged 3 – 18 years, providing education to both boarding and day pupils. The School is set within 16 acres of beautiful grounds in Glenageary, Co. Dublin on a hill overlooking the sea at Dún Laoghaire with inland views of the Wicklow Mountains. We are within easy reach of Dublin city, surrounding counties and Dublin Airport with accreditation from the Boarding School Association.

Our ethos is 'A Place of Belonging' and we hope you will gain a sense of what makes Rathdown School unique. Whether your daughter joins us as a day girl or boarder, she will be joining a family community where she will be well known and cared for as an individual.

Our exemplary pastoral care and nurturing environment encourages every student to achieve her personal best.

Our school campus buzzes with confident, capable young women ready to take their place in the world.

As a combined day and boarding school, we welcome students of all nationalities, helping to promote an awareness of cultural diversity throughout the School.

We are a school with a Protestant background. We welcome students and families of all faiths, and none, and from all traditions and cultures. We have a diverse and inclusive student body, where all are equally valued and all are equally important.

Students receive an outstanding education and make excellent progress at Rathdown School. Your daughter will be encouraged and expected to achieve her personal best in all she does. We believe that teaching and learning should be both challenging and enjoyable for students of all abilities and we

aim for the highest possible standards. Whether she is the most gifted academically, a good all-rounder or needs additional help in some areas, your daughter will receive a stimulating and rewarding educational experience suited to her needs.

Girls are taught by professional and dedicated staff within small class sizes across a broad range of subjects with high academic standards. We also offer a range of extra-curricular and sporting activities in the belief that these assist a sound general education and contribute to the whole person. Our academic results are testament to the way the girls are challenged and motivated to give their best in all they do. Rathdown has a long tradition of academic excellence and for moulding well-rounded, confident students. Our students achieve excellent results in their state examinations and secure places in third level education across Ireland, the UK and beyond.

Our doors are always open to welcome Irish and international students who come here to achieve their very best academically, socially and personally, have fun, make friends, and develop a global perspective. If you are looking for an outstanding school for girls, please come and visit us - we promise you a warm welcome.

Girls leave Rathdown School as confident and responsible young adults. Virtual Tours are available on our website.

Scholarships, Bursaries and SEC grants are available for those who qualify.

With increased popularity towards private education we have experienced an escalation in our intake numbers and would therefore encourage those looking towards 2022 to contact our Registrar on: registrar@rathdownschool.ie www.rathdownschool.ie



Rathdown School

As a combined day and boarding school, we welcome students of all nationalities, helping to promote an awareness of cultural diversity throughout the school.



If you are looking for an outstanding school for girls, please come and visit us - we promise you a warm welcome. Girls leave Rathdown School as confident and responsible young adults. Virtual Tours are available on our website. Scholarships, Bursaries and SEC grants are available for those who qualify.



For more information visit:

www.rathdownschool.ie

registrar@rathdownschool.ie

+ (353) 1 285 3133

Upper Glenageary Road, Glenageary, Co. Dublin A96 NX44, Ireland

HIGH *Flyers*



Providing a high quality, cosmopolitan teaching environment is at the heart of the Regent's University London ethos. Julia Millen discovers how this philosophy helps develop entrepreneurial and highly informed graduates who excel in all that they do

Regent's University London is a private university with a highly cosmopolitan community based in royal Regent's Park. The University is a hive for innovative thinkers – students who want to learn in a supportive, personal environment and who will enter the world of work as entrepreneurs and leaders who think and operate globally.

The campus in Regent's Park, set in 11 acres of private garden, is a quiet, secluded haven in which to live and study. It's a short walk from Marylebone, a neighbourhood known for its upmarket designer boutiques, cafés and design shops.

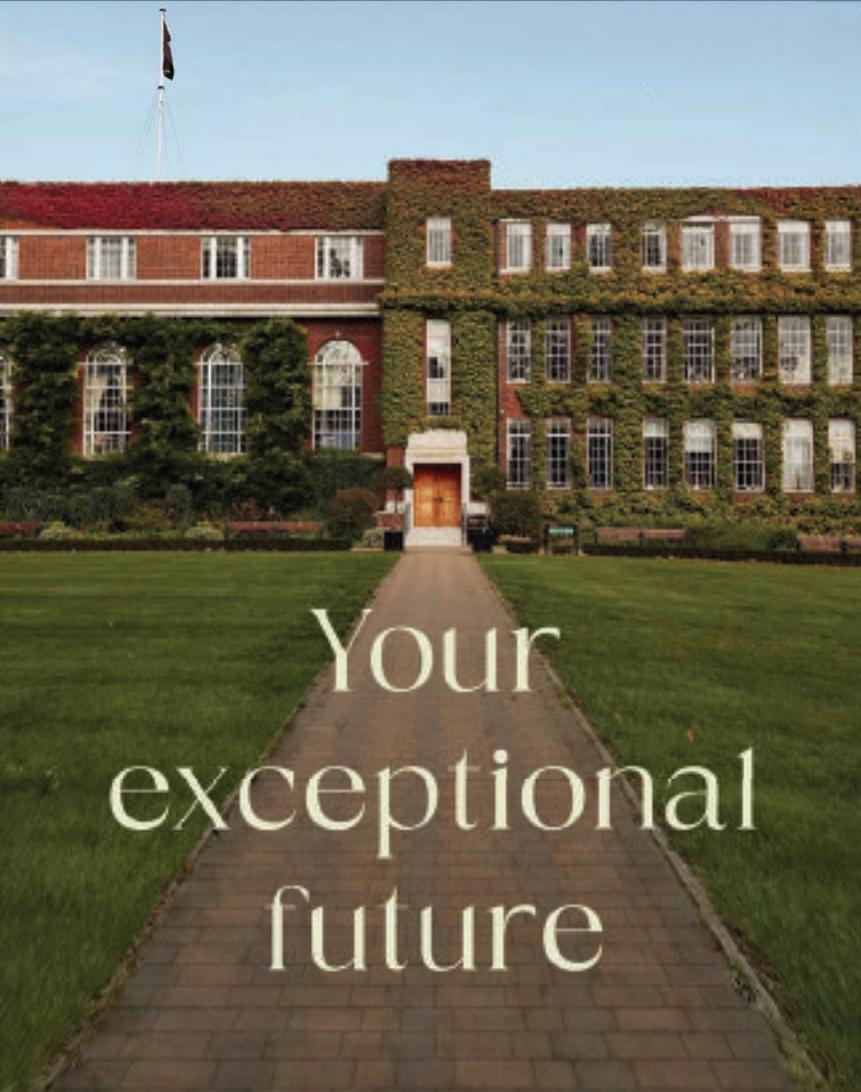
The campus is also within easy reach of all that the UK capital has to offer, close to the centre and the city's famous theatres, galleries and museums, as well as major sporting and entertainment venues.

Regent's University London is small and intimate enough to feel like a home-away-from-home to students – with around 2,500 on campus, staff and students get to know each other by name, and students benefit from plenty of one-to-one contact with their tutors.

This is a meeting place for people from all over the world, and the University is proud to have students from more than 140 nationalities on campus. With alumni in more than 160 countries, Regent's graduates remain members of the community, wherever they may be in the world.

Regent's ethos is to develop tomorrow's global leaders. In delivering their goal, they aim always to act with integrity and in a respectful, collaborative and caring manner towards all in the Regent's family, with a focus on excellence in all they do.

A personal
education



Your
exceptional
future

 **REGENT'S**
UNIVERSITY LONDON

www.regents.ac.uk

UP CLOSE AND
personal



For International award-winning designer Keith Miller, every project is an expression of the client’s personality, motivations, and story. Julia Millen meets him to find out more

At Miller Interior Design, it’s clear from meeting the team that collaborating with individual clients is all about getting to know ‘true selves’ and working to build a space that celebrates life, loves and aspirations.

“Our goal always has and always will be about discovering together how a client wishes to tell the tale of their unique identity and purpose,” explains Keith. “We then go on to reveal it eloquently, humorously, naturally or whatever tasteful way best suits, through an inspiring environment. We honour their history, source their world’s stories and treasures, and respect the architecture, enveloping interiors within the context that is most suitable to how they want to live. Through planning, procurement and project execution, we focus on what drives individual clients to thrive, and then fashion it exquisitely into creating surroundings uniquely personal to them.”

With a collective talent spanning several decades, Miller Interior Design is made up of, among others, two husband and wife teams: Keith and his wife, artist, writer, educator and designer Marie Crawford Miller, and Belgium-based digital modeling duo Tony and Ann Doutreligne. Projects are diligently managed by a wider and highly talented group of directors in design and planning, as well as a hand-picked ‘family’ of talented consultants, specialists and makers.

After studying housing and interior design under acclaimed professors at the University of Kentucky and travelling the country with a field guide to American housing, Keith began operating Miller Interior Design in 1995. His

award-winning creativity has since attracted the attention of clients with a vast array of tastes and project requirements.

Keith adds: “Marie enjoys consulting as a specialist in environmentally responsible design. In addition to her supervisory role at Miller Interior Design, she spearheads our sustainability initiatives. Come 2022, we’ll be celebrating her doctoral level Master of Fine Arts Degree in Design for Sustainability from the world class university for creative careers, Savannah College of Art and Design. It’s an exciting time ahead.”

Talented duo Tony and Ann Doutreligne meanwhile, studied architecture in the beautiful town of Ghent on the coast northwest of Brussels and bring a European sensibility, collectively bringing world-class solutions to every client.

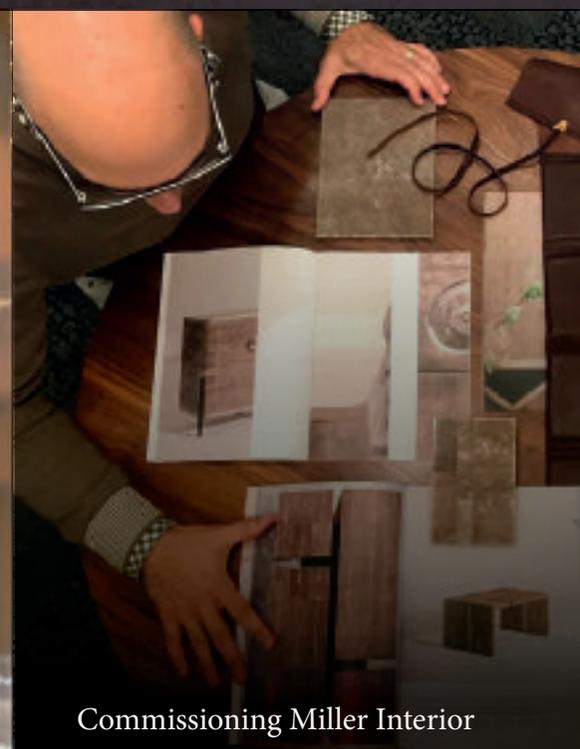
Adds Keith: “The best part of stationing our flagship private studio in the heart of Seattle, is that we get easy access to remarkable tech talent, like every one of our respective spouses and Carl Lierman, our graphic designer, who corroborates often with the talented I.T. architects who created the software programmes graphic designers use everyday all over the world. His capacity to work alongside and interpret our vision for custom details brings much-needed aptitude for presentations.”

“While investing in luxurious comfort and good design is a serious business, for Keith, working with a wide array of clients in Seattle and abroad, a flexible, positive outlook is a must. He adds, “I make it a priority to help my clients laugh with me through the challenges each project presents. The outcome is always the better for it.”

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MOST *Wanted*

*As lockdown eases – the Sunshine State is enjoying ‘bounce back’ interest from overseas buyers.
Kendra Vaughan reports*



Cape Coral

Located to the southwest of Fort Myers, Cape Coral has grown from a small-planned community into a vibrant, fully-fledged city with a population of more than 200,000. For those who love boating, fishing or just being by the water, the area boasts over 400 miles of navigable canals, many of which lead out to open water Gulf Access. The region also offers gulf coast living at its best, with balmy year-round weather and some of the most spectacular sunsets in the Sunshine State.

Not surprisingly, prices have been steadily rising over the last decade. Just in the last year alone, the area's housing market has picked up momentum. Pending sales have risen by 47.5%, from 488 in May 2020 to 720 in May 2021. New listings are up too, rising from 518 in May 2020 to 757 in May 2021; an increase of 46.1% in 12 months. Frontline homes are most in demand. While the city may boast some of the largest waterfront Gulf-access communities in the entire State, encouragingly, many of these waterfront properties remain competitively priced compared to other sought-after neighbourhoods in the region; a key selling point for savvy buyers.

Port St. Lucie

Rocked by the housing crash back in 2007-2008, along with most of Florida, Port St. Lucie has since made a full recovery, with home prices rising steadily since 2012. Located in the heart of Florida's Treasure Coast less than an hour north of Palm Beach, this compact city hasn't lost its sense of "the real Florida." Sporting a more relaxed atmosphere than its larger neighbours, quiet neighbourhoods are woven around scenic waterways and lush green golf courses.

The housing market over the last year, has experienced a flurry of activity, causing prices to rise quickly. The number of new listings increased by one-third, from May 2020 to May

Florida is no stranger to fluctuations in its housing markets, having gone through multiple boom-and-bust cycles dating back to the historic land boom of the 1920s. As with many global hot spots however, the pandemic threw the state and national housing markets into turmoil last year. Fast forward six months into 2021, however, and there's a major reawakening of home buying activity. Referencing the latest data from analyst Redfin including the number of new listings, pending sales, for-sale inventory, and median sale prices from May 2020 to May 2021, has revealed the top-four hottest housing markets right now.



2021. Over the same period, the number of pending sales nearly doubled, from 295 pending sales last May, to 564 in May 2021. Popular areas for investment include Anchorage, Lake Lucie and Heritage Oaks. A budget of \$1.4m will secure you a stunning 5-bed, 5-bath detached waterfront residence with solar heated pool, double-garage, wrap around balcony and private dock.

Miami

From the sizzling nightlife of South Beach to the authentic Cuban flavours of Little Havana, Miami offers one of the richest cultural experiences of any city in the United States. Its diverse neighbourhoods house everything from world-famous street art to world-class restaurants, hotels, shopping centres, and cultural venues. Miami's colourful history is matched only by the vibrancy and verve of the modern global city; it's continually blossoming into today.

Currently the third-hottest housing market in Florida, with a stellar 137.1% increase in pending sales, from 685 in May 2020 to 1,624 in May 2021, new listings have also increased markedly, by more than 40% year on year, from 1,528 listings last May, to 2,144 listings in May 2021. These factors have fuelled a rise in Miami home prices, with the median sale price increasing by more than \$60,000, from \$350,00 in May 2020 to \$413,000 in May 2021. Sought-after districts include Miami Beach's North Bay Road with its exclusive waterfront homes which enjoy solid inter-coastal views on a par with

Hibiscus Island, with property prices ranging from \$2m to upwards of \$14m.

St. Petersburg

Much of the Tampa Bay area has experienced an uptick in home buying over the last year, but St. Petersburg takes the lead. Holding the World Record for the most consecutive days of sunshine, the city is appropriately nicknamed "The Sunshine City," providing visitors with a unique blend of traditional beach getaway and urban flavour. The white, sandy beaches offer views of spectacular sunsets and the 7 miles of waterfront parks invite visitors to enjoy a host of activities, including hiking, camping and kayaking.

Pending sales increased by 32.1% from May 2020 to May 2021, while new listings increased by 19% over the same period. What's more, available inventory in St. Petersburg has dropped by 59.6%, from 1,370 homes for sale in May 2020, down to only 554 in May 2021. Premium locations for a luxury home include Allendale, Bayway Isles and Old Northeast. Alex M Realty are marketing a beautiful 5-bed, 5-bath waterfront property on Coquina Key Island for \$1.27m. This stunning split-level detached home boasts high-vaulted ceilings, a gourmet kitchen and deep water canal access.

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TURNING *Japanese*

Can you tell your Wabi-Sabi from your Hygge? Combining Japanese rustic minimalism and Scandinavian functionality can create a feeling of harmony, nature, and simplicity in your home. So why do they work so well together? Sophie Ortega investigates

They may be 8,000 kilometres apart, but Japan and Scandinavia have a great deal in common – in design terms, at least. They both value simplicity and functionality, a love of natural materials, and a deep respect for craftsmanship.

In recent times, these shared attributes have produced a style known as ‘Japandi’ or ‘Japanese minimalism’ – furniture, tableware and interiors featuring clean lines, neutral tones and natural textures.

Interior design consultant, Jennifer Vale defines the trend:

“Aspects of the Scandi notion of ‘hygge’, (the Nordic term for the homely feeling of cosiness), and Japanese ‘wabi-sabi’, (finding beauty in imperfection), harmonise to create a stress-free atmosphere.” Japandi is a good fit with hectic modern lifestyles, because “these pieces allow people to create a clean, calm environment in which they can truly unwind.”

For many designers, it’s all about the shared aesthetics and focus on craft skills. “I really recognise that there’s this connection between the two places,” says Danish designer Nina Tolstrup. She traces it back to the 1950s and compares



the classic modernist pieces from her region with pieces by Japanese designers, such as Japanese-American sculptor and designer Isamu Noguchi and Japanese industrial designer Isamu Kenmochi.

Adds Vale: “Japan still has the most amazing, best-preserved craftsmanship, and still honours traditions. They’re perfectionists in so many ways. When I bring my designs to a Japanese client, there’s the perfect match between the simple idea of form, and the execution of the craftsmanship.” So just how do you achieve a Japandi style for your rooms and your house?

Colour Curation

Perhaps for fans of fuchsia and statement neon shades, you might want to look away now. After all, Japandi colour schemes feature neutral, muted tones: think beige, taupe, oatmeal and stone. That said, it’s best to avoid anything too white or bright and nothing should jar, grate or dominate. The idea is to create a calming, harmonious atmosphere in a similar way to Biophilic design. Therefore, you can introduce warmth where needed via different materials. Coloured woods and natural fibre rugs always work well.

Japandi colour schemes however don’t have to be bland or boring. One way to avoid this, is to introduce a contrasting colour, soft Scandi shades of pale pink, blue, green or grey.

Or add some richness with a darker accent colour, such as black or charcoal grey. In fact, you often see these deeper tones in Japanese interiors, and they are a clever way to add interest to minimalistic décor.

Nurture Nature

In Japan and Scandinavia, there’s an unspoken appreciation of things that are made by hand, made with care and made to last. Natural fibres and sustainable materials are therefore key elements in Japandi style. Wood is an obvious choice for furniture. Scandinavian pieces are perfect as they typically feature clean, simple lines. In Japan by contrast, stained or painted woods and curved shapes are more common, but don’t be afraid to mix and match the two styles, to increase visual interest. In addition to wood, other popular Japandi materials are bamboo, rattan and paper.

The cultivation of house plants is another key theme within Japandi design. After all, they are a simple, cost-effective way to bring nature indoors. In fact, they feel welcoming, add natural vibrancy and are useful for ‘softening’ an ultra-minimalist interior. In addition, plants can also improve air quality by reducing carbon dioxide and dust – perfect for emulating all that healthy Scandinavian air. Where space allows, mix and match potted and hanging plants. Or you could choose a Bonsai tree to emphasise your room’s Japanese feel.



Texture Treats

If you want keen to add warmth and interest to your Japandi interior, consider using different textures and fabrics. The Japanese are renowned for incorporating exquisite patterns in their décor. Cushions and curtains are an obvious place to start, but you could add throws and tableware, too. In fact, silk, velvet and cashmere are indulgent fabrics that will help to create hygge. Otherwise, you could enhance a rustic space with intricate patterns for a burst of vibrancy.

While too much decorative detail is a Japandi style no-no, well-considered statement pieces work wonderfully. The natural aspect comes forth in a wonderful mix of light and dark woods in spaces layered in tone, textures and contrasts. Match the furniture with natural and textured fabrics in simple designs or add traditional Japanese decorative elements, such as hand-painted floral wallpaper, shibori-dyed fabric, as well as dipped and handmade ceramics and textured paper lamps. You can also use shapes and textures in Japandi style with accessories. Mirrors, picture frames, table lamps, vases and even carefully curated artwork can transform the look and feel of a room.

Multi Minimalism

The minimalist Japandi vibe advocates zero clutter, which is one of the reasons why it's so suited to small space/open

plan living. However, functionality and well-being are also important. When space is at a premium, everything present needs to justify its place. If you're not sure where to source Japandi items, NiMi Projects in Kent, may be a good place to start. Established in 2018 by Japan fashion expert Nicole Bargwanna and Tokyo-based lifestyle and design editor Mio Yamada, the brand's goal is to introduce and promote a wider appreciation of Japan's exceptional contemporary design and artisanship in a fun and accessible way. Showcasing the work of a variety of Japanese designers and artisans, all pieces are selected for their striking aesthetics, functional innovations, and meticulous attention to detail.

WABI-SABI - FIND THE BEAUTY

Japandi builds on the Japanese expression wabi-sabi, a Japanese philosophy that dates back to the fifteenth century and relates to finding beauty in the incomplete and the imperfect. The trend emerged as a reaction to the dominant styles of the time, which were strongly influenced by lavishness and the use of rare materials. Want to bring out your inner wabi-sabi? Then connect yourself to the Earth and enjoy and appreciate the simple and small joys of life.



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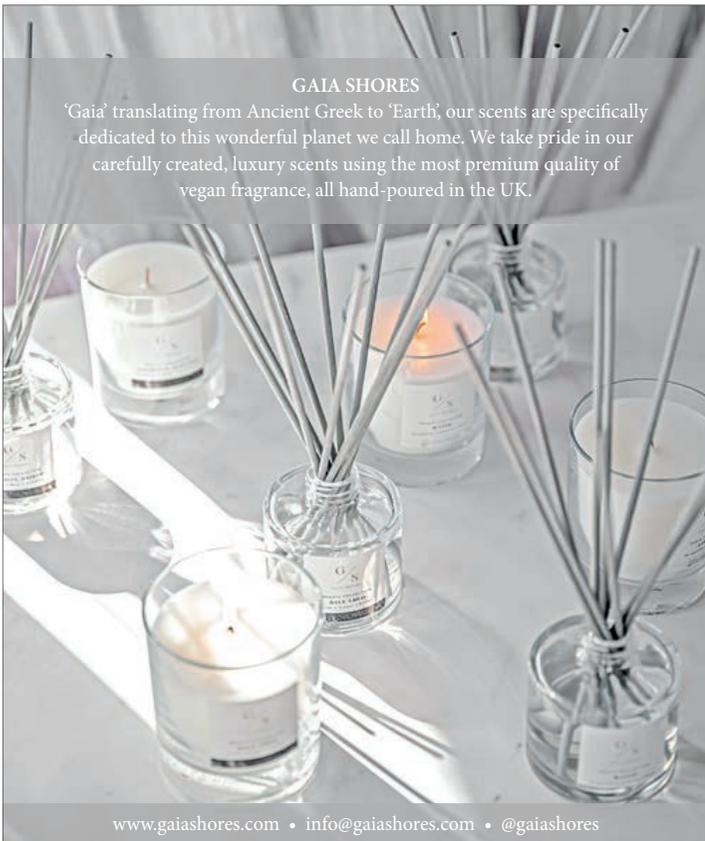


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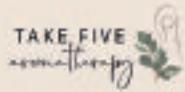
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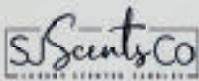
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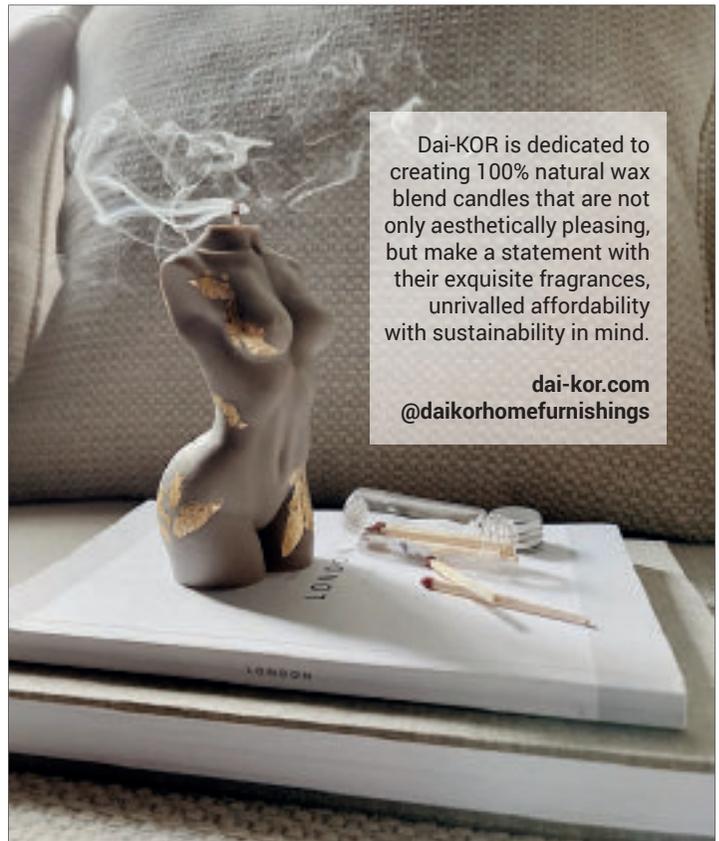
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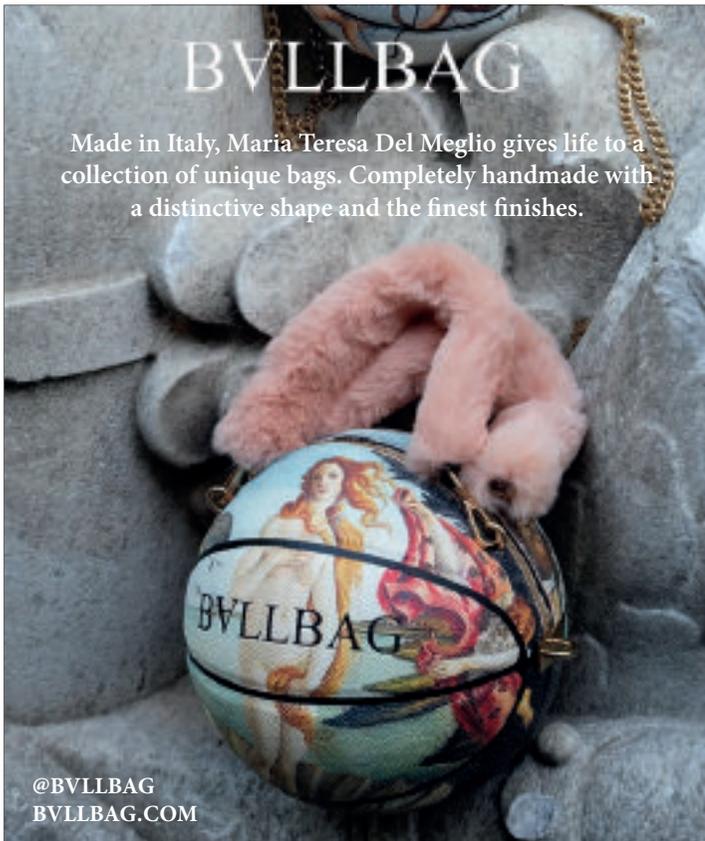
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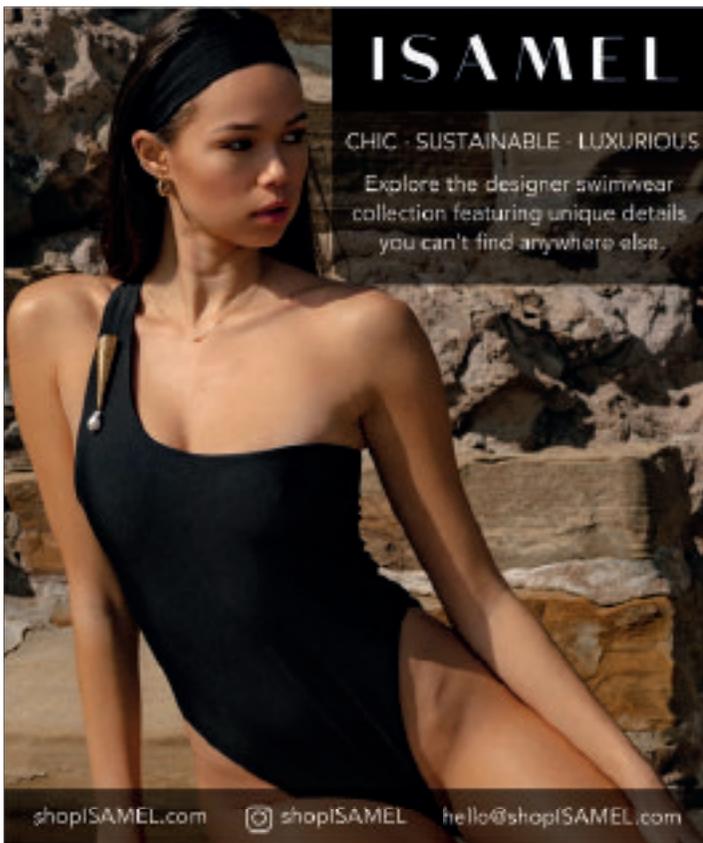
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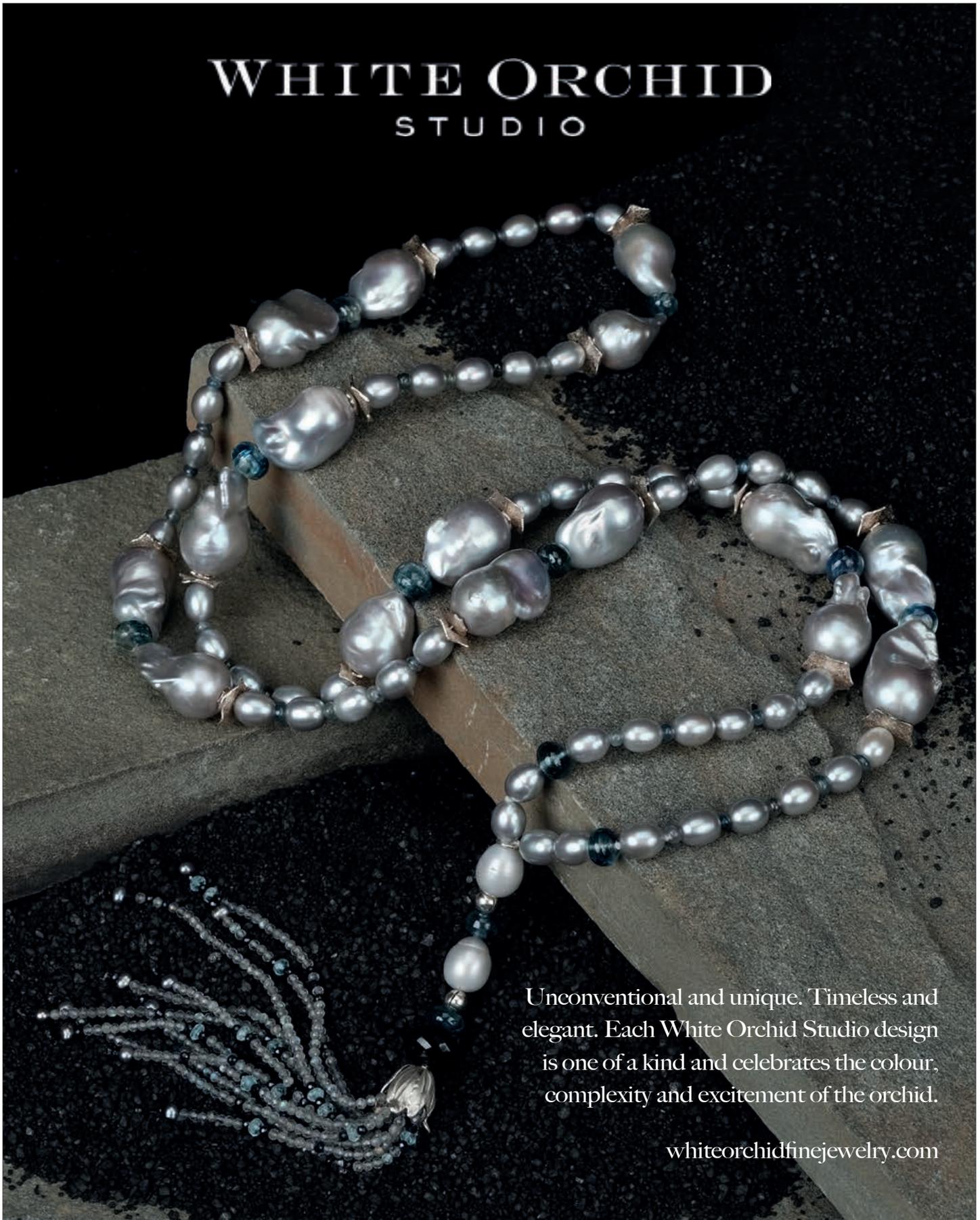


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Skin & Glory UK is a natural and organic cosmetics brand for all skin and hair types. Our brand is centred around championing wellness through the relationship between lifestyle and physical appearance.

skinandgloryuk.com
@skinandgloryuk

LUXE HEALTH AND BEAUTY



Urthmos

Urthmos offers restorative skin care products with an ingredient base of Traditional Chinese Medicine root plant, Ayurvedic herbs, and Amazonian plants. Our products cater to mature and sensitive skin.



customercare@urthmos.com • urthmos.com • @urthmos_

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Kollohealth.com
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BodyByCathy is inspired by Cathy's personal journey. FitwearByCathy is designed to inspire and empower women to embrace the body they have while working towards the body they want.

www.bodybycathy.com

[@bodybycathy](https://www.instagram.com/bodybycathy)

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BOTANYBLEND.COM

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Website: www.berry-blossom.com Number: +44 20 3574 4547

Email: tamara.hannon@berry-blossom.com

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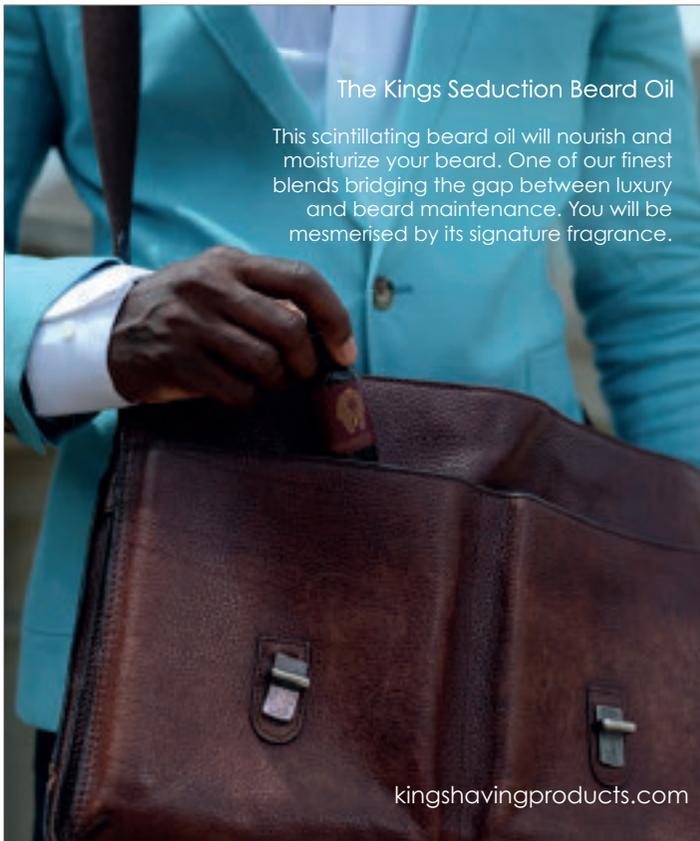
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Man Theory caters to the refined gentleman seeking natural and clean grooming products in line with their lifestyles and beliefs. We believe that confidence doesn't come at a high ethical cost.



MANTHEORYLONDON.COM

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kingshavingproducts.com

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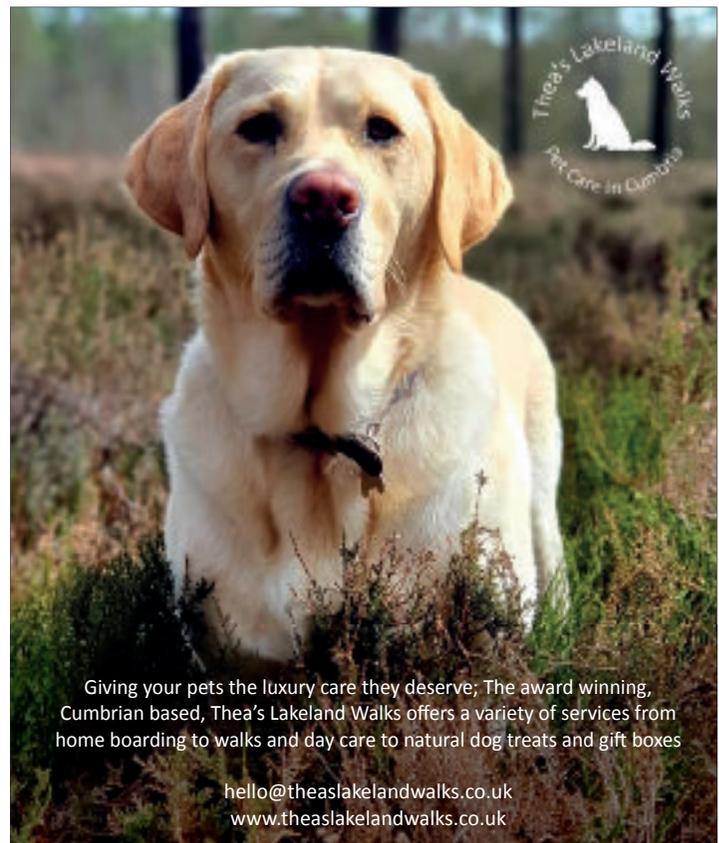
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My Secret Globetrotting Address Book

Award-winning British designer, business entrepreneur and former fashion model, India Hicks shares her favourite home and away haunts

Favorite hangout close to home?

Kamalame Cay, in the Bahamas. It's literally a skip across the bay from our home on Harbour Island by plane, but a world away from the hustle and bustle of our everyday lives, with delicious food, using local products and perhaps more importantly, a sensational bar menu. Giant backgammon boards, swaying palm trees, and bone fishing, are all part of lazy afternoons and long weekends.

www.kamalame.com/exclusive-experiences

Best global getaway for design inspiration?

My heart is lost to Paris. I lived there when I was a struggling model in the nineties and have since returned for several extended stays. On our most recent visit, my partner, David and I found a lovely apartment. Once we were fully vaccinated, we were able to travel back and forth on the Eurostar and spend some quality time there. Nothing is more inspiring than a city made up of tiny villages with cobbled streets and monument lined boulevards, breathtaking museums, bistros, lamplit bridges, art nouveau cafes, glorious food and stylish shopping. The romance of Paris hasn't been lost on us and after 25 years of not being married, it actually inspired us to tie the knot. We had a

Parisian jewellery designer create a ring for me. Now to set a date.

At the beginning of the summer, I returned with two of my five children. We cruised down the Seine in a classic wooden boat, and marvelled at the burning wax sculptures in the Bourse de Commerce. We drank hot chocolate in Cafe Floré, wizzed by Notre Dame on scooters and sat on the steps of the Sacré-Cœur and felt excited by life again.

Luxury villa or swanky boutique hotel?

I would always prefer the privacy of a villa, and although I don't cook very much, actually I don't cook at all, but I love the informality, warmth and intimacy that a kitchen brings. Also with five children, it's very unwise to risk a hotel. I speak from experience.

When I travel, I'm never without

I wish my answer was something adventurous like a pair of binoculars, but it's inevitably my phone. I want to be able to call my mother at any given moment. I want to send photos to David and message the kids. I also want to read snippets of news, and watch ridiculous memes, check my calendar, search for an address or order pizza. So disappointing, I know.

Top destination on your bucket list?

The Galápagos Islands - my mother went there and lost her passport, but she also met one of Captain Cook's tortoises.
www.indiahicks.com

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