

ISSUE 1 JUNE 2026

ATTICO

LIFE, VIEWED FROM THE TOP



Art

ANDY EARL X BANKSIDE YARDS

Travel

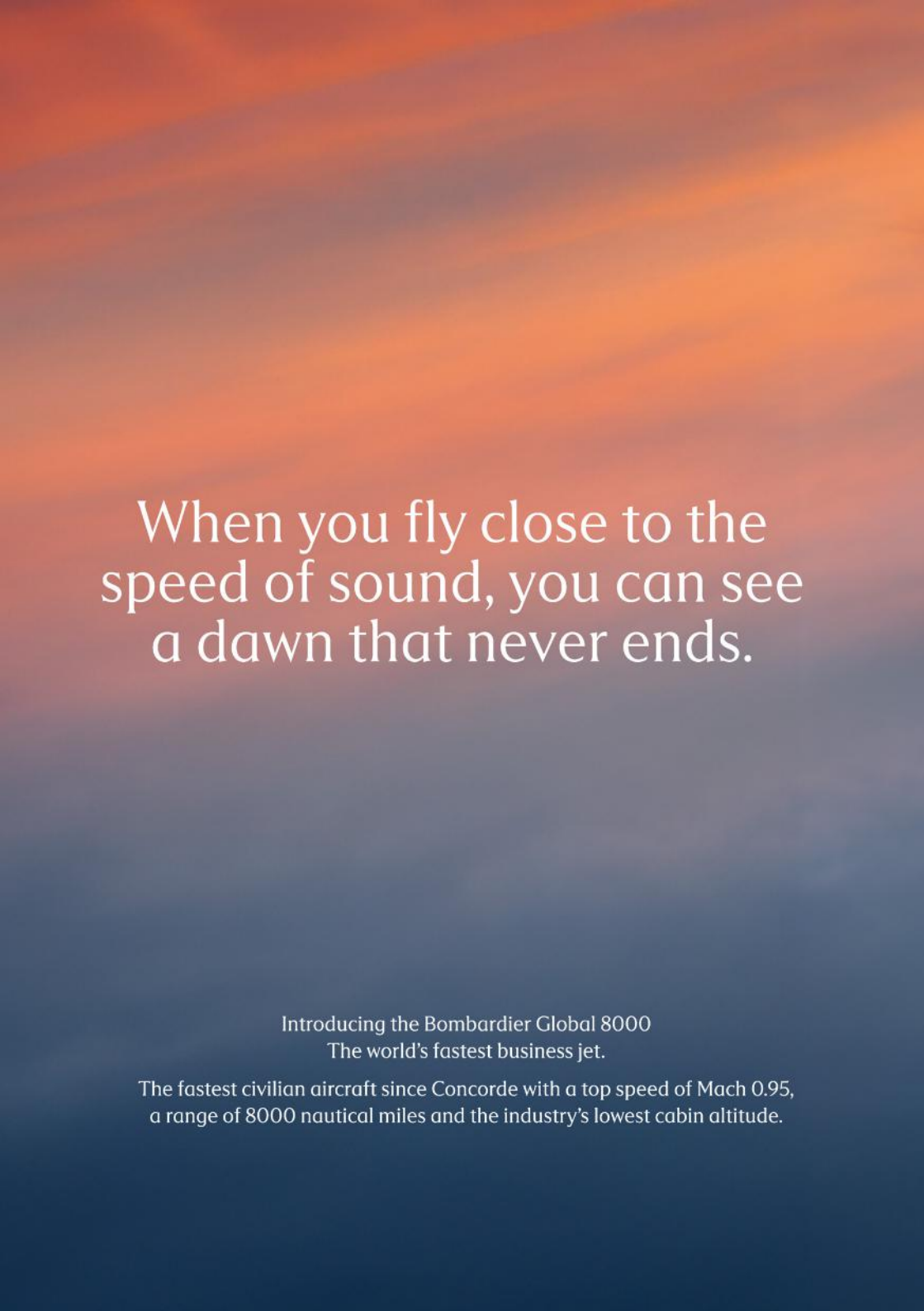
BELMOND'S 2026 PORTFOLIO

Aviation

BOMBARDIER'S FASTEST JET

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MULBERRY GROVE
THE FORESTALL

Images of actual residences are not intended to represent every possible variation.

A photograph of the Mulberry Grove The Forest Hills building, a modern high-rise with a curved facade and large glass windows, set against a clear blue sky. The building is surrounded by greenery and a paved walkway. The text "MULBERRY GROVE THE FOREST HILLS" is visible in the top left corner.

THE ASPEN TREE
100 Residential Units

Images of actual locations with similar properties

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EDITOR'S LETTER

ATTICO



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It's been a while since I last wrote an editor's letter – eight years, to be exact. But this time, I do so with a new perspective: for the first time, I am also the publisher.

The team at RAW CREATIVE and I wanted to take our readers on an immersive journey through the world of luxury property and the elevated lifestyle that accompanies it.

Welcome to Attico. Life, viewed from the top. Here, you'll embark on a global exploration of the finest real estate and meet the visionary industry leaders who make it all happen. But we didn't stop at property. We also wanted to transport you to the world's most exquisite hotels, finest restaurants, and captivating art exhibitions, traveling via the most exclusive modes of transport.

In our inaugural issue, we explore PLP Architecture's striking new residential tower in Singapore, speak with Tina Necrason, Global Head of Branded Residential at Hyatt, and visit Andy Earl's exhibition at Bankside Yards in London.

We also catch a glimpse of Piero Lissoni's first residences in the Caribbean, discover new properties by Pendry, explore Belmond's portfolio of luxurious adventures, tour Bombardier's fastest business jet, and so much more.

We're also launching our digital platform soon, bringing you your daily fix of Attico online alongside an exclusive, global event series in major cities.

I am incredibly proud of what we have created, and how seamlessly we brought this vision to life. Of course, none of this would be possible without our clients, partners, and the brilliant contributors who helped make this happen.

From myself and the entire team at RAW CREATIVE, we hope you enjoy *Attico*!

Yours sincerely,

Robbie Wilson

CONTRIBUTORS



Rebecca Rees

A senior PR and communications strategist with 35+ years of experience across the UK, Caribbean, and Middle East. She advises real estate, hospitality, travel, tourism, and technology brands on go-to-market media strategy, positioning, and global visibility – turning complex business goals into high-performing campaigns with measurable commercial impact.



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The founder of Graf London, a brand-and-real-estate advisory that helps brands move into the branded residences sector aligning them with the developers best placed to realise their vision. From defining how a brand should translate into built form, to identifying and structuring partnerships with developers, Graf London turns brand equity into commercially compelling places to live.



Adam Dockley

The Director and Principal Broker of London House Private Brokerage, a boutique independent brokerage based in Prime Central London. With over twenty-five years of experience in the prime and super-prime residential markets, Adam specialises in off-market acquisitions and bespoke buying agency services for international clients.



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Patrick Lenihan is a luxury real estate professional specializing in resort, branded residential, and lifestyle developments across Florida, Mexico, the Caribbean, and Latin America. As President of Waypoint Resort Real Estate, he helps developers position, launch, and sell high-end residential projects through strategic marketing, broker engagement, and sales leadership.



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With nearly 20 years in luxury communications, Cassie Small leads strategic campaigns for some of the world's most prestigious residential and hospitality brands. Her work spans branded residences, new development launches, reputation management, and marketing strategy across global luxury destinations.



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Abhii Dabas is an entrepreneur, investor, and commentator specialising in global real estate, cross-border wealth, and international capital flows. He is the Founder & CEO of INTRIC and host of the Own the World podcast, where he explores global investing, wealth creation, and international opportunities.



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Right:
Tina Necrason

Since taking on the role of Global Head of Branded Residential, you've overseen a record pipeline. How is Hyatt evolving the "residential experience" to differentiate itself from traditional luxury competitors?

What differentiates Hyatt is that we are not approaching branded residences as simply real estate with a hospitality label. We are thinking deeply about how people want to live – with greater ease, more meaningful connection, and a stronger sense of belonging.

Our advantage is the breadth of Hyatt's luxury and lifestyle brand portfolio and the emotional relationship people have with those brands. A Park Hyatt residence will feel different from a Thompson, an Andaz, a Miraval, or The Standard residence. Each one has its own point of view, philosophy, design language, and community fabric.

We are also seeing that today's buyers want more than beautiful design and hotel-style services. They want care, access, privacy, wellness, and community — but delivered in a way that feels personal rather than programmed. That is where Hyatt can really differentiate: by translating hospitality into daily life with consistency, emotional intelligence, and a strong sense of place.



Tina Necrason

The Global Head of Branded Residential at Hyatt shares her insights into this rapidly growing real estate sector.

By Robbie Wilson



Above: The Slope Terrace. Left: The Standard Residences, Brickell Miami.

We are seeing a significant surge in the Asia-Pacific and EAME regions. Which specific markets are currently the main focus for Hyatt's residential growth, and why?

We are seeing strong momentum in markets where generally three factors are converging: compelling lifestyle demand, high-quality development partners, and a clear role for one of our brands.

In Asia-Pacific, we continue to see strong opportunities in resort and gateway markets – places like Thailand, Vietnam, Malaysia, Australia, Japan, and select urban destinations in China – where luxury and lifestyle demand is evolving quickly. Hyatt has a significantly robust pipeline in Asia-Pacific over the next five years, including growth for Park Hyatt, Alila, Andaz and The Standard.

In EAME, the Middle East is especially compelling. Saudi Arabia, the UAE, and other high-growth destinations are investing heavily in tourism, lifestyle, wellness, and mixed-use communities. Miraval The Red Sea is an example of how a destination, a developer vision, and a brand can align around something much bigger than a traditional residential product offering.

We are also navigating thoughtfully through Europe, where lifestyle-led and standalone residential opportunities are becoming more attractive, particularly in markets where global buyers are seeking culture, design, and a more curated way of living.

Right:
Masterplan of
The Slope



How do you determine which brand best fits a specific residential market?

It starts with insights about the buyer and the destination with a focus on the real estate dynamics, both current and forward looking. We look at who the future resident is, why they want to live or spend time in that market, and what kind of lifestyle the location naturally supports to enhance design, connectivity and long-term sustainability of a project/residential asset.

Next, we explore around what role should the brand play? Park Hyatt may be right for a market that calls for timeless, residential luxury and highly personalized service. Andaz may fit a destination where local culture, creativity, and discovery are central. Thompson may be right where style, design, and social energy are part of the appeal. Miraval or Alila may be ideal where wellbeing, nature, and transformation are the primary drivers and motivations.

The most important thing is authenticity. We should never try and force a brand into a market. The most successful and meaningful projects happen when the destination, the developer, the architecture, the service model, and the brand promise all reinforce one another.

With the 2026 opening of Miraval The Red Sea and Park Hyatt Los Cabos, Hyatt is pushing further into the “wellness-residential” space. How are you translating a brand like Miraval into a permanent home environment?

Miraval is such a powerful residential brand because it is not just about wellness amenities. It is about intentional living.

At Miraval The Red Sea, for example, the residences are designed as only 20 exclusive beach villas with a dedicated focus on holistic living, privacy, and life in balance. Residents will have access to personalized wellbeing experiences, a private host, and programming connected to mindfulness, self-care, and local culture.



In a permanent home environment, that means thinking beyond the spa. It means considering how the architecture supports calm, how outdoor space encourages restoration, how food and movement are integrated into daily life, and how anticipatory and tailored service can offer more time for what matters.

The objective is not to create a resort experience that happens to have homes. Rather, it is to create a home that supports a more intentional way of living every day.

The Standard and Thompson brands bring a very specific “lifestyle” energy to residential. How do you balance the high-octane social DNA of these brands with the privacy requirements of a primary residence?

That balance is absolutely critical. A great lifestyle residence should give owners access to energy, culture, and community – but never at the expense of privacy.

For lifestyle branded living, we think thoughtfully about choreography. This comes down to all of the details from what areas are public and which are private. This ranges from how and where residents enter to which amenities are exclusively for the enjoyment of the residential community. We think about how we create moments of social connection all while still protecting the sanctity of home.

The Standard and Thompson, and for that matter our entire collection, are not one-dimensional brands. Yes, in this example, both have strong social and cultural energy, but they are also highly design-driven and deeply attuned to how people gather. In residential, the expression becomes more layered. Residents can choose when to participate and when to retreat.

The best version of lifestyle residential gives the best of both worlds: the feeling of being connected to what is happening in the city or destination, and the confidence that their home remains private, calm, and secure.

Looking at the next 24 months, which upcoming sales launch or opening do you think will most accurately define the “next era” of Hyatt Branded Residences?

We are in the midst of redefining and enhancing a world of real estate offerings that transcend into meaningful lifestyle experiences that are personal, place driven and powered by our heritage of hospitality and service.

Our upcoming collection has expanded into the most sought-after and memorable places in the world with signature experiences and distinct brands. Whether we are showcasing some of our latest properties in Thailand, Vietnam, Mexico or Europe and beyond, Hyatt residential is rapidly expanding in this segment of branded real estate. We take a comprehensive and expansive view of a dynamic real estate landscape with precision. As the market continues to evolve, we have our resident expectations always at the forefront. We are well situated to cater to the needs of a changing and growing market in all facets of any project worldwide. Each and every sales launch and opening will express the curation of delivering a successful project from conception to service execution and property management.



Left: Pool Deck, The Standard Residences, Brickell Miami.



Left: Game Room, The Standard Residences, Brickell Miami.

This role requires extensive travel. Is there anywhere you haven't been yet that you'd love to visit?

There are always more places on my list, which is one of the joys of this role. I am especially drawn to destinations where culture, design, food, and natural beauty come together in a way that feels completely distinctive. And no matter where I travel, I am always intrigued by what drives and moves real estate.

What is the last truly great thing you bought while travelling?

I purchased from the Vatican Gallery in Italy a very rare and exquisite mosaic art piece. It was inspired by my son's vision of commemorating our visit to St. Peter's Basilica during the year of the Jubilee. He influenced our purchase with the immense connection he had to the cultural appreciation and the detailed craftsmanship that went into this art, along with his translation to the representation of our family memories. It is now a proud focal point in our home and we will treasure this piece for years to come.

The next era is certainly not one singular aesthetic. It is a more nuanced residential strategy where the right brand meets the right place, and where buyers can choose a home that reflects how they wish to live for the long-term.

As younger buyers enter the branded residential market, what new amenities — perhaps digital or community-based — are they looking for?

Younger buyers are redefining amenity value. They are less impressed by a long list of spaces and more interested in whether those spaces create a better life.

They want flexibility: places to work, gather, host, reset, and connect.

They want wellness that feels integrated, not performative. They want access to experiences — culinary, cultural, fitness, design, music, art — that feel local and current. They also value digital convenience, whether that is seamless service requests, smart-home functionality, ease of arrival, or simpler access to the broader Hyatt ecosystem.

But the biggest shift we see is community. Many younger buyers are looking for a sense of belonging, particularly in resort and mixed-use settings. They want to know who else lives there, what the rhythm of the place is, and whether the brand can help create meaningful connection without making it feel forced.



What is the best piece of advice you've ever received, and who gave it to you?

This is a challenging question, as I've been fortunate over many years to receive meaningful advice that has helped to shape many aspects of my career journey. In reflecting upon some of the most impactful moments that have stayed with me (and actually has evolved in meaning over time), I had a leader in one of my former corporate roles, early in my career who always told me that you must move out to move up. This was related to taking opportunities geographically reaching and also role reaching. In order to grow, you have to be willing to embrace opportunities that stretch your boundaries of comfort. 100% he was correct and I have followed that advice my entire career thus far. I have since, of course, carried this through to others seeking career (and life) guidance as well.

■A



Above: Tubing Hill at The Slope.
Below: Roof top pool deck and lounge at The Standard Residences, Brickell Miami



Above:
Nick Pilbeam

Nick Pilbeam

Following a landmark month of strategic growth, Nick Pilbeam, Chief Commercial Officer of Cheval Collection, discusses the company's decisive move into the ultra-luxury branded residences sector.

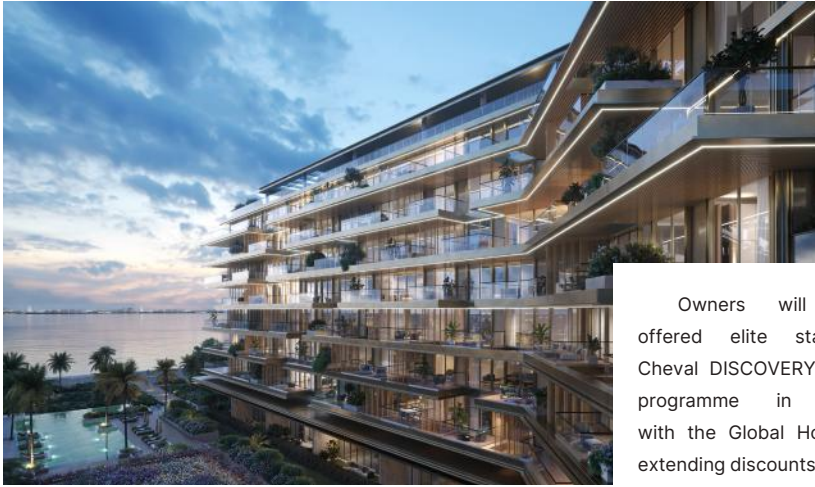
By Rebecca Rees

With the UK-based hospitality leader launching its flagship Cheval Residences Knightsbridge Gate in London just two weeks after debuting Cheval Residences Dubai Islands, the group is rapidly leveraging over 40 years of expertise to meet a rising global demand for service-led homeownership. I sat down with Pilbeam to explore how these exclusive new developments – ranging from a Grade II-listed Edwardian icon in London to a visionary beachfront destination in the UAE – signal a transformative era for the brand as it expands its footprint across Europe and the Middle East.

Cheval Residences Knightsbridge Gate was announced just two weeks after your debut in Dubai. What does this rapid-fire launch schedule say about the current global demand for luxury branded residences?

Luxury branded residences have been a feature of the real estate sector since launch of the Sherry-Netherland hotel in Manhattan in 1927, but it is only in recent years that we have seen this area of the sector start to expand, meeting the appetites of the growing number of high-net worth individuals who seek to enjoy a combination of high-end service and luxury surroundings as they travel the world.

If you buy a branded residence under an established luxury brand such as Cheval Collection, the residences are an extension of that luxurious service-led experience. We are creating not just somewhere to live, but a community with links to the local neighbourhood, something which is very appealing to buyers.



Left:
Cheval Residences
Dubai Islands

Are you seeing a shift in buyer behaviour where frequent travellers now prefer ownership over long-term rentals?

There is an attraction to owning a property and being part of a community which was one of the reasons we decided to offer ownership alongside our traditional serviced apartment model. We are lucky enough to have a high number of loyal guests who stay in our properties around the world and the branded residences ensure that we are keeping pace with their evolving appetites, giving them the opportunity to own their own Cheval Collection property, while also appealing to new audiences seeking a high-quality, service-led residential offering, supported by an industry-leading loyalty programme.

Demand remains high for serviced apartments and we are continuing to expand through management contracts. We are due to debut in Saudi Arabia in 2027, with Cheval Ladun Living, located in Riyadh followed by Cheval Maison Sulaymaniyah in 2028.

How does the new branded residences business model differ fundamentally from your established serviced apartment operations?

Under the branded residences model, owners will benefit from Cheval Collection's extensive luxury service experience, while also counting the property as an asset. Other than ownership, the experience will be similar to that of a guest in our serviced apartments, reflecting our 45 years of experience in the sector.

Owners will also be offered elite status within Cheval DISCOVERY, our loyalty programme in partnership with the Global Hotel Alliance, extending discounts and rewards across all Cheval properties, and at over 50 partners within the world's largest alliance of independent hotels, resorts and residence brands.

Knightsbridge Gate is designated as the UK flagship for the branded residences business. Why was this specific Grade II-listed Edwardian property chosen to represent the brand's pinnacle in London?

Knightsbridge Gate is an exceptional location with a retained, Edwardian façade, comprising 15 meticulously-designed ultra luxury residences ranging from 1-bedroom to 6-bedroom apartments, the majority of which feature balconies and terraces. We felt that this striking property set the standard for our move into branded residences, illustrating our commitment to luxury to our potential owners.

Right:
Cheval Residences
Dubai Islands



Unlike your wider portfolio, the 15 apartments at Knightsbridge Gate will not be available for rent. Why was the decision made to keep this property strictly for owners?

Apartments at Cheval Residences Dubai will be available for voluntary rental by owners who wish to benefit from our distribution capabilities while travelling away from their property. We are keen to emphasise the residential nature of the new offering at Knightsbridge Gate, enabling owners to create a true home; a key point of differentiation that is central to the flagship property.

Cheval Residences Dubai Islands is your first beachfront property in the Middle East. How does the “lifestyle-led” development approach there differ from the “super-prime” urban luxury offered in London?

We are thrilled to be working with AVENEW and Wadeen Developers on Cheval Residences Dubai Islands, creating a luxury property with a strong connection to the beachfront. Cheval Residences Dubai Islands is in a very different location to Knightsbridge Gate, but the two will share the same exceptional standards of service that have become synonymous with the Cheval Collection brand.

We believe there is great potential for branded residences in both city centre and beachfront locations and we are in a number of discussions with owners and developers around the world to expand our estate further.

Knightsbridge Gate owners have access to a la carte services like private chefs and personal assistants. How do you ensure the “Cheval standard” of service is maintained in a private residential setting versus a hotel environment?

At Cheval Collection we have more than 45 years of experience in serviced apartments, not only as an operator, but as an owner. This has given us a unique insight into creating high-quality, service-led offerings and we look forward to drawing on this experience as we expand into branded residences.



Left:
Cheval Residences
Dubai Islands.
Below:
Cheval Residences
Kingsbridge Gate

Owners are offered elite status within Cheval DISCOVERY. How critical is this partnership with the Global Hotel Alliance in attracting international investors who may own multiple properties globally? And how has your experience with loyalty programmes shaped Cheval DISCOVERY?

Loyalty programmes have become an essential part of every guest stay and GHA Discovery offers the opportunity to recognise and reward our loyal Cheval customers. GHA Discovery has a proven track record and, with its focus on luxury brands, has been an appropriate fit for us at Cheval Collection.

Membership, such as that offered to owners, extends



discounts and rewards across all Cheval properties, and at over 50 partners within the world's largest alliance of independent hotels, resorts and residence brands, making it the perfect choice for frequent travellers.

GHA Discovery is the only loyalty scheme run by hotels, for hotels, and encourages direct bookings as well as providing

additional marketing support and access to new markets and 30 million new customers. The programme also delivers additional guest feedback, helping us to hone our offering as we expand globally.



Right & Below:
Cheval Residences
Kingsbridge Gate

With upcoming projects in Riyadh and existing operations at Palm Jumeirah and Expo City, how central is the Middle East to Cheval's 10-year growth strategy?

The Middle East is a thriving destination for both the leisure and corporate markets, with investment from both public and private bodies ensuring that it will continue to grow in the coming years. Our conversations in the region lead us to believe that demand for an experienced, luxury-driven brand is only growing, with both investors and guests.

Serviced apartments have greater flexibility and operational efficiency than traditional hotels and are feeding a growing customer demand and we expect



to see this demand continue to build, particularly in the luxury sector.

Our results in the region have exceeded expectations and we are in talks to add further properties in the region under the management model, which helps us to grow while remaining aligned with owners.

For the Dubai Islands project, you are partnering with AVENEW and Wadeen Developers. What specific expertise do these partners bring that complements Cheval's hospitality background?

We are delighted to be partnering with AVENEW and Wadeen Developers on Cheval Residences Dubai Islands and drawing on their expertise for this project. Cheval Residences Dubai Islands will see us combine our track record in luxury serviced apartments with AVENEW's lifestyle-led development approach and Wadeen Developers' expertise delivering high-quality residential assets, creating a long-term, serviced residential asset that blends premium hospitality standards with the comfort and functionality of private living.

You have two properties slated for Riyadh – Cheval Ladun Living and Cheval Maison Sulaymaniyah. Will these also include branded residential components, or will they focus on the Maison hotel apartment brand?

Cheval Ladun Living and Cheval Maison Sulaymaniyah will open under our serviced apartment model, offering luxury service in exceptional properties. We continue to pursue growth in both serviced apartments and branded residences and anticipate announcements of further expansion in the coming months.

Which global markets or cities are currently at the top of your priority list for the next phase of expansion?

The growth of both serviced apartments and branded residences has accelerated in recent years, with both owners and guests seeking a high-quality, service-led residential offering, supported by a renowned brand. We are in talks over future openings in a number of dynamic locations around the world, supported by buoyant demand for global travel. ■A



Chevalcollection.com
Images: Cheval Collection

A New Neighbourhood for London's South Bank

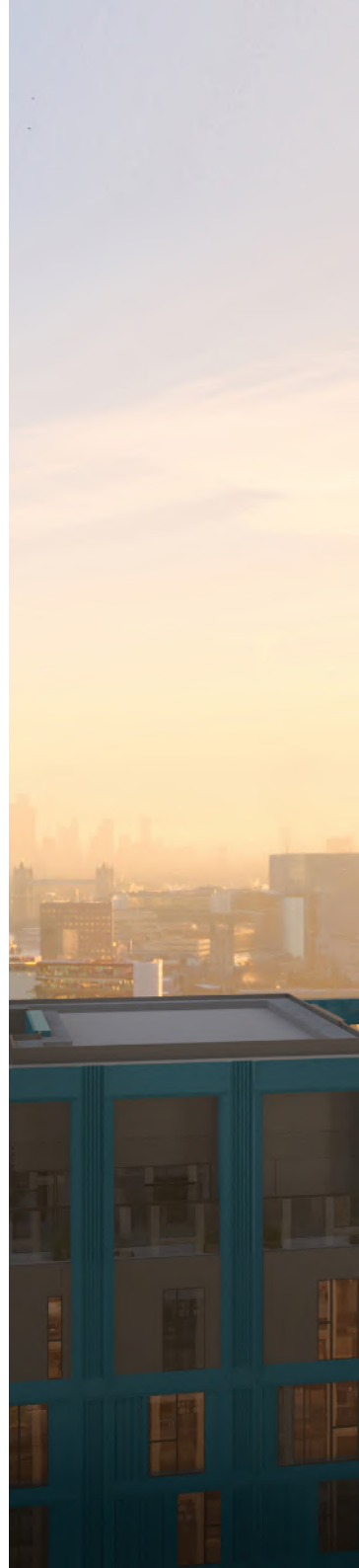
The cultural heart of London is expanding as Bankside Yards transforms a historic 5.5-acre site into the South Bank's newest district.

By Simon Young

London's South Bank is one of the city's most exciting and fast-evolving areas, and Bankside Yards is its newest neighbourhood. The 5.5-acre site by British developer Native Land, will introduce new residences, public realm and green spaces alongside a curated mix of retail, hospitality, office space, dining and cultural programming.

Home to Tate Modern, Shakespeare's Globe, the Southbank Centre and the National Theatre, and with Borough Market just moments away, the South Bank has long been London's foremost cultural destination. Bankside Yards is set to add to this legacy, creating 3.3 acres of new 'greened' public realm and connecting the walkway between Tate Modern and Royal Festival Hall for the first time. Alongside eight new buildings, Bankside Yards also includes the refurbishment of 14 Victorian railway arches on the site, which have been closed to the public for 150 years. These arches will now be transformed into 50,000 sq.ft of shops, bars, restaurants and leisure spaces, available to both residents and the public.

"At Bankside Yards, we're not just delivering homes but an entire ecosystem, including wellness, workspaces, cultural programming and green spaces, all designed to sit naturally alongside the South Bank's community and existing cultural institutions," says Nicholas Gray, Executive Director at Native Land. "We're bringing back to life the historic arches, which have been closed off for over 150 years, and repurposing them for retail and leisure use. The result is a more balanced, sustainable neighbourhood where residents can live, work and socialise seamlessly, elevating the area from a cultural hub into one of London's most dynamic residential districts," he adds.



RESIDENCES

“

We're not just delivering homes but an entire ecosystem... elevating the area from a cultural hub into one of London's most dynamic residential districts.

Nicholas Gray, Executive Director at Native Land







RESIDENCES



Underpinning Bankside Yards is developer Native Land's commitment to sustainability: this will be the UK's first fossil fuel-free major mixed-use development, powered entirely by electricity from renewable sources, producing zero emissions in operation, with the use of a fifth-generation energy network across the site.

At the heart of Bankside Yards is Opus. Designed by PLP Architecture, Opus rises 50 storeys and 170 metres above the Thames and is set to become the tallest residential building in prime central London. The building's 249 apartments offer unrivalled city views, while four floors of amenities include a 23rd-floor private club, healthcare suite, podcast and art

studios, padel court, swimming pool, climbing wall, co-working spaces and spa. Completion is scheduled for early 2027 and prices start from £775,000. It will be the second building to complete following the multi-award-winning, ESG-focused workspace, Arbor, and will soon be joined by six further buildings including a 5* 171-key Mandarin Oriental Bankside Yards hotel.

With the scheme's first buildings completed or nearing completion, the development is already firmly establishing itself as a cultural hub. Bankside Yards recently hosted its inaugural exhibition within one of the site's restored Victorian railway arches, in collaboration with acclaimed photographer, Andy Earl. Andy Earl x Bankside Yards is a three-month photography exhibition celebrating Earl's four decades of work, showcasing his images that have quietly shaped the visual language of popular culture.

■A

A Butterfly in the Garden

PLP ARCHITECTURE DEBUTS LANDMARK
BIOPHILIC TOWER IN SINGAPORE



Marking a strategic milestone for the practice, PLP Architecture celebrates the completion of Park Nova on Orchard Boulevard – a sculptural, 21-storey vertical garden that integrates 32,000 square metres of greenery to redefine luxury living and climate-responsive design in South East Asia.

By Simon Young



WALLS •
WET TRAIL WALLS •
CEILING •
LIGHTING •



Global architecture and urban design practice PLP Architecture marks a defining moment with the completion of Park Nova, a sculptural luxury residential tower on Singapore's prestigious Orchard Boulevard. The milestone coincides with the launch of the practice's new website and brand evolution, reflecting its expanding international presence and forward-thinking ethos.

Park Nova is PLP Architecture's first completed building in South East Asia and signals a significant step in the practice's regional growth. Designed for leading developer Shun Tak Holdings and delivered in collaboration with local Singapore architects P&T Group, the 21-storey building comprises 54 full-floor residences, each oriented towards one of three expansive views across the Singapore skyline.

Conceived as a vertical garden, the scheme integrates approximately 32,000 square metres of greenery, including over 195 trees, 50,000 shrubs and 35 plant species. Six years in the making, it sets a new benchmark for biophilic design in high-density urban environments.

The building's organic form draws inspiration from the motion of a butterfly in flight, a reference both to the site's history as a former nutmeg orchard and to the dynamic geometry of the structure. Undulating balconies shift from floor to floor, ensuring each residence has a unique external garden space.



These sculptural balconies extend up to three metres from the façade, reducing solar radiation by around 70% compared to conventional flat elevations. This passive approach enables the use of clear glazing, preserving natural daylight without tinting or reflective coatings.

Biophilia sits at the heart of the project. Working closely with local collaborators and planning authorities, PLP Architecture secured approval for deeper planting zones than typically permitted, a first at this scale in Singapore. The building's structure further supports its environmental strategy, with three residential wings arranged around a central core, forming an internal atrium that promotes cross-ventilation and reduces reliance on mechanical cooling.

Elevated 17 metres above ground, the residences sit above the surrounding tree canopy, ensuring uninterrupted views and airflow. Planting is carefully choreographed to frame vistas, filter noise and enhance privacy, while expansive terraces extend living spaces outward.

Supported by research from PLP Labs, PLP Architecture's in-house consultancy, Park Nova demonstrates the measurable value of biophilic design in enhancing wellbeing and residential quality.

"Park Nova is a validation of an ambition to create a building that translates a set of values we think are important to architecture: designing in response to climate, making nature inseparable from the interior, and creating something that could only exist within a specific location and context. It's a one-of-a-kind building in Singapore," says Lee Polisano, President and Founding Partner of PLP Architecture. ■A



Arrival at Park Nova is designed as a transition from city to sanctuary; landscape, architecture and privacy come together from the very first moment.

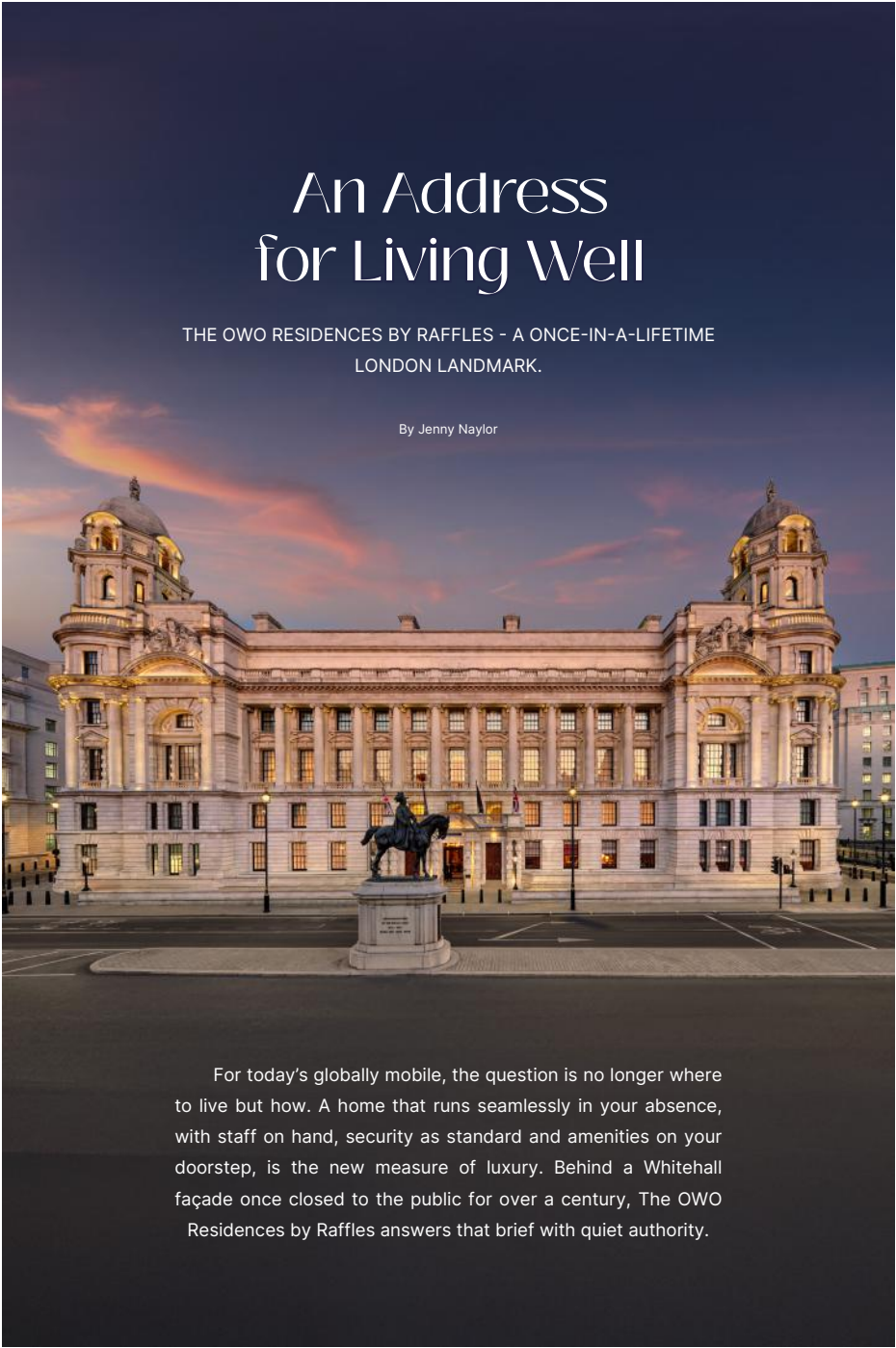
Tina Qiu, Partner at PLP Architecture



An Address for Living Well

THE OWO RESIDENCES BY RAFFLES - A ONCE-IN-A-LIFETIME
LONDON LANDMARK.

By Jenny Naylor



For today's globally mobile, the question is no longer where to live but how. A home that runs seamlessly in your absence, with staff on hand, security as standard and amenities on your doorstep, is the new measure of luxury. Behind a Whitehall façade once closed to the public for over a century, The OWO Residences by Raffles answers that brief with quiet authority.

A Century Behind Closed Doors

Completed in 1906 to a design by William Young, the Old War Office on Whitehall is one of the most architecturally significant buildings in London. Behind its Edwardian baroque facade, the corridors of power once turned: Winston Churchill, John Profumo and T.E.Lawrence (of Lawrence of Arabia fame) all held office here, and Ian Fleming - then a Naval Intelligence officer - is said to have drawn inspiration for James Bond from the figures who passed through its 1,100 rooms. For more than a hundred years, the public was kept firmly outside.



In 2023, after an eight-year, US\$1.6 billion restoration overseen by the Hinduja Group, that changed. The Grade II* listed building reopened as The OWO: home to London's first Raffles hotel and, set behind their own private entrance, 85 Raffles-branded residences. The transformation called on a roster of names rarely assembled in one project - 1508 London on the residences, the late Thierry Despont on the hotel interiors, EPR Architects on the architecture, Marcus Barnett on the gardens. The result is a building that has been returned to the city without losing the gravitas of what it once was.

The Penthouse

If the building is the canvas, the Penthouse is its quiet masterpiece. Spanning the entire width of the top floor, the 7,731 sq ft, five-bedroom lateral residence was conceived by Winch Design - the studio better known for superyachts and private aircraft for ultra-high-net-worth clients. The brief was singular: a residence that felt curated over generations, rather than installed in a single season. More than forty British makers and artisans contributed. Three terraces wrap the apartment, totalling almost 4,000 sq ft of outdoor space, with uninterrupted views across St James's Park, toward Buckingham Palace, along the rooftops to the London Eye and the Thames beyond. Inside are five bedrooms, large reception spaces, a private study, gym and sauna, a media room, and staff quarters. The design draws on Savile Row tailoring, traditional British craftsmanship and the building's own storied past.

It is, by design, almost impossible to see. Photography of the interiors is strictly limited and viewings are by private introduction only. For those who have stood in it, the silence on the terraces - held above the city by Edwardian stone - is the detail that lingers.







A British Country Home In SW1

A separate three-bedroom show apartment, completed by Cotswold-based design house Sims Hilditch, takes a quieter approach. Long associated with grand Georgian rectories and English country estates, the studio's first London project of this scale was a considered exercise in translation: how to bring the calm of the countryside into a Grade II* listed Whitehall building without losing either. Studio Director Gemma Holsgrove describes the intention as "a space that feels welcoming and liveable - a home where you can imagine unwinding at the end of a long day in the city."



A space that feels welcoming and liveable - a home where you can imagine unwinding at the end of a long day in the city.

Gemma Holsgrove, Studio Director at Sims Hilditch

The result is a 2,630 sq ft lateral residence in a soft palette of sage, cream, berry red and blush pink, with hand-framed Picasso line drawings, antique pieces sourced from 1stDibs, bespoke cabinetry and a study in deeper raspberry tones for intimacy. It is offered turnkey at £14.5 million. A further show residence by another of Britain's most highly regarded design studios is unveiled this summer - its identity, for now, held close.



A Private Club for Residents

Beyond the front door of each residence lies what is, in effect, a private members' club for the eighty-five homeowners who'll live here: 30,000 sq ft of amenity reserved exclusively for residents, along with a landscaped private garden by Marcus Barnett, 24-hour concierge and security, valet parking and secure underground storage.

Residents also hold the keys, quite literally, to the wider building. Across four floors and 27,000 sq ft sits



The Raffles hotel and all its services are accessible from within.

the Guerlain Spa and Pillar Wellbeing - the first Guerlain spa in London, designed by Goddard Littlefair - with treatment suites, gym, movement studio, steam, sauna and lounging spaces. There are three bars and, with the long-awaited arrival of Milanese seafood institution Langosteria this summer, nine restaurants under one roof, including three by three-Michelin-starred chef Mauro Colagreco. ■A

Theowo.london

Images: The OWO Residences by Raffles





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A New Era for Roma Norte

Once a bohemian enclave, Mexico City's Roma Norte neighbourhood is now attracting high-end hospitality brands, including the upcoming Pendry Residences.

In Mexico City, few neighborhoods capture the city's creative pulse quite like Roma Norte, a district where leafy boulevards, early 20th-century architecture, and a thriving social scene converge to create one of the most dynamic urban enclaves in the Americas.

Long favoured by locals and in-the-know travellers, Roma Norte has evolved far beyond its reputation as a bohemian enclave. Today, it is entering a new phase, one defined by the seamless blending of design, gastronomy, and hospitality. Boutique hotels sit alongside chef-driven restaurants and independent galleries, while a new wave of residential developments is redefining how people experience the neighborhood, not just as visitors, but as residents embedded in its cultural fabric.

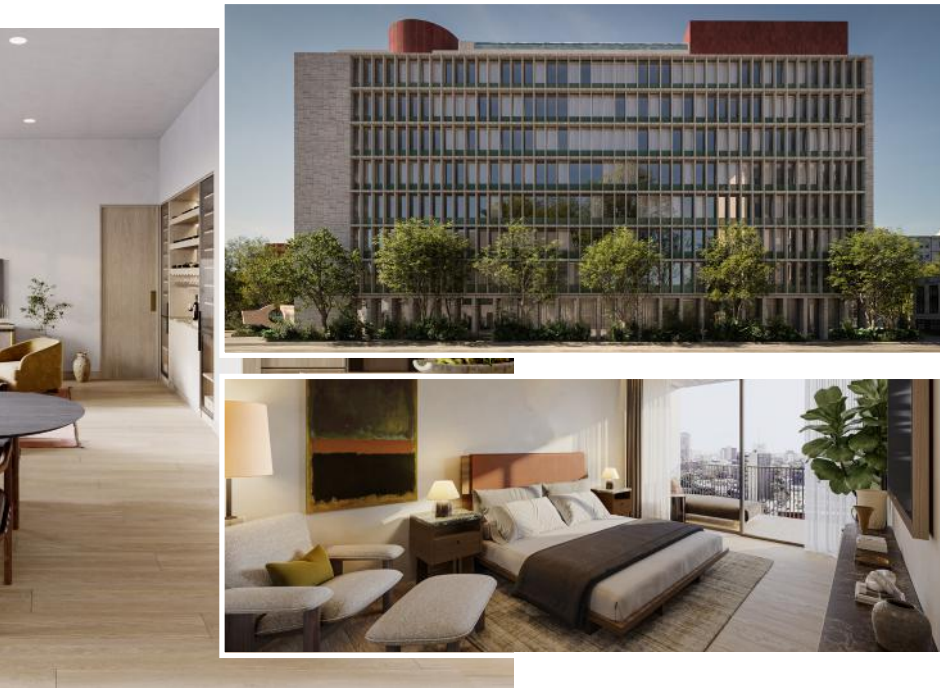
Hospitality-driven living is making this possible with projects like Pendry Residences Mexico City, set to debut in 2027, signalling a broader shift toward branded residential experiences that prioritise service, design, and curated programming. With just 20 fully furnished, turnkey private residences alongside a 114-room Pendry hotel, the development reflects the growing demand for effortless luxury living in culturally rich, walkable neighbourhoods like Roma Norte.



Designed as an amenity-rich destination, Pendry Mexico City will offer multiple food and beverage concepts, a full-service spa and fitness center, and a rooftop pool and lounge with sweeping views over Roma Norte and beyond, bringing Pendry's signature blend of hospitality and residential living to one of the city's most dynamic districts.



PENDRY RESIDENCES MEXICO CITY X ATTICO



Yet Roma Norte's allure isn't defined by development alone. Its culinary and nightlife scene has become one of the most compelling in the region, drawing international attention for its diversity and creativity. From the reservation-only Handshake Speakeasy, frequently ranked among the world's best, to the high-energy rooftop at Supra Roma Rooftop, the neighbourhood offers a spectrum of experiences that range from intimate to electric. Meanwhile, the expanding footprint of Rosetta Bakery continues to anchor the area's daytime rhythm, where artisanal pastries and coffee spill onto sunlit sidewalks.

Creativity is equally embedded in the neighborhood's DNA. Roma Norte remains a cornerstone of the city's art and design ecosystem, home to leading galleries like Galería OMR and Galería Karen Huber, as well as a rotating cast of independent studios and concept boutiques. During Mexico City Art Week, the neighborhood transforms into a global stage, hosting exhibitions, pop-ups, and programming that draw collectors and creatives from around the world.

Accessibility only adds to its appeal. Located just 30 minutes from Mexico City International Airport, Roma Norte is within easy reach of major U.S. cities, making it an increasingly popular

destination for both long weekends and extended stays.

As Mexico City's global profile continues to rise, Roma Norte stands at the forefront of its evolution. What was once a neighborhood known primarily for its charm and artistic spirit is now a fully realised lifestyle destination, one where culture, cuisine, and contemporary living intersect. With the arrival of internationally recognised hospitality brands like Pendry and a new generation of residential offerings, Roma Norte is redefining what the future of urban living can look like. ■A

Pendrymexicocityresidences.com
Images: Pendry Residences Mexico City





Tampa's Luxury Moment has Arrived and Pendry Residences is Betting Big on the City's Future

Florida's west coast is entering a new era of luxury
real estate, and Tampa is leading the charge.



Once overshadowed by Miami's glitz and Palm Beach's old-money appeal, Tampa Bay has quietly transformed into one of the country's fastest-growing luxury markets, fueled by an influx of wealth, major corporate relocations, and a wave of sophisticated branded developments reshaping the skyline.

The latest sign of that evolution? Pendry Residences Tampa, which recently unveiled a US\$45.5 million penthouse atop its forthcoming waterfront tower, marking one of the most distinctive and design-forward residential offerings ever introduced on Florida's Gulf Coast.

Developed by Two Roads Development and designed by

Arquitectonica, the 38-story tower will combine approximately 200 private residences with Pendry's signature hospitality-driven lifestyle. Interiors by celebrated designer Alessandro Munge bring an added layer of refinement to the project, emphasizing rich materiality, warm textures, and a residential aesthetic rooted in understated luxury.









The penthouse, positioned as the tower's defining residence, signals a notable shift in both scale and sophistication for Tampa's luxury market. Expansive private terraces, floor-to-ceiling glass walls, sweeping bay views, and custom kitchens designed for elevated entertaining reflect the caliber of product more commonly associated with legacy luxury markets such as Miami, New York, or Palm Beach. Here, however, the experience is reimagined through the lens of Tampa's more relaxed waterfront lifestyle, where privacy, space, and service are increasingly driving buyer demand.

Residents at Pendry Tampa will have access to private valet drop-off, dedicated elevators, an owners-only rooftop pool, concierge services, Spa Pendry, dining concepts by Clique Hospitality, and full hotel programming, amenities designed to compete with the world's leading hospitality-branded residences.

The project arrives amid a broader transformation unfolding across Florida's west coast. From Tampa and St. Petersburg to Sarasota and Naples, affluent buyers are increasingly looking beyond Miami for waterfront living that offers both sophistication and relative ease. Industry observers have pointed to the region's combination of tax advantages, growing cultural infrastructure, and lifestyle-driven

development as key factors attracting high-net-worth buyers.

Tampa, in particular, has seen massive investments like the multibillion-dollar Water Street Tampa district, redefining downtown into a walkable urban core filled with luxury hotels, Michelin-recognised dining, office development, and curated retail. Water Street Tampa has become emblematic of the city's reinvention, one that developers increasingly compare to the early stages of Miami's urban renaissance.

Branded residences have played a significant role in that shift. Luxury hospitality-affiliated developments continue to outperform traditional condominium projects globally, as buyers gravitate toward turnkey living and elevated service offerings. Pendry's arrival in Tampa underscores the city's growing international profile, joining a new generation of branded residential projects reshaping Florida's west coast luxury landscape.

For years, Florida's luxury narrative centred almost exclusively on the state's east coast. Today, Tampa Bay is making a compelling case that the next chapter may be written along the Gulf instead. ■A



Pendryresidencestampa.com
Images: Pendry Residences Tampa

The Grand Finale at One of London's Most Dynamic Neighbourhoods

As the final piece of Ballymore's pioneering Nine Elms masterplan, The Capston blends Manhattan-inspired industrial elegance with curated artistry and a first-of-its-kind wellness partnership with La Eva.

By Simon Young



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The Capston marks the final chapter at Embassy Gardens, the pioneering destination by developer Ballymore, in London's riverside Nine Elms neighbourhood.

The development by Ballymore and Penta Real Estate brings together 247 meticulously crafted residences where art, design and service are not simply features, but foundational principles. Positioned beside the relocated United States Embassy, the building sits at the epicentre of a masterplan that has redefined Nine Elms as one of London's most dynamic districts.

Conceived as the legacy project of Sean Mulryan, Founder, Chairman and CEO of Ballymore, The Capston reflects

decades of vision distilled into a single address. Its architecture draws from the confident industrial elegance of Manhattan's Meatpacking District, while interiors, designed by Bryan O'Sullivan, channel a richly layered Art Deco sensibility and champion craft and artistry.

"As a lasting legacy in Nine Elms, we wanted to create a building that pushes Ballymore to new heights. The Capston represents something truly special, not only as the final phase of Embassy Gardens, but as a place where art, craft and design are brought unreservedly to the forefront," says Sean Mulryan, Ballymore's Founder, CEO and Chairman.

Arranged across two buildings and connected by a pavilion and Japanese-inspired

gardens, residences range from studios to expansive three-bedroom penthouses, many with sweeping views across the Thames and central London skyline. At its core, The Capston is defined by its commitment to art and craftsmanship. A curated collection spanning sculpture, painting, photography and portraiture is integrated throughout the building's interiors and exterior spaces, reinforcing Ballymore's longstanding dedication to supporting both emerging and established artists.

Amenity spaces continue this narrative. Residents will have access to an artists' parlour, library and drawing room, alongside private dining and lounge areas furnished with bespoke pieces by specialist makers. A state-of-the-art wellness centre and a 24-hour concierge service complete the offering, delivering a highly personalised and discreet living experience.





Most recently, The Capston has announced a pioneering partnership with British wellbeing brand, La Eva. United by a philosophy that places craftsmanship, materiality and sensory experience at the heart of everyday living, the collaboration will allow residents to enjoy a range of La Eva treatments within The Capston's dedicated wellness spaces and will introduce a suite of bespoke La Eva x The Capston products, created exclusively for residents to enjoy within the comfort of their homes. La Eva's products and spa treatments have been selected by renowned institutions around the world, including Claridges Spa, Petersham Nurseries and select Six Senses properties. The partnership with The Capston represents La Eva's first residential collaboration. ■A



The Capston represents something truly special... a place where art, craft and design are brought unreservedly to the forefront.

Sean Mulryan, Founder, Chairman and CEO of Ballymore

Thecapston.com

Images: Ballymore

Homes That Set Sail

THE RISE OF MARINA-CENTRIC LIVING

Is waterfront living no longer ticking all the boxes and a more immersive luxury experience beckoning? A new wave of high-end developments are putting marina infrastructure at the heart of the home, transforming the sea from a scenic backdrop into a seamless gateway.

By Cassie Small

The definition of a “dream home” is shifting for a new class of global luxury buyers. Waterfront views, once the ultimate amenity, are no longer enough. It’s now all about full immersion, homes that don’t just overlook the water, but are intrinsically tied to a life lived on it.

Across the Caribbean and Mediterranean, a growing number of high-end residential developments are being designed with boating at their core. Private marinas, yacht clubs, and effortless sea access are the foundation of a broader lifestyle proposition. For buyers who measure distance in nautical miles as much as city blocks, these communities offer something more compelling than a scenic backdrop. They provide a seamless gateway to the world’s most coveted sailing grounds.

For buyers who measure distance in nautical miles as much as city blocks, these communities offer something more compelling than a scenic backdrop. They provide a seamless gateway to the world’s most coveted sailing grounds.

A new blueprint for marina living

What unites these projects is a shared emphasis on frictionless access. Private berths, on-site yacht services, and walkable connections between residence and dock are becoming core features rather than optional amenities. For buyers whose lifestyles already span multiple homes, cities, and continents, the ability to step directly from living room to open water is increasingly non-negotiable.



Elounda Hills

Overlooking Mirabello Bay on Crete's northeastern coast, Elounda Hills anchors its residential offering around a large-scale private marina with more than 200 berths, accommodating vessels from 6 to 70 metres as well as visiting yachts. With immediate access to Greece's vast network of more than 6,000 islands, the development blends serious nautical infrastructure with a refined residential environment tailored to experienced yachters.

Pendry Residences Barbados

Pendry's first residential project integrates a dedicated yacht club directly into its residential experience. Designed for vessels up to 85 feet, the Pendry Yacht Club functions as both departure point and social hub, offering immediate access to Barbados' calm west coast waters and wider Caribbean cruising routes. The result is a lifestyle where boating, hospitality, and community intersect.

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The Residences at Nikki Beach Resort & Spa Antigua

Positioned adjacent to Jolly Harbour, one of the Caribbean's largest marinas, this branded residential resort offers residents direct access to deep-water docking and full yacht services. Beyond its marine infrastructure, the development layers in Nikki Beach's signature programming combined with beach club culture, dining, and wellness into a fully serviced coastal lifestyle.



Montage Cay

Set within the cruising waters of the Sea of Abaco, Montage Cay reflects the growing shift toward marina-centric luxury living, where boating access is becoming as important as the residence itself. The 53-acre private-island resort and residential community from Montage Hotels & Resorts and Sterling Global Financial places its 47-slip deepwater

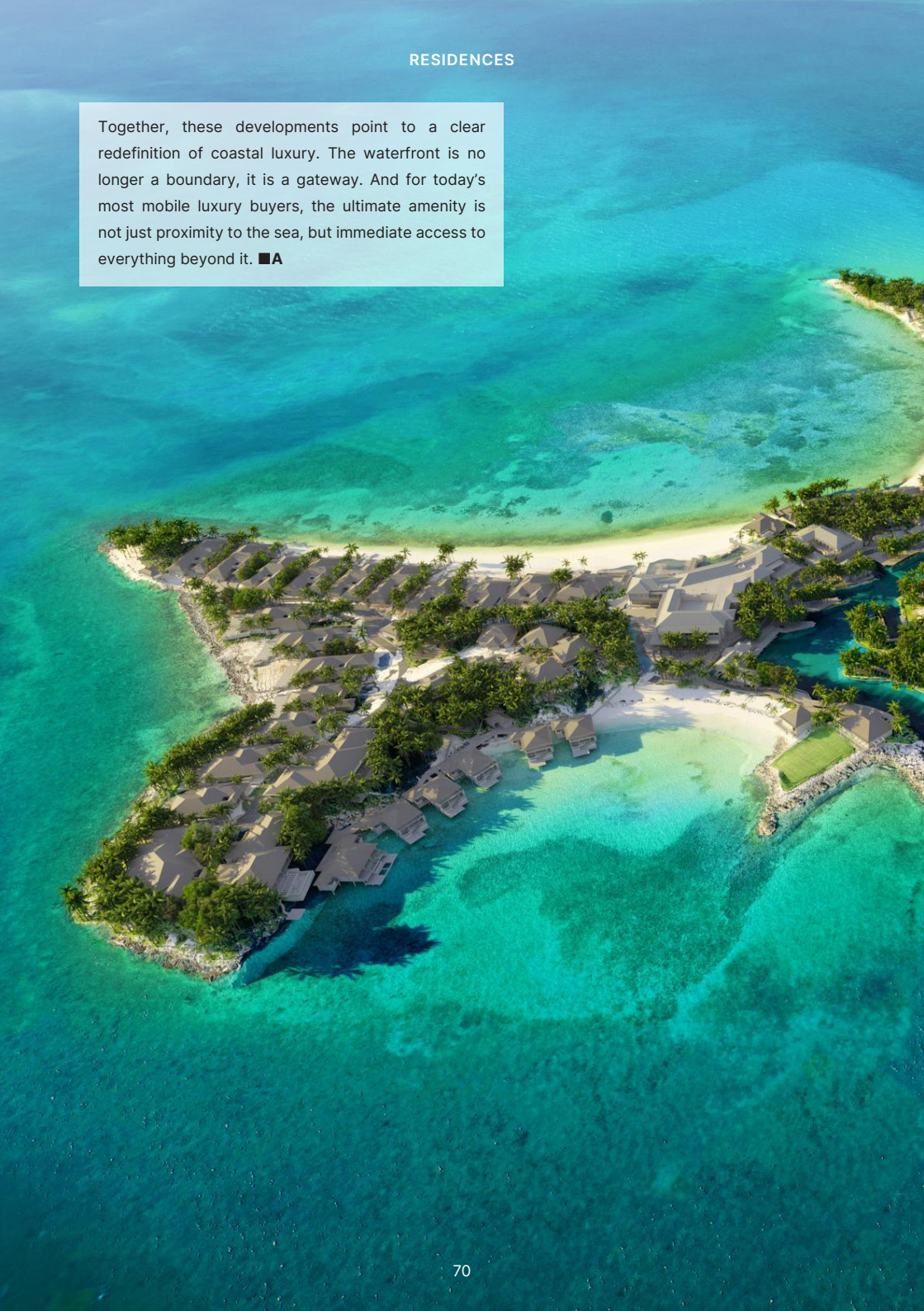
marina at the center of the ownership experience, accommodating yachts up to 100 feet with direct access to some of the Caribbean's most sought-after cruising routes. Less than a mile from Marsh Harbour, the development pairs seamless connectivity to neighboring cays and open water with Montage's signature five-star service, positioning marina access not simply as an amenity, but as the foundation of modern private-island living.

Luštica Bay

Set on Montenegro's Luštica Peninsula within the UNESCO-protected Bay of Kotor, Luštica Bay pairs its residential and hotel offerings with a marina designed around yacht-friendly legislation that bypasses EU tax and import regulations. The community is oriented around the marina, placing residents within steps of harbor-front dining, luxury boutiques, private beaches and the five star Chedi Hotel Luštica Bay. Upon completion, the marina will accommodate 150 berths for vessels up to 45 meters with access to four international airports.

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Together, these developments point to a clear redefinition of coastal luxury. The waterfront is no longer a boundary, it is a gateway. And for today's most mobile luxury buyers, the ultimate amenity is not just proximity to the sea, but immediate access to everything beyond it. ■A



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The New Mediterranean Lifestyle Destination Taking Shape in Crete



For decades, Crete existed in the shadow of the Mediterranean's flashier destinations. But as global buyers move away from spectacle in favor of authenticity and a slower, more intentional way of living, Greece's largest island is quietly entering a new chapter.

By Ricardo Severini

Long celebrated for its mythology, rugged coastline, and relaxed pace of life, Crete is increasingly attracting an international audience drawn to a more grounded version of Mediterranean living, one centered on year-round livability rather than seasonality. At the same time, Greece's Golden Visa program continues to drive interest from foreign buyers seeking residency, mobility, and a foothold in Europe through real estate investment. While early demand largely came from countries like China and Turkey, buyers from the U.S., the U.K., the Middle East, and Northern Europe are now helping reshape the market.



Within Greece, Crete is emerging as a compelling alternative to more saturated destinations like Mykonos and Santorini. Rather than catering to a purely seasonal social scene, the island appeals to buyers seeking privacy, cultural depth, and a stronger connection to everyday life. Its combination of natural beauty, expanding infrastructure, and year-round accessibility has made it particularly attractive for those looking to spend meaningful time abroad rather than simply vacation for a few weeks each year.

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Much more than a traditional resort development, Elounda Hills has been envisioned as a fully integrated lifestyle community, bringing together 5* hotels, private residences, marina, hospitality offerings, dining, a vast array of leisure amenities, and curated retail zone, all within a thoughtfully master-planned setting designed for extended stays and multi-generational living. The emphasis is less about excess and more about ease: open-air living, seamless service, and exceptional spaces created by world-leading designers and architects, all designed to feel connected to the surrounding environment.

Importantly, projects like Elounda Hills are not seeking to transform Crete into another fast-paced hotspot. Instead, they embrace the qualities that have long defined the island: slower rhythms, celebrated culinary traditions, dramatic landscapes, and understated elegance. The spectacular architecture throughout the development prioritises sustainability, natural materials, panoramic sea views, and indoor-outdoor living that reflects the character of the destination itself.

Part of Crete's appeal lies in the fact that, despite being the country's largest and most visited island, it still feels relatively undiscovered compared to many of its 'blingier' neighbors. With a new generation of thoughtfully designed hospitality and residential projects shaping the island's future, it is rapidly emerging as one of Europe's most compelling destinations for buyers seeking a deeper connection to how and where they live. And Elounda Hills is leading the way. ■A



The Height of Island Sophistication

PIERO LISSONI DEBUTS ARC AT SOUTH BANK

Italian elegance meets Caribbean tranquility in this groundbreaking “Sky Villa” development, where world-renowned architect Piero Lissoni blends biophilic design with 360-degree turquoise views to redefine luxury living in Turks and Caicos.

By Robbie Wilson

Perched above the turquoise waters of Providenciales, Turks and Caicos, Arc at South Bank sets a new standard for luxury living in the Caribbean. Developed by Windward and designed by world-renowned Italian architect Piero Lissoni, this marks his first completed residential project in the Caribbean and a new model for sophisticated living that merges modern architecture with the island's natural beauty.

At Arc, Lissoni has reimagined island residences with vertical, biophilic villa-style design for immersive indoor-outdoor living. Comprising 17 Sky Villas rising over six stories, this architectural masterpiece reflects Lissoni's trademark of refinement and restraint. His design draws heavily on the surrounding archipelago, blending soft natural materials and a calming, neutral palette to create a soothing, contemporary Caribbean ambiance. Floor-to-ceiling glass windows and large overhangs for shaded outdoor spaces help to blur the boundary between interior and exterior.

Crowning the development is the Arc Penthouse, spanning 12,630 square feet across the entire top floor. This luxurious villa-style home is one of the most exclusive properties currently available in the region. The penthouse delivers uninterrupted 360-degree views, allowing buyers access to unparalleled sunrises and sunsets over the water and South Bank community below.

With 9,160 square feet of covered space, the residence was designed to feel like an extension of the outside. A wraparound terrace includes lush gardens, a private pool, two Jacuzzis, a yoga deck, outdoor showers, and expansive areas for alfresco dining and lounging.

All residents at Arc can enjoy the full suite of South Bank's world-class amenities including a swimming lagoon with two palm-fringed tropical islands; a private marina designed to fit super yachts, equipped with a boat concierge team and endless excursions available; The Spa at South Bank; two fitness centers; and a signature restaurant, Lua Beach House as well as a Japanese restaurant. Owners at Arc have access to butler and private chef services, and tennis and pickleball courts in addition to direct access to the beautiful calm waters of Long Bay Beach. Every aspect of the South Bank lifestyle is curated for ease, pleasure and connection to the water.





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Set for completion in late 2026, Arc at South Bank is one of the most anticipated residential developments in the Caribbean. With limited availability and pricing ranging from US\$3.2M - US\$18M, the project represents a unique opportunity to own a one-of-a-kind property that's redefining modern Caribbean living. ■A

[Winward.tc](https://winward.tc)



The New Luxury is Healthspan

By Patrick Lenihan

The modern luxury home is no longer just a sanctuary; it is a tool for preventive health. From biomarker-led coaching to curated nutrition, look inside Zadún Los Cabos, where a partnership with Sensei is redefining high-end residential living through the lens of long-term wellbeing and precision optimization.





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For decades, luxury real estate has been defined by scale, architectural pedigree, and location. Today, another metric is beginning to shape how buyers evaluate a potential new home: healthspan. Wellness is no longer treated as an added amenity reserved for spas or private clubs. It is becoming embedded into the design of residential living itself. The global wellness real estate market reached \$584 billion in 2024 and is expected to grow to \$1.1 trillion by 2029, making it the fastest-growing segment of the wellness economy. Luxury is now measured not only by aesthetics or exclusivity, but by how well a home supports long-term wellbeing and quality of life over time.

At Zadún Los Cabos, a Ritz-Carlton Reserve Residence, wellness is already deeply integrated. Rather than positioning it as a supplementary feature, the residential experience is built around it. Central to that approach is Sensei, the evidence-based wellness company founded by Dr. David Agus and Larry Ellison, whose programming combines data, behavioral science, and personalized guidance.

Unlike traditional resort wellness programming, Sensei at Zadún focuses on precision and personalisation. Using biomarker data, one-on-one guidance, and ongoing support, residents work with on-site experts to assess overall lifestyle patterns and explore areas such as sleep, nutrition, movement, and recovery. The output is never a one-size-fits-all recommendation or general wellness advice, but rather the identification of opportunity areas to meaningfully improve overall wellbeing.

Residents can engage with a range of experiences tailored to personal goals and routines, including private consultations with specialists in fitness, nutrition, meditation, mindset, yoga, and sleep. The programming extends beyond treatment-based wellness into a system intended to influence how people live on a daily basis.





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Sensei's philosophy carries through the broader wellness offering at Zadún. Daily programming includes guided movement classes, meditation sessions, and strength training, while dedicated spaces for recovery and restoration range from ocean-facing fitness facilities to hydrotherapy circuits, movement studios, meditation rooms, and a traditional temazcal. These environments are designed to support both optimal performance and intentional recovery.

Community is made up of private enclaves designed to balance privacy, service, and open views of the Sea of Cortés. The West, East, and

North Enclaves rise naturally across the landscape, preserving sightlines and connection to the coastline. The residential experience is also shaped by community. By joining the Zadún residential community, which is rooted in wellness, residents are naturally surrounded by others who prioritise movement, healthy eating, outdoor activity, and restorative routines. Beyond expert-led wellness consultations, the 30,000-square-foot spa includes hydrotherapy circuits, fitness spaces, spa treatments, and daily programming designed to support recovery, energy, and long-term wellbeing.



That philosophy also extends into dining through Sensei Nourish menu offerings available across Zadún's culinary venues. Developed in collaboration with nutrition experts and the property's food and beverage team, these dishes are designed to support overall wellbeing without

sacrificing the experience of luxury dining.

As longevity science, preventive health, and performance optimization move further into the mainstream, luxury residences are increasingly being designed not simply around how people want to live, but around how they want to age. ■■





The Evolution of the Bondi Penthouse

We take a look inside Halcyon, Sydney's most coveted new coastal address.

By Robbie Wilson

Sydney has no shortage of apartments claiming the title of 'penthouse' based on elevation alone. However, a shift is occurring along the coastal fringe, driven by a demand for residences that offer the genuine scale of a family home and the seamless intersection of architecture, environment, and a certain quietude. Nowhere is this more evident than at Halcyon, the latest jewel in Bondi's crown.

Situated in a peaceful pocket between the iconic curves of Bondi Beach and the more secluded shores of Tamarama, Halcyon is a masterclass in what Sydney developer Eterno calls "house-like" living. While much of the Eastern Suburbs market is dominated by high-density developments, Halcyon is a deliberate pivot toward intimacy, comprising just eight meticulously crafted residences.

The crowning achievement of the project is the whole-floor penthouse, a 300sqm sanctuary that redefines the coastal lifestyle. In a neighborhood where space is the ultimate currency, the scale here is unprecedented. Designed by the award-winning architects at MHNDU, the building's façade is wrapped in large-format limestone – a material choice that feels grounded and permanent, as if the structure were carved from the very cliffs it overlooks.

Inside, the vision of Richards Stanisich takes centre stage. The interiors eschew fleeting trends in favor of "quiet luxury," a philosophy reflected in the tactile, immersive finishes. In the master bedroom, where northern light spills across panoramic ocean vistas, the ensuite is adorned with curved stone mosaics. The wardrobes, meanwhile, are finished in hand-scraped limed timber – a detail that speaks to a level of craftsmanship rarely seen in contemporary developments.

"With panoramic ocean views wrapping around three sides, abundant northern light, and interiors defined by natural materiality, the penthouse embodies the calm sophistication of its coastal setting," notes Kirsten Stanisich of Richards Stanisich.



Space is at a premium here, so to offer a penthouse of this scale with extensive private amenity is unprecedented.

John Chagaris, Development Director of Eterno.



For the modern entertainer, the penthouse is a stage. The kitchen, equipped with Sub-Zero and Wolf appliances and an integrated wine refrigerator, flows effortlessly toward two external balconies. Here, the view is the main event: a breathtaking view of the coastline, stretching from the white sands of Bondi all the way to Bronte. It is a vista that captures the rhythmic ebb and flow of the Pacific, providing an ever-changing backdrop to daily life.

What truly sets Halcyon apart, however, is its commitment to private amenity – a luxury often sacrificed in Sydney's most tightly held enclaves. Residents have access to a 17-metre lap pool, a separate plunge pool, and a wellness cabana that includes a sauna, steam room, and even an ice bath. As John Chagaris, Development Director of Eterno, notes: "Space is at a premium here, so to offer a penthouse of this scale with extensive private amenity is unprecedented. Halcyon isn't just another Bondi address – it will be the new pinnacle of coastal living, crowned by an exceptional penthouse residence." At Halcyon, the "lock-up-and-leave" convenience of an apartment meets the expansive luxury of a private estate.

This year has seen a significant shift in the broader Sydney market's buyer behavior. As evidenced by recent record-breaking campaigns – such as the nearby Notts Avenue penthouse which recently drew over a million views and a nearly A\$11 million pre-auction sale – the appetite for blue-chip coastal property remains voracious.

Brad Caldwell-Eyles, Managing Director of 1st City Real Estate Group, said the performance of the penthouse market reflects a clear shift in buyer behaviour at the top end of the market. "Penthouses are in a category of their own. They're scarce, they're exceptional, and they appeal to a buyer who's typically paying cash and looking for a one-of-a-kind property," he said.

But Halcyon isn't just chasing records; it's chasing a feeling. By partnering with Reform Projects for construction and Melissa Wilson for the lush, layered landscaping, Eterno is ensuring that Halcyon feels like a sanctuary first and an investment second.

With construction having commenced in May of this year, Halcyon stands as a testament to the fact that the best way to live in Sydney is not necessarily the loudest, but the most considered. For the discerning few who will call this penthouse home, it represents the ultimate coastal retreat: a place where time stands still, even as the world watches.

Halcyon will comprise four levels of expansive residences, including two ground-floor homes with private pools and gardens, and a whole-floor penthouse with sweeping ocean views. It is set to complete in Q2 2028. ■




GUADALUPE
TUSCANY RESORT

Bombardier's Global 8000

WHERE PERFORMANCE MEETS WELLBEING



Bombardier's Global 8000 has officially claimed the title of the world's fastest business jet, but its true revolution lies in the cabin. By pairing Mach 0.95 speeds with a holistic approach to passenger wellness – featuring industry-leading cabin altitudes and a zero-gravity seating position – Bombardier is redefining ultra-long-range travel as an experience designed not just for transit, but for total physical recovery.

By Robbie Wilson



The entry into service of the Global 8000 marked a pivotal moment for Bombardier, as they officially launched the world's fastest business jet and the fastest civilian aircraft since the Concorde.

With a top speed of Mach 0.95 and a range of 8,000 nautical miles, the Global 8000 flies non-stop from London to Singapore, Sydney to Los Angeles, or Dubai to Houston, meaning no lost time. Every detail of the aircraft is designed with clarity, comfort, and connection in mind, ensuring that passengers arrive at their destination feeling refreshed and ready to perform at their best. Wellness is now at the forefront of aviation design, and the Global 8000 sets a new benchmark for how luxury travel can seamlessly combine performance and passenger wellbeing. With an industry-leading low cabin altitude – which feels like being at 2,691 feet while cruising at 41,000 feet – the Global 8000 creates an environment that mirrors the feeling of standing on top of a mountain rather than flying at altitude. Lower cabin altitude reduces pressure on the cardiovascular system and helps reduce swelling, while circadian lighting gradually adjusts during the flight to help realign the body clock before arrival.



Fastest civilian aircraft since the Concorde.



Improved aircraft humidity supports hydration, protects mucosal barriers, and promotes immune resilience, enhancing overall comfort and calm while travelling on the Global 8000. Meanwhile, the Smooth Flex Wing delivers a steadier ride, absorbing turbulence and reducing subtle stress on the nervous system, meaning better digestion, deeper sleep, and quicker recovery. This focus on wellbeing extends throughout the cabin with the Nuage seat – featuring the industry’s first zero-gravity position – designed to support the body in a more natural posture, enhancing both comfort and physical ease over long distances.

Bombardier has moved beyond traditional perceptions of business aviation, challenging the notion of “luxury” in favour of something more enduring, creating an esteemed brand built on performance, trust, and craftsmanship. Speed, range, and comfort are no longer the only measures of excellence. By combining technical expertise with a deep understanding of passenger needs, Bombardier is setting a new standard for a more holistic approach to travel. ■A

Bombardier.com
Images: Bombardier



The Art of the Eternal Return

BELMOND'S 2026 VISION FOR THE MODERN NOMAD

For today's global citizen, the journey is the destination. Spanning Dior-infused retreats in Sicily to an all-suite transformation of Rio's Copacabana Palace, Belmond's 2026 portfolio offers a masterclass in slow luxury. We go inside the visionary partnerships and meticulous renovations redefining what it means to return to the world's most iconic landmarks.

By Robbie Wilson



The much-anticipated return of **Villa San Michele, A Belmond Hotel, Florence**, which launched on 28

April 2026, marks a pivotal moment for the city's hospitality landscape. Following an extensive 18-month renovation led by Florentine-based architect Luigi Fragola, the former 15th-century monastery has been reimagined with a deep emphasis on Tuscan craftsmanship and harmony with nature. The estate, which encompasses 40,000 sqm of cascading gardens and woodland, will reveal 39 completely redesigned rooms and suites that bridge Renaissance architecture with modern sensibilities.

In a significant debut, the property will introduce its first-ever spa, Villa San Michele Spa by Guerlain. This wellness sanctuary will be complemented by an energy-raising program led by La DoubleJ founder JJ Martin and a new culinary voyage through local flavors curated by Executive Chef Alessandro Cozzolino. Perhaps most notably, the hotel will now extend its season to operate from spring through winter, inviting guests to embrace slow luxury year-round.



Rio's All-Suite Sanctuary

Across the Atlantic, the “Carioca Legend” is entering its next era. Following its centenary, **Copacabana Palace, A Belmond Hotel, Rio de Janeiro**, will unveil a total reinvention of its Pool Wing in November 2026. Originally launched in 1948, this wing overlooks the hotel's vibrant social heart and is being transformed by architect Ivan Rezende into an exclusive all-suite experience. Each suite will feature a balcony, with most overlooking the famed pool and Copacabana Beach.

The project introduces one of Rio's most ambitious wellness destinations, featuring five floors dedicated entirely to wellbeing. Beyond the suites, the poolside experience will be elevated by a new hotel bar, a luxury boutique, and a reimagined contemporary Italian restaurant, all while infusing the interiors with Brazilian materials and artisanal techniques.



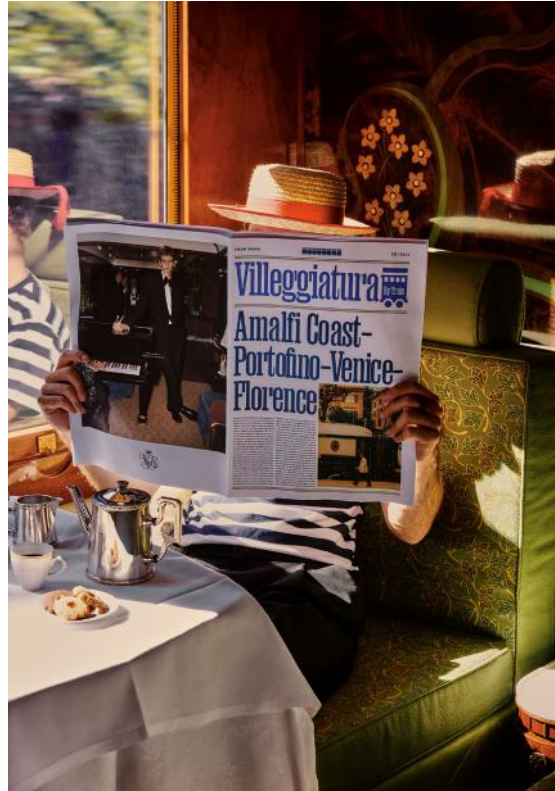




Cinematic Rail Journeys and Theatrical Romance

Belmond continues to pioneer slow travel with the launch of the 'Villeggiatura by Train' series in Spring 2026. This curated journey links the **Venice Simplon-Orient-Express** to four celebrated Italian properties, including a first-ever route from Paris to Pompeii. Travelers will experience one night of cinematic sojourn in restored Art Deco carriages before continuing with a two-night stay at storied hotels like Splendido in Portofino or Caruso on the Amalfi Coast.

In England, the **British Pullman** will unveil **Celia**, a dazzling private dining and events carriage launching in early summer 2026. Designed by acclaimed filmmaker Baz Luhrmann and Oscar-winning designer Catherine Martin, the carriage transforms a 1932 original into an intimate, cinematic venue for 12 guests. Inspired by the whimsical world of Shakespeare's *A Midsummer Night's Dream*, the space includes a cocktail bar and private kitchen where a dedicated chef designs customized menus using British seasonal produce.



The Dior Influence: Venice and Sicily

The intersection of high fashion and hospitality reaches a new peak in 2026 as Belmond debuts two major **Dior Spas** in Italy. At **Hotel Cipriani** in Venice, designer Peter Marino is creating a sanctuary of refined well-being inspired by the grandeur of Venetian balls and Christian Dior's passion for celebration. This debut coincides with the reopening of the Michelin-starred **Oro restaurant**, which Marino has reimagined as an homage to gold. For the first time, the restaurant will open for lunch, featuring a menu curated by Chef Vania Ghedini under the culinary direction of the legendary Massimo Bottura.



Simultaneously, in Sicily, the **Grand Hotel Timeo** will reveal its own Dior Spa featuring Bio-Energising therapies and curated wellness rituals. This accompanies the opening of **Villa Timeo**, 21 exclusive rooms, mainly suites, redesigned by Laura Gonzalez. Steps away from the ancient Greek amphitheatre, this noble home offers a private infinity pool and an opulent indoor bar, providing a contemporary lens on Sicilian heritage.

Culinary Terroir and Afro-Modernist Design

The final pieces of Belmond's 2026 mosaic touch on the UK and South Africa. **Le Manoir aux Quat'Saisons** in Oxfordshire begins a bold chapter with the appointment of three Michelin-starred chef Arnaud Donckele as Culinary Director, merging French artistry with British terroir. Meanwhile, in London, **The Cadogan** has opened a new British bistro restaurant and bar, where Executive Chef Michael Turner will celebrate classic recipes like Orkney scallop scampi and Sutton Hoo chicken pie.

In Cape Town, Mount Nelson has already begun its transformation through a landmark collaboration with designer Thebe Magugu. The newly unveiled Thebe Magugu Suite represents his first interiors project, utilizing an Afro-modernist lens to create a platform for the next generation of African visionaries. This cultural dialogue is further enriched by Amura, the first restaurant outside Spain for Michelin-starred chef Ángel León, which focuses on marine biodiversity and the culinary exchange between Andalucía and the Cape.

Whether it is the cinematic allure of a private train carriage or a Dior-infused retreat in Taormina, Belmond's 2026 portfolio is a masterclass in creating "the heritage of the future". Which of these legendary transformations will anchor your travel calendar for the remainder of the year? ■■

Belmond.com
Images: Belmond





Beyond the City Lights

FINDING A TRUE SENSE OF HOME IN KUALA LUMPUR

In the pulse of Malaysia's vibrant capital, true luxury is found not in the noise, but in the silence. While Kuala Lumpur's Golden Triangle dazzles with high-octane energy, The RuMa Hotel and Residences offers a sophisticated "quiet luxury" alternative. From Michelin-awarded design to a deep-rooted philosophy of rumah (home), discover how this urban sanctuary redefines the metropolitan staycation as a refined, unhurried escape.

By Robbie Wilson



There is a specific kind of magic in finding absolute silence at the epicenter of a metropolis. In a city like Kuala Lumpur, where the hum of energy is as constant as the humidity, true luxury isn't just about gold-leafed lobbies; it's about the ability to exhale.

Enter **The RuMa Hotel and Residences**. Its name is a nod to the Malay word *rumah*, meaning home, and while many hotels pay lip service to “homely” vibes, The RuMa actually delivers on the intimacy of a private residence run by an accomplished host. Nestled in the heart of the city's **Golden Triangle**, just moments from the Petronas Twin Towers and Suria KLCC, this five-star, **one MICHELIN Key** awarded property is a refined sanctuary where colonial heritage is reinterpreted through a modern lens.

A View from the Top (and the Bathtub)

The RuMa's 253 guest rooms and suites are masterclasses in “quiet luxury”. Ranging from the 43 m² Deluxe Room to the palatial 172 m² RuMa Suite, the design blends contemporary elegance with subtle Malaysian touches.

The experience is centered around an “unhurried” pace. Every room features thoughtful amenities, including 330-thread count Egyptian cotton linen, an automated blackout roller blind, and an oval soaking bathtub paired with a separate rainforest shower. For those who appreciate a view, many rooms offer breathtaking, uninterrupted vistas of the iconic Petronas Twin Towers.



Holistic Wellness at UR SPA

The Name:

Derived from the Malay word “rumah”, meaning home.

Gin Galore:

SEVEN Lobby Bar stocks 77 different gins from all corners of the earth.

Thread Count:

Guests sleep on sumptuous 330-thread count Egyptian cotton bed linen.

Traditional Play:

Afternoon tea is served on a congkak board, a traditional Malaysian mancala game.

Urban Resort:

The hotel features a 25-meter outdoor pool cantilevered from the building, overlooking KL’s landmarks.

One of a Kind:

The property is a one MICHELIN Key awarded five-star hotel.

Spacious Sanctuary:

Room categories start at 43 m² and go up to 172 m² for the largest suite.

Theruma.com
Images: The Ruma

Culinary Narratives

World-class dining at The RuMa is an extension of the cultural journey:



ATAS

A “Modern Tribute to Malaysian Cuisine” located on the mezzanine floor. Here, breakfast is a leisurely affair featuring Malaysian, Indian, Chinese, and Peranakan specialties.

Breakfast at ATAS also includes a dedicated *teh tarik* master on hand to pull the perfect cup of traditional tea.

THE LIBRARI

A sensorial space where guests can enjoy afternoon tea served on a *congkak* board—a traditional Malaysian mancala game.



SEVEN LOBBY BAR

Tucked into a light-filled conservatory, this bar offers 77 different gins paired with seven tonics.



THE MASTER AT WORK



This 6th-floor oasis offers refreshing cocktails and light bites cantilevered over city landmarks.

SANTAI POOL BAR AND LOUNGE



The “Kuala Lumpur Escape”

For residents of **ASEAN countries**, the hotel has introduced “**The Kuala Lumpur Escape**”. It is a curated stay experience designed for the discerning regional traveler looking to step away from the everyday and rediscover the city through a lens of calm and comfort.

Holistic Wellness at UR SPA

The 6th floor represents a new take on wellness, where **UR SPA** combines modern science with ancient healing. The “Kuala Lumpur Escape” package is the perfect excuse to experience Urutan Malaysia, a signature therapy that integrates a Malaysian herbal foot soak, Chinese Qi Gong breathing, Indian head massage, and reflexology. It’s an immersive gateway to the rhythm of capital city life, inviting you to slow down and reconnect.



In a world that often demands we move faster, The RuMa Hotel and Residences serves as a gentle reminder of the power of slowing down. It is more than just a place to rest between excursions to Suria KLCC or Pavilion Kuala Lumpur; it is a destination that captures the intimacies of a home run by an accomplished host. From the first sip of *teh tarik* at breakfast to the final quiet moments in a suite overlooking the Petronas Twin Towers, every detail is designed to add that personal touch. Whether you are visiting from overseas or simply seeking a local sanctuary, The RuMa invites you to step inside, exhale, and finally feel truly at home. ■A

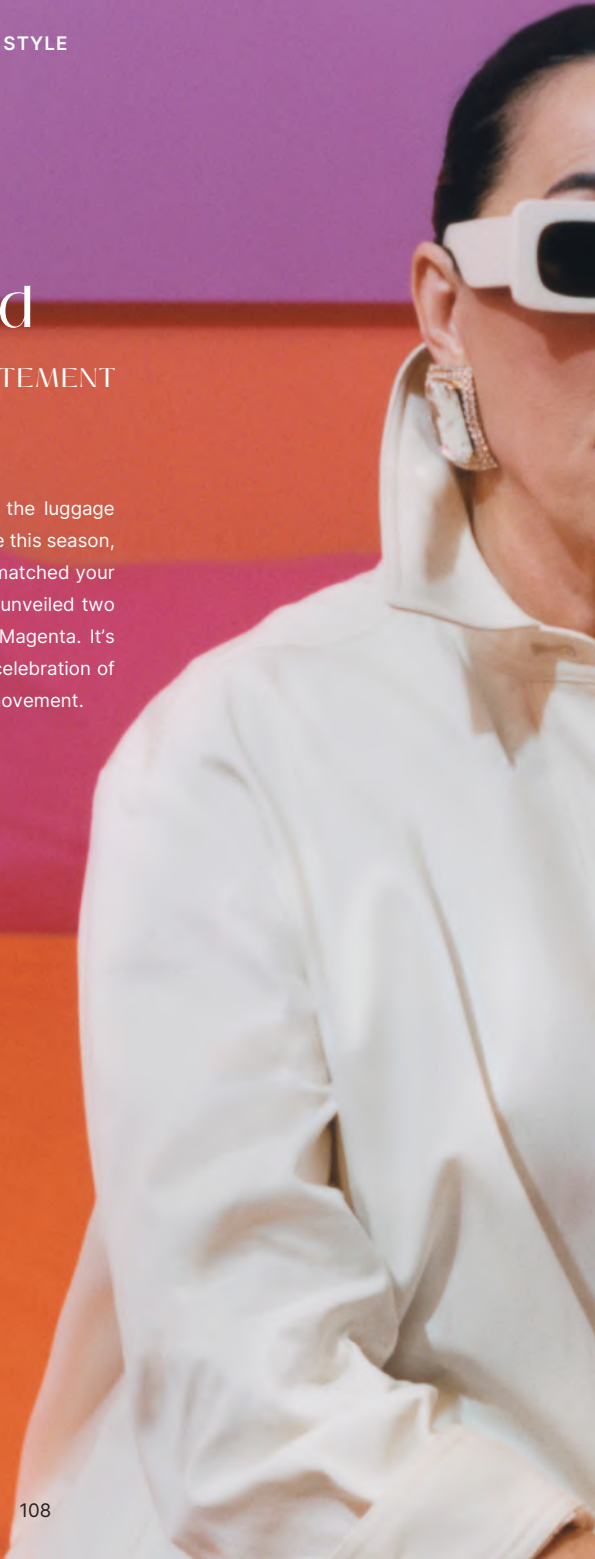


Colour Your World

RIMOWA'S BOLD NEW STATEMENT

By Robbie Wilson

Forget the sea of slate and navy at the luggage carousel. RIMOWA is turning up the volume this season, and frankly, it's about time your suitcase matched your personality. The German Maison has just unveiled two unapologetically vivid hues: Orange and Magenta. It's not just a colour refresh; it's a full-blown celebration of creative expression and the sheer joy of movement.



Drawing inspiration from the “unconventional aesthetics” of the Pop design movement, this duo is designed to stand out. Orange radiates a sun-drenched, energetic glow – perfect for that rush of adrenaline you get when checking into a new city. On the flip side, Magenta offers a deep, luminous fuchsia that balances playful sophistication with a dash of curiosity. Together, they create a visual dialogue that is eclectic, energetic, and unmistakably RIMOWA. To bring this spirit to life, the brand tapped the legendary Spanish actress Rossy de Palma for their latest campaign. Seeing her move through a vibrantly curated home with these cases is a reminder that travel isn’t just about the destination; it’s about the flair you bring to the journey.

Engineering Meets Aesthetics

While the colours are the stars of the show, the substance remains world-class. The Essential range is crafted from premium polycarbonate, expertly colour-matched so that every detail – from the handle to the wheels – presents a seamless, monochromatic look.

And for those who value longevity, the Essential collection is backed by RIMOWA's **unconditional lifetime guarantee**.

Beyond the Suitcase

The obsession with colour doesn't stop at your checked bags. The Groove collection is also expanding its palette. The Groove Cross-Body Bag Small now comes in that same vibrant Orange, crafted in Italy from smooth calf leather. With its removable strap and suitcase-inspired handle, it's the ultimate versatile companion for a day of exploring.

If you're looking for something more understated, the Groove range is also introducing Chalk and Cognac hues, while the Groove Shopping Bag gets a rich Burgundy update. To round out your travel ensemble, you can even snag the Trifold Toiletry Pouch and Packing Cubes in matching Orange for a coordinated, "thoughtful traveler" vibe.

Whether you're heading for a weekend getaway or a long-haul adventure, these new drops prove that "functional" doesn't have to mean "boring". It's time to pack your bags and let your true colors fly. ■A

Stage-free telescopic handle for effortless gliding.

TSA-approved locks for peace of mind.

Dual organisation interior, featuring a fully zipped compartment and the signature Flex Divider compression system to help you overpack (stylishly) while staying organised.



Multiwheel system for those tight airport turns.



Rimowa.com
Images: RIMOWA



Getting Into the Swing of Summer

By Robbie Wilson

Summer is officially here, and whether you are chasing the echo of the red clay in Paris or dominating the padel courts of Italy, your gear needs to work as hard as your lifestyle. This season, the world's most iconic luxury houses have stepped out of their lanes to drop collaborations that blend high-performance engineering with absolute aesthetic dominance. From full-body sound to high-responsiveness racquets, here is the gear you need to secure before the temperature rises any further.



The Supercar of the Court:
Automobili Lamborghini x Babolat BL.001

The design is a masterful tribute to the Philippe-Chatrier court. Devialet retained its signature iconic oblong silhouette but reimagined the side panels to celebrate the tournament's most emblematic aesthetic codes. The finish creates a delicate interplay between the depth and warmth of ochre clay and the purity of the white lines that define the court, rendering a reflection of the stadium on the silver of the Coupe des Mousquetaires.

The technical specifications of the BL.001 are as aggressive as the cars that inspired them. The racquet features a 3K carbon surface, a material renowned for its high responsiveness, which delivers immense power and precision with every strike. To enhance structural stiffness and optimize energy transfer at the moment of impact, the frame is reinforced with KORIDION, a rigid foam derived from patented technology. This focus on on-court feel transforms every shot into a true high-performance experience for the most demanding players.



What truly sets this gear apart is its pedigree. The BL.001 was developed using processes and materials inspired by Lamborghini super sports cars and was actually manufactured and produced at the brand's Sant'Agata Bolognese facilities. With a hyper-limited production run of just 50 units, this racquet was unveiled and tested at the Lamborghini Arena during the Imola Circuit event, cementing its status as one of the rarest finds on the court this summer.

Lamborghini.com
 Images: Lamborghini/Babolat





**The Sound of the Slam: Devialet
Phantom Ultimate Roland-Garros**

Devialet, the French champion of acoustic engineering, struck an exceptional partnership with the prestigious Roland-Garros 2026 tournament to celebrate the intersection of sport and sound. While the final matches have concluded, the Maison's tribute to the French Open remains the season's ultimate trophy for audiophiles. This exclusive edition brought the raw emotion of the legendary venue to life through a striking Clay Red finish that pays homage to an icon of performance.

The design is a masterful tribute to the Philippe-Chatrier court. Devialet retained its signature iconic oblong silhouette but reimagined the side panels to celebrate the tournament's most emblematic aesthetic codes. The finish creates a delicate interplay between the depth and warmth of ochre clay and the purity of the white lines that define the court, rendering a reflection of the stadium on the silver of the Coupe des Mousquetaires.

Limited to just a few hundred pieces worldwide, this collector's item was released in two power tiers to suit any space. ■A

Devialet.com / Rolandgarros.com
Images: Devialet



The 9,000 RPM Sultana

PORSCHE'S NEW 911 GT3 S/C

In a world of silent electric vehicles, Porsche has chosen to turn up the volume. The 2027 911 GT3 S/C is a 502-hp, manual-only love letter to internal combustion, blending the raw, 9,000-rpm soul of a GT3 with an open-top experience that demands your full attention and a heavy dose of carbon fiber.

By Robbie Wilson



Porsche has looked at the current automotive landscape – a bleak, silent wilderness of electric crossovers that feel like driving a microwave – and instead unleashed the **2027 Porsche 911 GT3 S/C**.

The “S/C” stands for Sport Cabriolet, an open-top, manual-only love letter to the very act of being alive. This isn't a car for people who want to arrive at a destination; it's for people who want to arrive at their destination with a massive grin on their face. It is a pure two-seater – reminiscent of the 2019 Speedster – but unlike that car, this isn't a limited production model. It's a gift to the world, provided you have a quarter of a million dollars and a soul.

Keeping it real in the rear

At the back of this machine sits the crown jewel of internal combustion: a 4.0-litre naturally aspirated boxer engine. It develops 502 hp and 331 lb.-ft. of torque. In an age where everything is turbocharged into muffled submission, this engine screams all the way to a 9,000 rpm redline. Porsche has even revised the cylinder heads and added sharper camshafts from the GT3 RS to ensure the power delivery is as urgent as a hungry lion.

And because it's a Cabriolet, there is no roof to act as a sound barrier. You are essentially strapped to a mechanical symphony. Better yet, there is no PDK paddle-shift wizardry here. You get a six-speed GT Sport manual transmission with short ratios. It is a car that demands you actually work for your speed, rewarding you with a 0-60 mph sprint of 3.7 seconds and a top track speed of 194 mph.

The War on Weight

To keep this from handling like a true 911, Porsche has gone on a carbon-fiber crusade. The bonnet, fenders, and doors are all Carbon Fiber Reinforced Plastic (CFRP). Even the rear anti-roll bar and the underbody panels are carbon. The weight-saving obsession is frankly pathological:

CERAMIC BRAKES

The standard PCCB system is **44lbs. lighter than iron rotors.**

MAGNESIUM WHEELS

These centre-locking rims save **nearly 19 lbs. of unsprung weight.**

THE ROOF

Even the convertible top structure **uses magnesium to keep the centre of gravity low.**

The result is a curb weight of just 3,322 lbs. To put that in perspective, that's remarkably light for a car with a fully automatic roof that can vanish in just 12 seconds.



The War on Weight

Inside, the digital tachometer can be rotated so the redline sits at 12 o'clock – exactly where it belongs when you're busy making the scenery go blurry. For those who find standard Porsche colours a bit too "German," there is the optional Street Style Package. It adds Victory Gold brake calipers, Pyro Red graphics, and – in a stroke of absolute interior design genius – a gear lever made of open-pore walnut.

The arrival of the S/C also marks the first time an open-top 911 uses a double wishbone front axle, meaning it will corner with the precision of a laser-guided scalpel.

The price for all this atmospheric theatre is US\$273,000. It's a colossal amount of money, but for the only open-top 911 with a 9,000 rpm heart and a manual gearbox, it's a bargain. It arrives in showrooms by fall 2026. Prepare your eardrums. ■A



GT3
S/C

Porsche.com
Images: Porsche

A close-up, low-angle shot of a Porsche Carrera GT's rear wheel. The wheel is a five-spoke alloy design in a metallic gold or bronze finish. The center features the Porsche crest. The tire is a Pirelli P Zero, with 'PIRELLI' and 'P ZERO' visible on the sidewall. The car's body is red, and the background is a dark, textured surface like gravel or asphalt.

AUTOMOTIVE

Price
US\$273,000

Horsepower
502 hp (375 kW)

Acceleration
0 to 60 mph in 3.7 seconds.

Top Speed
194 mph

Andy Earl X Bankside Yards

By Robbie Wilson

After 150 years behind closed doors, the historic Victorian arches of the South Bank have finally been revealed. Through a landmark photography residency with the legendary Andy Earl, Native Land is transforming industrial "grit" into London's newest cultural coordinate, proving that true placemaking is about more than just bricks and mortar – it's about the stories we tell within them.

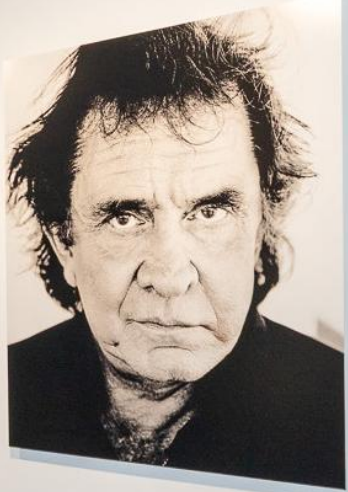
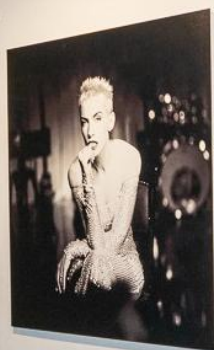






Bringing life back to these arches after 150 years is about more than just restoration; it's about opening up a piece of London that has been hidden away for far too long.

Nicholas Gray, Executive Director at Native Land



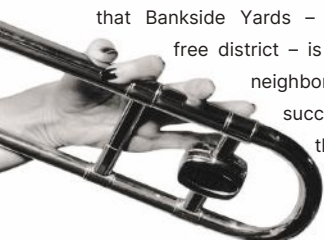


A Century of Solitude Ends

Walking into Arch 10 today is a sensory pivot. Outside, the South Bank hums with its usual frantic energy; inside the vaulted brickwork provides a cinematic scale that standard galleries simply cannot replicate.

"Bringing life back to these arches after 150 years is about more than just restoration; it's about opening up a piece of London that has been hidden away for far too long," says Nicholas Gray, Executive Director at Native Land. "We wanted the first public experience of Bankside Yards to be something truly impactful, and Andy's work, which is so rooted in cultural history, is the perfect fit. It's an exciting preview of the community and lifestyle we're building here, and as Opus nears completion, it's rewarding to see the site transform from a visionary plan into a tangible part of the South Bank's story," he adds.

The launch event served as a definitive signal that Bankside Yards – a 5.5-acre, fossil-fuel-free district – is intended to be a living neighborhood. Native Land has successfully embedded the site into the South Bank's existing cultural walkway.



The Master of "Flash and Blur"

The exhibition, curated by Violet McClean and touring from the Arts University Bournemouth, features 40 pieces that span Earl's four-decade reign over popular culture. If you've held a record sleeve in the last forty years, chances are you've held an Andy Earl.

Earl's signature is the blurring of lines – quite literally. His "Flash and Blur" technique, which

introduces a sense of kinetic instability into meticulously staged scenes, is the heartbeat of the show.

A Centenary Tribute: Attenborough at 100

The timing of the launch on 8th May carried a heavy cultural weight: the 100th birthday of Sir David Attenborough. To mark the milestone, the exhibition prominently features Earl's definitive Blue Planet portrait (2003).

In the shot, Attenborough wades through a theatrical ocean, his expression one of profound connection to the water. The fact that this "ocean" was actually a water tank at Elstree Studios takes nothing away from its power; instead, it highlights Earl's ability to find the sublime within the artificial. Standing beneath the heavy Victorian arches, the image feels particularly poignant – a reminder of the natural world we are striving to protect through

The Geography of the Soul

While the rockstars draw the headlines, Earl's more recent work, such as *Darwin*, *Iceland* (2018), offers a quieter beauty. Captured among volcanic peaks, the interplay between the human silhouette and geological form feels like a nod to the exhibition's setting.

For Earl, the launch was a homecoming. "I'm thrilled to be exhibiting in such an amazing space and to be part of the unique environment that is Bankside Yards. I used to run a photographic studio in Shad Thames just along the river and it became a buzzing creative space hosting sessions with artists including Blur, Pet Shop Boys, Robbie Williams and many others, so it's great to be returning to this part of London, as the arches on the South Bank open up to the public for the first time".





Placemaking: Beyond the Brick

The successful opening of Andy Earl x Bankside Yards is a launch for the district that will eventually house Opus, a landmark residential building set for completion in early 2027.

True placemaking requires authenticity. By transforming Arch 10 into a public gallery, Native Land is proving they understand the “South Bank Story.” This isn’t about erasing the industrial past; it’s about giving it a new script. These 14 restored arches will eventually house 50,000 square feet of shops, bars, and restaurants, creating a 3.3-acre “greened” public realm that connects the Tate Modern to the Royal Festival Hall.

The verdict

The doors are open, and the response has been electric. The exhibition positions Bankside Yards as both a patron of the arts and a guardian of London’s history. As visitors exit the arch and look up at the rising skyline, Earl’s photographs stay with them – a reminder that while buildings are made of brick and steel, a place is made of the stories we tell within it. The South Bank’s cultural map has just gained a significant new coordinate. ■A

Banksideyards.com / Andyearl.com
Images: Andy Earl / Native Land

Other ICONIC HIGHLIGHTS displayed in the exhibition

The Rolling Stones, Like a Rolling Stone (1995): Working alongside director Michel Gondry, Earl utilised a revolutionary ‘flash and blur’ technique, capturing 12,000 frames from multiple angles to create a 3D hallucinogenic effect. This pioneering visual language later served as a direct inspiration for the “Bullet Time” sequences in *The Matrix*, forever altering the landscape of action cinema and also won a D&AD award ‘For the most Outstanding Pop Video 1996.

Pink Floyd, Delicate Sound of Thunder (1987): A seminal collaboration with designer Storm Thorgerson. Drawing on the dream-logic of Dalí and Magritte, these works were captured entirely in-camera under the sharp midday sun of Spain, remaining a pinnacle of pre-digital surrealism.

Robbie Williams, Life Thru a Lens (1997): Shot on the steps of UCL, this image served as a cinematic reconstruction of Robbie Williams’ Poster transition to a solo artist. The work remains so culturally resonant that it served as a key visual reference for the 2024 biopic *Better Man*.

“

I'm thrilled to be exhibiting in such an amazing space and to be part of the unique environment that is Bankside Yards... it's great to be returning to this part of London.

Andy Earl, Photographer





The Evolution of an Icon

OSTERIA MOZZA SINGAPORE FINDS A
BOLD NEW HOME AT ION ORCHARD

By Robbie Wilson

Chef Nancy Silverton's acclaimed Californian-Italian restaurant Osteria Mozza is relocating to a larger, more prominent space, bringing an exclusive new menu and a vibrant social dining experience to the heart of Singapore's Orchard Road. Scheduled to open its doors at ION Orchard at the end of August 2026, this move marks a sophisticated new chapter for the beloved establishment.

A Premier Destination on Orchard Road

Stepping out from its hotel setting, Osteria Mozza's new home will be perched on Level 3 of ION Orchard. Positioned at the heart of one of Singapore's key lifestyle and retail districts, the restaurant will feature a larger, reimagined footprint designed to introduce a different pace of dining. The elevated space will balance a social, lively energy with a relaxed, convivial atmosphere, all while maintaining the restaurant's hallmark of culinary excellence.

"We are delighted to welcome Osteria Mozza to ION Orchard," shares Ms. Yeo Mui Hong, Chief Executive Officer of Orchard Turn Developments. "Chef Nancy Silverton's vision for Italian cuisine, rooted in quality, seasonality, and craftsmanship, perfectly aligns with our commitment to curating world-class experiences."

For Silverton, the relocation represents a natural progression of her culinary journey. "Singapore has always been an important market for us. The residents here love to eat and really understand good food," Silverton reflects. "My food is always evolving, and this new space gives us the chance to celebrate that evolution while staying true to the foundation of what makes us Mozza."

Culinary Artistry: The Debut of Pizza alla Pala

While the new venue will proudly continue to serve Mozza's signature handmade pastas and celebrated mozzarella dishes, the relocation heralds the arrival of exclusive epicurean additions. Rooted in Italian tradition and shaped by California influences, the menu welcomes an exciting new style of pizza: Pizza alla Pala.

A Legacy of Excellence

As the only Asian outpost of Silverton's Michelin-starred Los Angeles concept, Osteria Mozza Singapore beautifully fuses West Coast seasonality with authentic Italian craftsmanship. With Silverton recently being honored with the definitive Lifetime Achievement Award for the 2026 James Beard Foundation awards, there is no better time to experience her evolving culinary vision. Come August, ION Orchard will undoubtedly host the most anticipated reservation of the season. ■A

Osteriamozza.com.sg
Image: Chef Nancy Silverton

London Calls



Why the world's most dynamic city remains the ultimate address – and how the right connections unlock opportunities most buyers will never see.

By Adam Dockley

London has always occupied a singular place in the imagination of international buyers. As a world capital of finance, culture, education, and influence, it draws ambitious, discerning people from every corner of the globe, and right now, as summer takes hold, the city is putting on one of its finest shows. The restaurants are full, the parks are alive, the cultural calendar is overflowing, and that unmistakable energy that defines London at its best has returned with force. For those watching from abroad, this is not merely an aesthetic observation. It is a market signal.

A City That Rewards the Patient Investor

Yes, we are seeing international investors rationalise their London portfolios, some driven by tax changes, others by currency strategy or a desire to simplify. But for every seller, there is a buyer who sees precisely what makes this city irreplaceable. The fundamentals have not changed. London remains a top-three global city by almost every measure: financial depth, institutional strength, rule of law, and the sheer breadth of its cultural and intellectual life.

What has changed is opportunity. Quieter market conditions, a recalibration of pricing in certain segments, and the ongoing withdrawal of some institutional capital have created pockets of genuine value that were not available five years ago. For the patient, well-advised buyer, this is an exceptional moment.

The Gateway to the World

London's position on the globe is not incidental to its appeal, it is structural. Sitting at the intersection of Europe, the Middle East, and the Atlantic, the city offers extraordinary connectivity. Whether your business takes you to Dubai or Dublin, New York or Nairobi, London sits at the centre of a network that makes global mobility genuinely practical. Direct routes to Singapore, Hong Kong, and Kuala Lumpur serve the Asia corridor well, and for those who divide their lives between continents, no city balances access and lifestyle more elegantly.

The lifestyle credentials speak for themselves. Michelin-starred dining, world-class theatre, elite private schooling, Savile Row tailoring, Mayfair galleries, Members' clubs with centuries of history, and a property stock that ranges from Georgian townhouses to cutting-edge contemporary penthouses, London does not simply offer a place to live. It offers a way of life that is recognised and envied across the world.



The Off-Market Advantage

Here is something that most international buyers, however sophisticated, do not fully appreciate until they experience it firsthand: at the highest levels of the London market, the most significant transactions never reach the open market at all.

The finest properties in Mayfair, Belgravia, Chelsea, Marylebone, and beyond frequently change hands through private networks, brokers, private offices, and trusted intermediaries who have earned access through years of relationship-building. These are homes that will never appear on a property portal. They are offered discreetly, to qualified buyers, through channels that are simply not open to those without the right connections.



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The Buying Agency Difference

In much of Asia, the concept of paying a fee to a buying agent is relatively new, and I understand the cultural instinct that questions it. But the model is shifting, and for good reason. The value proposition is simply too compelling to ignore.

When you work with a buying agent, you are not simply hiring someone to open doors. You are engaging an experienced professional whose entire mandate is to serve your interests, not the seller's. We search, filter, assess, and negotiate on your behalf, bringing to bear a depth of market knowledge and a network of relationships that no single buyer could replicate independently.



We save our clients time, money, and, critically, we protect them from the mistakes that inexperience and information asymmetry inevitably produce.

My personal buying agency service draws on over twenty-five years of active experience in the London and South East markets. Having worked across Asia, in Hong Kong, Singapore, and Kuala Lumpur, I have a genuine understanding of the needs, sensibilities, and priorities of international buyers from this region. Many of the clients I work with today are people I have known for many years, who trusted me with their property decisions then and continue to do so.



Beyond Property: A Complete Lifestyle Service

We understand that moving to London, or acquiring a London property, involves far more than finding the right address. It involves building a life. Through our concierge partnerships, we are able to offer clients access to private members' clubs, elite golf clubs, world-class schooling, exclusive travel experiences, and major events that the general public simply cannot access.

These relationships extend our value well beyond the transaction itself, and they reflect a fundamental belief, that truly exceptional service does not end when the keys are handed over. It is the beginning of a relationship. ■A

A Network That Opens Doors

Our network is not simply a list of agents. It encompasses developers with stock that has never been publicly launched, private bankers who become aware of off-market situations ahead of anyone else, architects and interior designers who hear of major sales before they are formally instructed, and legal and financial advisers who operate at the apex of the prime and super-prime market.

This network has been built over decades, and it is personal. Relationships in this business are not digital. They are built face to face, over years, in the kind of environments where trust is earned and never taken for granted. When a property becomes available that matches a client's brief, the calls are made to people we know, people who know us, before anything else happens.

Owning a piece of British history, a home in one of the world's greatest cities, is an aspiration shared by millions across the globe. For those who are serious about making it a reality, having the right partner at your side is not a luxury. It is the difference between finding the right property and settling for one.



What Twenty Years of Global Property Investing Taught Me



Two decades. Multiple currencies. Countless market cycles. I break down the critical, often overlooked variables that separate a winning global property investment from a costly mistake.

By Abhii Dabas

The most expensive property lesson I ever learned had nothing to do with property. It was about trust.

Like many investors making their first cross-border acquisitions, I was captivated by the obvious variables. The location looked compelling. Demand was growing. The numbers worked neatly in a spreadsheet. The city was attracting attention and the future appeared promising. The problem was the developer.

What followed was a familiar story for many international investors: delays, uncertainty, legal complexity, and years of opportunity cost. Looking back, I realised I had spent months analysing the market and almost no time analysing the organisation responsible for delivering the asset.

The Cost of Misplaced Trust

It would not be the last time I discovered that the greatest risks in global property investing are rarely found in the property itself. Over the past two decades, I have invested across multiple countries, legal systems, currencies, and market cycles. Some investments performed exceptionally well. Others provided expensive but valuable education.

What surprised me most was how often outcomes were determined by factors that never appeared in the sales brochure. The quality of the developer proved far more important than I initially understood. Markets can recover from downturns. Projects do not always recover from poor execution. Today, I spend as much time examining balance sheets, track records, funding arrangements, and previous developments as I do studying the underlying market. A mediocre property delivered by an exceptional developer will often outperform an exceptional property delivered by a weak one.

The same principle applies to legal systems. Investors rarely think about the rule of law when everything is working as expected. They think about it when construction stalls, contracts are disputed, regulations change, or funds become trapped. Some markets appear extraordinarily attractive until something goes wrong. Others seem unremarkable until they demonstrate how effectively they protect investor rights. Experience has taught me that predictability is often worth paying for.

Currency risk provides another lesson in humility. One investment may appreciate substantially in local currency terms and still produce disappointing results when measured in the investor's home currency. Property investors often spend countless hours studying floor plans and rental projections while paying relatively little attention to exchange rates, despite the fact that currencies can determine outcomes just as powerfully as property fundamentals.

The Hidden Math of Real Returns

Returns themselves are often misunderstood. Many investors focus on headline yields, yet headline yields are largely theoretical. Net yields are what matter. Service charges, insurance, maintenance, taxes, management costs, vacancies, financing expenses, and compliance obligations have a habit of appearing after the acquisition has been completed. More than once, I have watched an attractive projected return shrink dramatically once the realities of ownership emerged.

Luxury developments deserve particular scrutiny. Premium amenities, concierge services, wellness facilities, landscaped common areas, and extensive management infrastructure can undoubtedly enhance appeal. They can also quietly erode profitability. Investors should understand not only today's costs, but how those costs are likely to evolve over the next decade.

Liquidity, Leverage, and the Illusion of Hype

Another reality often overlooked is liquidity. Buying property is relatively easy. Selling it reveals the true depth of a market. Some cities possess broad and diverse buyer pools capable of sustaining demand across economic cycles. Others rely heavily on a narrow category of purchaser whose enthusiasm can disappear remarkably quickly. A market's exit opportunities deserve just as much analysis as its entry opportunities.

Financing is similarly underappreciated. Access to long-term, low-cost debt in stable jurisdictions can dramatically improve returns while preserving capital for future opportunities. Two investors purchasing the same asset under different financing conditions may experience vastly different outcomes.

Perhaps the most important distinction I have observed is the difference between temporary excitement and structural growth. Tourism booms, major events, social media trends, and fashionable narratives often generate attention. Some become enduring success stories. Many fade. The strongest investments I have made were supported by deeper drivers: infrastructure development, population growth, job creation, institutional capital inflows, improved connectivity, and expanding purchasing power. Structural change tends to outlast headlines.



The Big Picture: Systems Over Structures

Taxes belong in the same category. Too many investors evaluate tax consequences after making an investment rather than before it. Rental income taxes, capital gains taxes, inheritance taxes, withholding taxes, reporting obligations, and ownership structures can have a profound impact on long-term returns. Over time, tax leakage often destroys more wealth than market volatility.

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Global property investing is not really about buildings. It is about understanding the invisible forces that make those buildings valuable in the first place.



This is why the most sophisticated global investors rarely view property in isolation. They view it as one component of a broader wealth strategy that encompasses residency, tax residency, succession planning, asset protection, financing, and long-term family objectives. The question is no longer simply where to invest. Increasingly, it is how to organise wealth across jurisdictions in a way that maximises opportunity while preserving flexibility.

Looking back, the properties themselves have rarely been the defining factor. The most successful investments emerged from understanding the systems surrounding them: the legal framework, the developer, the currency, the financing environment, the tax regime, the demographic trends, and the broader direction of capital.

Property remains one of the most powerful tools for building and preserving wealth. Yet global property investing is not really about buildings. It is about understanding the invisible forces that make those buildings valuable in the first place. And in my experience, those forces are often invisible until experience teaches you where to look. ■A



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