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DESIGN

LUXURY

houses & apartments

**the new
luxury**

**FROM INNOVATIVE TECHNOLOGY
TO BEAUTIFUL BESPOKE SPACES**

**inspirational
designs**

**FOR CITY, COASTAL
AND COUNTRY LIVING**



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**SHOWCASING GLAMOROUS HOMES
AND ELEGANT INTERIORS**



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Relax and experience European elegance, comfort and enduring style with the cosmopolitan Pascal bed. Made in Italy.

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EDITOR'S LETTER



When constructing a luxury home you want to know you are in safe hands with your chosen designer and builder, someone who will be by your side throughout the many months or sometimes the few years that it will take to get your home to completion. The same goes when buying a luxury apartment; quality, amenity and longevity are what you're looking for.

Our selection of beautiful houses and apartments this issue showcases the work of architects, builders, interior designers and developers, all of whom create elegant and sophisticated residences for discerning homeowners seeking something unique, special, distinctive and of the highest quality.

From an award-winning rammed earth apartment development in Western Australia and spectacular seaside home on the NSW Central Coast to an amazing high-tech house on Queensland's Sunshine Coast, each home is a showcase of Australian design and construction talent.

We trust that you will enjoy our selection of prestige designs and find the inspiration and enthusiasm to create your own luxury home.

Kate

**Kate St James, FDIA,
Editor-in-Chief**

ON OUR COVER
PROJECT: Gold Coast Beach House by Wrightson Stewart Interior Design
PHOTOGRAPHY: Kylie Hood
COVER DESIGN: Jarrad McCallum





Huge door panels hide the 'working' kitchen, allowing the space to read as furniture. Isle of Capri Residence by Wrightson Stewart Interior Design. Photography Kylie Hood



The seamless use of large-scale materials achieved a Zen-like ambience to this bathroom. The sunken bath takes up the entire width of the room with pool-like steps leading into it from floor level. A glass ceiling was installed to allow views of the sky while soaking in this decadent tub. Toorak Residence by David Hicks. Photography by Trevor Mein



Bespoke vanity joinery with extensive overhead storage provides a stark contrast against the refurbished shell of the existing building. South Yarra House by Carr Design. Photography by Derek Swalwell



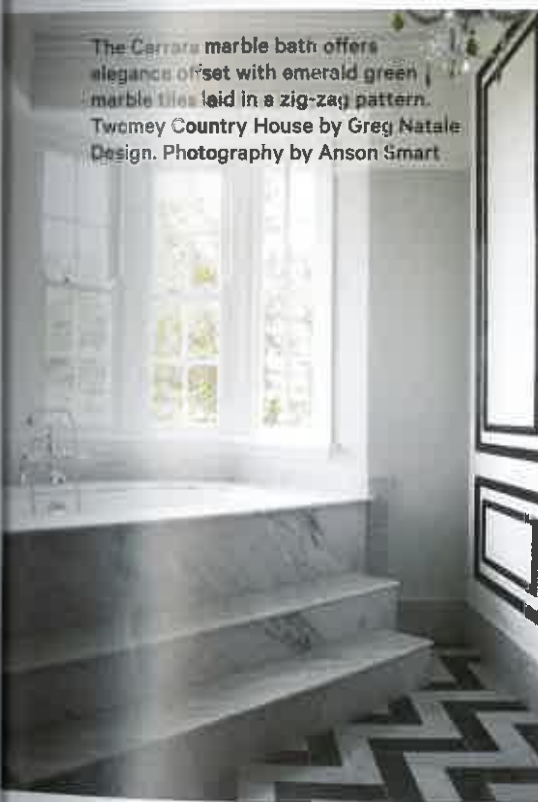
ABOVE Designed to look like a piece of furniture, the custom-made island bench resembles a credenza. Appliances are cleverly concealed behind cabinetry. Twomey Country House by Greg Natale Design. Photography by Anson Smart
LEFT The soft grey markings of the marble in this kitchen echo the stone floor colour and provide interest, while the custom-made polished rangehood cylinder becomes a sculptural element. Port Melbourne Apartment by David Hicks. Photography by Shannon McGrath

and glass-fronted overhead cabinets and island benches which don't look like a long monolith, but more like a credenza with timber panelling and turned legs," says Greg.

❖ A generous-sized butler's pantry or scullery which encompasses a second fridge, dishwasher, sink, myriad appliances and ample storage space is also integral. "A sizeable scullery enables you to keep kitchen surfaces clutter free, and by using the space as a prep area when you entertain, it allows your kitchen to remain pristine," says Darren.

❖ The secret to a streamlined, well-designed kitchen is often what you can't see. "Soft-closing drawers, pull-out cupboards and inner drawer organisers which keep all your utensils and equipment on hand really takes a kitchen to the next level in terms of functionality," says Darren.

❖ European appliance companies such as V-ZUG, Miele, Neff and Gaggenau lead the way in smart design, functionality and exceptional quality. Several trends in cooktops include modular Combi tops — which comprise induction burners, a teppanyaki plate, gas hob and wok, while new state-of-the-art zoneless induction cooktops provide unlimited flexibility by enabling the use of different-sized pots and pans in multiple configurations.



The Carrara marble bath offers elegance offset with emerald green marble tiles laid in a zig-zag pattern. Twomey Country House by Greg Natale Design. Photography by Anson Smart

BATHROOM

❖ Although often one of the smallest rooms in the house, bathrooms and ensuites are taking on greater importance as they morph into decadent zones designing for pampering.

❖ "The use of stone and marble is synonymous with luxury as it creates a look second to none," says Greg Natale. "It doesn't date and has an inherent quality and beauty as the natural patterns produce wonderful depth and movement."

❖ Tiles also play a major role in creating stunning spaces which pack a stylish punch. "The technology in tiles coming out of Europe is just amazing," says Darren James. "The options are endless when it comes to shapes, sizes and finishes which range from embossed and etched, to bold prints and patterns. Their application is only limited by your creativity. The mural range of tiles from Sicis is absolutely stunning too, they transform walls into a piece of art."

❖ Sculptural basins and beautiful freestanding baths such as the handcrafted organic shapes formed from engineered stone and bronze from Boyd Alternatives will form a striking centrepiece and enhance the sense of space.

❖ Rather than a standard-sized shower with glass screens, larger bathrooms can take the form of a wet room complete with dual rainshowers suspended from the ceiling or a high-tech multi-directional wall outlet which can be programmed according to temperature, pressure and massage preferences.

❖ Skylights can also be used to great effect in bathrooms to draw in natural light and, if privacy is not a concern, consider incorporating a large window to take advantage of great view. "We have just finished a beautiful house situated beside a cliff. In the main bathroom we positioned the bath alongside an enormous window overlooking the ocean to create a really simple yet decadent space," says interior designer Maria Muniz-Villa of Villa + Villa. "You can just imagine yourself enjoying a soak in the moonlight and looking out to the seascape."

❖ To create a sense of calm and serenity keep clutter to a minimum by ensuring there is sufficient storage for all bathing accoutrements. "Look to utilise storage above bench height, so there is no need to bend down," suggests Di.



ABOVE A wall of glass frames the striking ocean view which can be enjoyed while bathing in the freestanding bath. Project by Villa + Villa. Photography by Ross Coffey

❖ "Simple elements such as candles, scented infusers, a beautiful chandelier and the addition of furniture such as an ottoman and vintage wall mirror can elevate a space. Whatever your definition of luxury, you can create it in the details," says David Hicks.

ROOM BY ROOM

KITCHEN

As the epicentre of most homes, the kitchen is increasingly moving away from a purely utilitarian space to more of an entertaining and leisure zone which is an extension of the living area.

❖ "For a kitchen to be truly luxurious it needs to be designed in-conjunction with the surrounding area so you create a complete harmonious space," recommends Darren James of Interiors by Darren James. "For a modern feel I like to incorporate natural elements such as marble,

mixed with a solid surface such as Corian and incorporate a range of textures and finishes such as timber, gloss cabinetry and painted glass. To set it off, great lighting in key areas is essential."

❖ "For me a key trend has been designing kitchens so they don't look like kitchens but more like a beautiful piece of furniture," says interior designer Greg Natale from Greg Natale Design. "Whether it is a large country kitchen or an inner-city penthouse, luxurious kitchens are all about beautiful finishes — oak cabinetry, amazing stone or marble splashbacks, mirror-

FEATURE



The interior is a mix of old-world glamour teamed with hard-edged furniture. Clean modern pieces by Rodolfo Dordoni for Minotti are paired with 1940s 'traditional' pieces by legendary American decorator Dorothy Draper. Astor Apartment by Greg Natale Design. Photography by Anson Smart



Custom-sized furniture and large rugs work to anchor the space and allow the architectural staircase to be the hero. Balmoral Residence by Wrightson Stewart Interior Design. Photography by Kylie Hood

LIVING SPACES

As a prime place to congregate, entertain and relax, living spaces should convey what you love, whether it is vast space connected to the outdoors, or a more intimate room layered with texture and objects. The key is tailoring the space to suit your needs and reflect a desired aesthetic.

“A considered furniture scheme is paramount to the success of a luxurious living space,” says David Hicks, who likes to combine styles and incorporate pieces from a range of eras to add interest and intrigue. “Artwork is a great way to inject colour, texture and personality.

I also like to use tactile materials such as soft velvet, mohair, silk, wool, textured wallpaper and draping linens or sheers, in layered tonal palettes to give a room dimension. The days of generic interiors are over,” adds David. “People are now more educated about interiors and with the accessibility of the web and travel, the new luxury is the ability to source the world and have whatever you desire.”

“The flexibility to adapt living spaces is often desirable,” says Ian Gorton. “A fireplace for winter, generous openings to the outdoors for summer, mood lighting for evenings and furniture which allows for different

configurations, are all elements which enables the room to cater for any occasion.”

Conceal and reveal are effective design strategies for housing technology. “Rather than including a designated media room, increasingly the living room is a communal multi-use space so we try to hide the mechanics of technology by recessing cords, switches and devices to maintain streamlined surfaces and a minimalist scheme,” explains Chris McCue. “Often we use custom joinery to integrate television screens within a fireplace and artwork wall, and use shelving for a music collection or library, displays which speak volumes about the occupants.”

When it comes to finishes, the options extend far beyond simply choosing a paint colour for the walls. Today the possibilities include, timber panelling in various veneers, stucco and metal, cement render, 3D wall linings, as well as tiles, bricks, floor to ceiling mirrors and textured wallpaper. “In one project we selected fabric from a range designed by NY graffiti artist and upholstered it onto the walls,” explains Ian Wrightson. “In situ it worked as architecture to anchor the area and create a connection between spaces. “Above the upholstery we also commissioned two art pieces which complemented the panelling and drew the eye up.”

Attention to detail is key in achieving a place which feels cohesive, effortless and well balanced. “To create luxury, every detail in a room has to be addressed, nothing is overlooked,” says Greg Natale. “It is not something you can create overnight as it takes considerable time to get right, particularly as we are in age of personalised interiors which are far more layered than they once were. Often the trick is to keep layering until a room feels complete.”

A custom-designed rug by Greg Natale Design, made by Designer Rugs, is complemented by orange Arne Jacobsen Swan chairs and a Noguchi coffee table from Living Edge. Seamann Slatery House by Greg Natale Design. Photography by Anson Smart



ABOVE Furnishings such as the sense of a true outdoor living space, all the comforts associated with it. Riverfront Residence IV by Greg Natale Design. Photography by Anson Smart

OUTDOOR LIVING

Today's outdoor living spaces are carefully considered and designed when it comes to design. Additions to patios, decks, and outdoor furniture, kitchen, and outdoor furniture, kitchen, designed to withstand the elements.

“Consider matching the materials between indoor and outdoor spaces,” says Di Henshall. Products like outdoor furniture have come ahead in terms of durability and fabric choices, such as Mokum, Warwick, and beautiful ranges of quality outdoor furniture with UV and weather resistance.

Particularly in warmer climates, Queensland no outdoor kitchen. “You want a kitchen when you're outside, it should be equipped with everything for cooking and dining. “It should have a fridge, a sink large enough for the barbecue and all the tools. For it to be all-weather, use lots of recycled teak, two-pack and honed stainless steel. There is really no need for a cover.”

Landscaping is a beautiful outdoor space with fragrance and seasonal interest. Terraces, having nurseries, well to create screens, while gardens can be planted vertically to create a sense of height.

contact

Darren James, Interior Design
Ian Gorton Design
Interior design
Maria Villa, Villa

FUTURE



The interior is a mix of old-world glamour teamed with hard-edged furniture. Clean modern pieces by Rodolfo Dordoni for Minotti are paired with 1940s 'traditional' pieces by legendary American decorator Dorothy Draper. Astor Apartment by Greg Natale Design. Photography by Anson Smart



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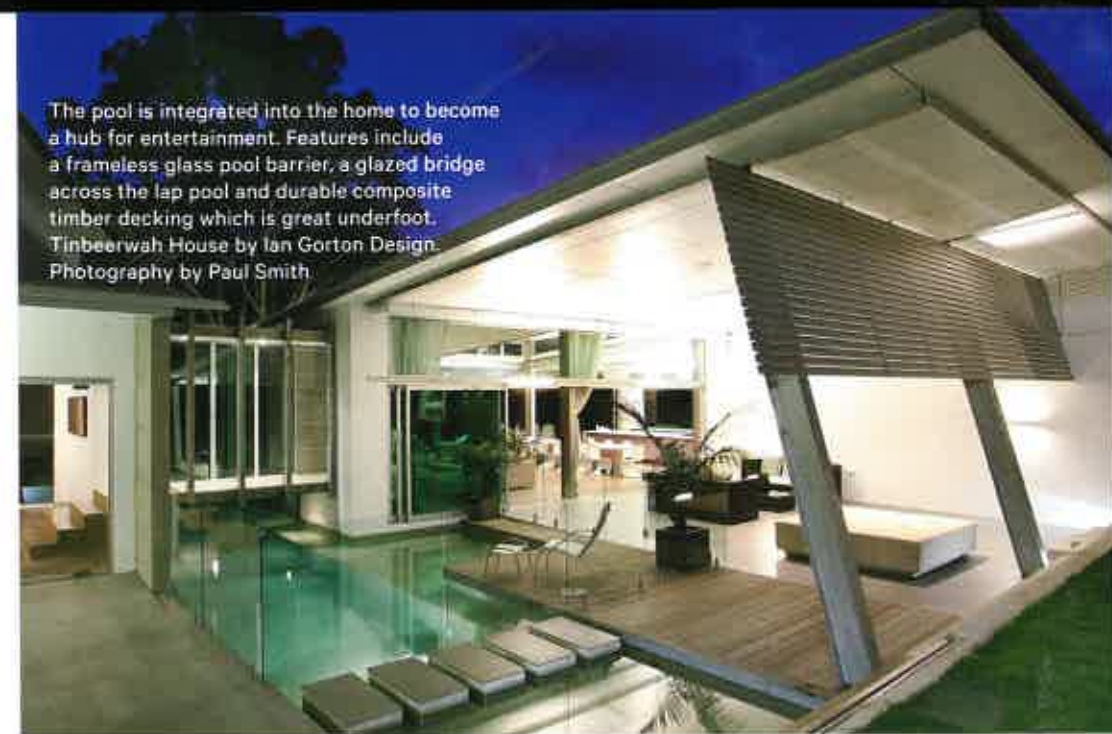
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ABOVE: Furnishings such as a pendant light create the sense of a true outdoor 'room' complete with all the comforts associated with indoor living. Riverfront Residence IV by Di Henshall Interior Design. Photography by Anastasia Kariofyllidis

OUTDOOR LIVING SPACES

Today's outdoor living spaces are just as carefully considered as their indoor counterparts when it comes to design and comfort. Bespoke additions to patios, decks and gazebos are only limited by the imagination with a huge range of outdoor furniture, kitchens, textiles and lighting designed to withstand the elements. "Consider matching your budget equally between indoor and outdoor spaces," says Di Henshall. Products such as synthetic wicker have come ahead in leaps and bounds in terms of durability and fabric choice. Companies such as Mokum, Warwick and Schumacher offer beautiful ranges of quality fabrics which are UV and weather resistant. "Particularly in warmer climates such as Queensland no outdoor area is complete without a kitchen. "You want the same level of comfort when you're outside, so an outdoor kitchen should be equipped with everything you require for cooking and dining," says Ian Wrightson. "It should have a fridge, several hotplates, a sink large enough to wash the hot plate from the barbecue and all your cutlery and flatware. For it to be all-weather we like to incorporate lots of recycled teak, PVC panels in custom two-pack and honed granite benchtops. And it is always fun to include a television and music so there is really no need to go inside." "Landscaping is a key component in creating a beautiful outlook as well as privacy, shade, fragrance and seasonal variation. On rooftop terraces, having numerous potted plants works well to create screens and divide a large area, while gardens can be integrated into decks or run vertically to create a green wall.



The pool is integrated into the home to become a hub for entertainment. Features include a frameless glass pool barrier, a glazed bridge across the lap pool and durable composite timber decking which is great underfoot. Tinbeerwah House by Ian Gorton Design. Photography by Paul Smith



A custom-designed outdoor kitchen allows for easy outdoor entertaining, while bespoke furniture breaks the large space into various 'rooms'. Gold Coast Beach House by Wrightson Stewart Interior Design. Photography by Kylie Hood

Appealing outdoor areas are suitably protected from the weather and well equipped for year-round entertaining. Think wall-mounted fires, braziers or a sunken fire-pit to warm things up on a chilly evening and shield spaces from the sun with louvred screens or automated awnings. Waters features and pools also serve multiple purposes and are synonymous with relaxation. "The shape and style of the pool is often influenced by the client's desires and preferences in tiles," says Maria Muniz-Villa. "One element we like to specify is Dulux InfraCool Heat Reflective Coating which is a special paint that doesn't absorb heat,

enabling you to lie by the pool without getting too hot." Today luxury living is the ability to create tailor-made spaces which encompass all the things you love and value, whether it is extravagant soft furnishings and finishes, or the ability to capture a great outlook from every window. Luxury houses and apartments are thoughtfully designed, highly functional, offer exceptional liveability and are enhanced with considered lighting schemes and custom one-of-a-kind pieces. In essence luxury living reflects the ethos 'there is no place like home.' **LHA**

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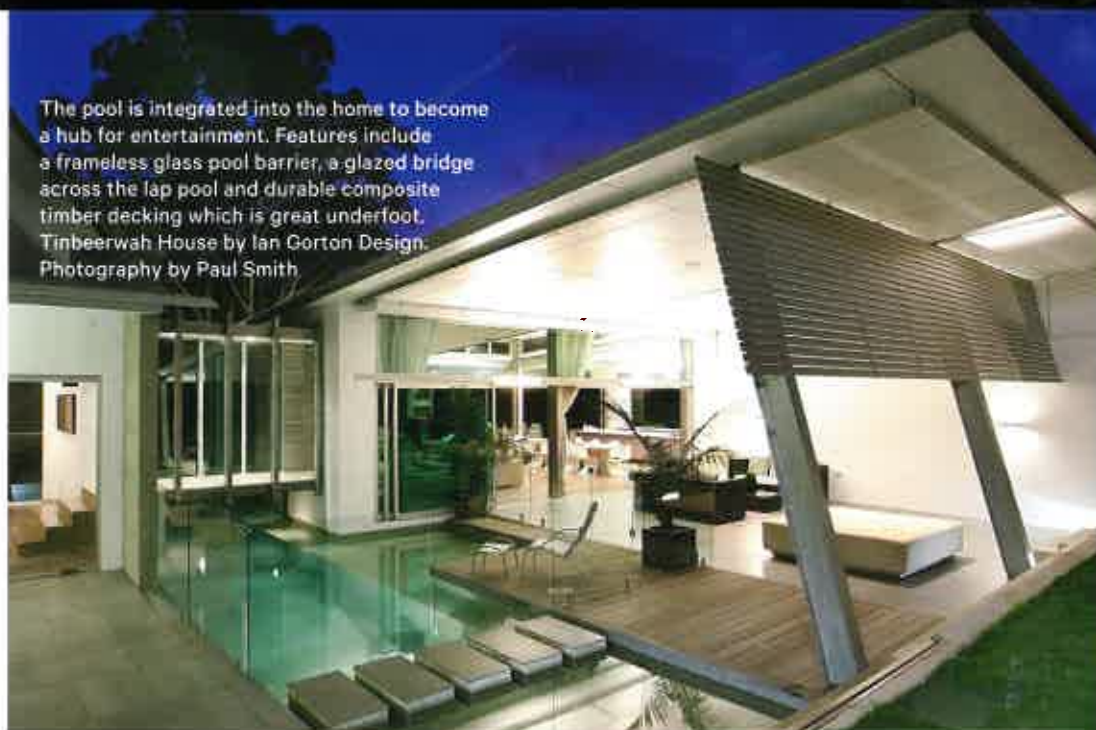
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