

LFP

LUXURY PROPERTIES 地标

15
YEARS OF DESIGN

Hong Kong, China 中国香港	HK\$80
Singapore 新加坡	S\$12
Malaysia 马来西亚	M\$28
Thailand 泰国	B\$300
Indonesia 印度尼西亚	RP60,000
Philippines 菲律宾	P\$90
South Korea 韩国	W\$11,000
Japan 日本	¥900
India 印度	Rs450
Dubai (UAE) 阿联酋	AED\$8
Australia 澳大利亚	A\$11
New Zealand 新西兰	NZ\$14
Europe 欧洲	EUR10
USA 美国	US\$12
Rest of Asia 亚洲其他地区	US\$10
Rest of World 世界其他地区	EUR10

PROPERTIES
FOR SALE
高端地产热销中
BILINGUAL
English - Chinese
中英对照

变形术
SHAPE SHIFTER

VIRTUOSO 名家品鉴 | Ed Ng 伍仲匡
CREATOR 零距离 | NERI & HU 郭锡恩和胡如珊
FOCUS 热点聚焦 | SWINGING LONDON 摇摆伦敦
FEATURE 专辑 | THE RISE OF AGRIHOOD 农场社区兴起



设计之名 WHAT'S IN A NAME

Text 撰文: Rebecca Lo

Designer abodes abound in Hong Kong, a city that prides itself on reaching the next level of luxury through residences imbued with international visions.

在香港, 由名设计师操刀的住宅处处可见, 这座城市引以为豪的是以国际视野不断刷新奢华生活的定义。



The Morgan Sky Duplex - Living Area. Courtesy of Lit Ma Common Studio Limited.

“PEOPLE BUY INTO A BOLD LIFESTYLE CONCEPT ENVISIONED BY AN ARCHITECT OR DESIGNER THEY ADMIRE. 人们更想拥有的是由他们欣赏的建筑师或设计师构想的大胆生活概念。”

Hong Kong's leading residential developers are known for staying on top of trends to ensure that their customers get the most bang for their buck. In recent years, one sure way of selling luxury homes is to attach a brand name designer to the property. As buyers become more sophisticated, it is no longer about hardware such as marble floors and glittering chandeliers. Rather, people buy into a bold lifestyle concept envisioned by an architect or designer they admire. The result is that penthouses, duplexes and villas that make up the cream of a high end residence are often decked out to the smallest detail by a top caliber international talent.

Last fall, the Sky Duplex in The Morgan sold for HK\$188.8 million. Developed by Phoenix Property Investors and situated on 31 Conduit Road in Mid-Levels, the building was designed by Manhattan based Robert A.M. Stern Architects while the duplex was by fellow New York

让客户获得最大的效益,并且引领潮流是香港房产发展商的强项。近年来,一个确保住宅单位顺利售出的办法是让房地产项目与知名设计师挂钩。随着买家的眼界愈来愈高,单依靠大理石地板和闪闪发亮的吊灯等硬件已经不够。人们更想拥有的是由他们欣赏的建筑师或设计师构想的大胆生活概念——因此,现在的高档住宅如顶层豪宅、复式公寓和别墅,连细节都由顶级国际设计师一手包办。

去年秋天,敦皓的一个复式大宅单位以1.888亿港元售出,住宅项目由丰泰地产投资发展,坐落于半山区干德道31号。大楼由曼哈顿的Robert A.M. Stern Architects建筑事务所设计,而该单位的室内设计则由同样来自纽约的Richardson Sadeki建筑设计公司负责。位于大楼第28和29层的复式大宅总面积2,343平方英尺、楼高3.5米,可以鸟瞰维多利亚港摩登的市容和绿意盎然的太平山顶。单位的起居室连接一个面积460平方英尺的阳台,这也是相当罕见的。但真正使这个单位独一无二的是它的室内设计理念。



The Morgan Sky Duplex - Personal Spa. Courtesy of Lit Ma Common Studio Limited.



The Morgan Sky Duplex - Outdoor Terrace. Courtesy of Lit Ma Common Studio Limited.



The Morgan Sky Duplex - Family Room. Courtesy of Lit Ma Common Studio Limited.



The Morgan Sky Duplex - Kitchen. Courtesy of Lit Ma Common Studio Limited.

based Richardson Sadeki. With 2,343 square feet across the 28th and 29th floors, the apartment boasts both city views out to Victoria Harbour and green views of The Peak. It features a rare 460 square foot terrace that acts as an extension of the living room, and ceiling heights of 3.5 metres. Yet what makes Sky Duplex unique is the philosophy behind the interiors.

“My challenge was how to negotiate the relaxed greenery of the south with the super fast urban fabric of the CBD,” notes Heidar Sadeki. “I partly opened the wall between the dining area and the kitchen, to continue the visual trajectory all the way through the north-south axis. The colours of the living area are inspired by The Peak: the blues, pistachios and greens of nature. The dining room, which is closer to Central, is more urban: blacks, golds and velvets. This rich dichotomy exists throughout the flat.”

Upstairs, Sadeki taps into his Persian heritage as well as his training as filmmaker to create a stunning backdrop. Inspired by Turkish hammans, Sadeki created a tepid room where owners can lounge in the gentle humidity of a warm room prior to bathing. A freestanding bathtub flanked by a pair of marble stone benches look out to the pastoral views of the hillside, while a floating wall separates the bedroom from the bathroom. “The bed appears to float in front of an exterior wall—the wall shared by the bedroom and staircase,” explains Sadeki. “The bedroom is a series of layers: from the openness of the bath, to the more private area of the bed, to the stone enclosure of the stairs.”

For Wing Tai Properties and Manhattan Group’s La Vetta residences in Kau To Shan, the developers entrusted the design of its clubhouse and a four bedroom show home dubbed Icon House to Toronto based Yabu Pushelberg. The 158 unit development ranging from 544 to 5,129 square feet includes low rise condominiums and stand alone houses nestled within the hills above Tolo Harbour and Shatin Racecourse.



George Yabu and Glenn Pushelberg

“IT’S ABOUT BEING CONSIDERATE; ABOUT DETAILS, SUBSTANCE AND LONGEVITY. 更重要的是体贴、着眼细节、实质和耐用。”



La Vetta



Dukes Place

设计师Heidar Sadeki说：“对我而言，难题是怎么兼容单位南面令人心旷神怡的绿意和北面中央商业区的超快生活节奏。于是，我把用餐区和厨房之间的墙的一部分打通，以让单位南北轴线的视线通畅无阻。起居室选用的色调受太平山顶影响，有大自然里的蓝和绿。至于比较靠近中环的用餐区则选用黑、金、紫等色调以营造繁华市区的感觉。这样的二元对立在单位里处处可见。”

在二楼，Sadeki则运用自身的波斯文化和电影拍摄经验创造出一个令人赞叹的背景。受土耳其浴室的启发，Sadeki在该住宅单位设立一个室温较高的房间，让住户泡澡前在里面放松身心。浴室内有一个独立的浴缸，浴缸两侧各有一张大理石凳，坐在浴缸内能看到窗外山丘的惬意景色。卧室和浴室由一面悬浮墙隔开，Sadeki解释说：“床似乎浮在卧室与楼梯之间的墙之间，卧室有不同的层次，有开阔的浴室、私密的休息区和楼梯的包围感。”

由永泰地产和万泰集团联合推出的 泮住宅项目位于九肚山，其会所和四卧室示范单位Icon House由多伦多的Yabu Pushelberg建筑设计公司负责。项目一共有158个单位，面积由544至5,129平方英尺不等，包括低层公寓和独立式洋房，位于吐露港和沙田马场附近的群山中。

Yabu Pushelberg的设计团队从项目周围的乡村风景和奢华的本质中寻找设计灵感。设计师Glenn Pushelberg说：“永泰地产有个愿景。该公司委托我们打造一个与众不同并有国际格调的项目。奢华不等于金框，更重要的是体贴、着眼细节、实质和耐用。通过艺术装置，我们赞美大自然， 泮让我们联想起拥有宽长步行道的豪宅。”

坐落于渣甸山的皇第豪华住宅项目由尚家生活地产、Grosvenor亚太分公司和泛海国际等发展商协力推出。为了帮项目打造与众不同的面貌和风格，发展商特地聘请伦敦设计师Tara Bernerd，大楼的建筑设计则由伦敦PDP事务所负责。经常到访香港的Bernerd用自己



Tara Bernerd. Photo by Jason Alden.

Yabu Pushelberg looked to the bucolic setting of the development as well as the essence of luxury for inspiration. “Wing Tai had a vision and trusted us to make a special project,” says Glenn Pushelberg. “We were told to make something international. Luxury is not about gold frames. It’s about being considerate; about details, substance and longevity. There are nods to nature through the art. La Vetta made us think of grand houses with their long promenades.”

To get an exclusive look and feel for Dukes Place, a joint venture luxury residential project on Jardine’s Lookout between Couture Homes, Grosvenor Asia Pacific and Asia Standard International Group, the developers tapped London based Tara Bernerd. As a regular visitor to Hong Kong, she created a duplex in the PDP London designed building inspired by her impressions of the city. “For the prestigious Dukes Place development, as with all my projects, the location certainly influenced the design,” explains Bernerd. “I strive to create spaces that are indigenous to their surroundings. For Dukes Place, we wanted to capture the lively nature of the city and did this by incorporating bold palettes with rich colours and textures. We also designed layouts that optimise views over the city, to bring a sense of place to the heart of the property.”

Situated above Happy Valley in eastern Mid Levels, the 22 storey Dukes Place offers 16 apartments ranging from 2,800 to more than 6,800 square feet. Its contemporary architecture features alternating bands of sleek Italian stone and curtain walls accented with champagne coloured metallic trim. “We were immediately inspired by the architectural aesthetic of the tower and wanted to continue this narrative internally,” notes Bernerd. “We integrated the curved language of the building into the plan to create a soft and seamless flow between areas. With the lifestyle of the well travelled, design conscious resident in mind, a rich palette of bold colours was brought to life by layering the most luxurious materials such as glossy lacquers, leather panelling and walnut joinery.”



Dukes Place

“ MY CHALLENGE WAS HOW TO NEGOTIATE THE RELAXED GREENERY OF THE SOUTH WITH THE SUPER FAST URBAN FABRIC OF THE CBD. 对我而言，难题是怎么兼容单位南面令人心旷神怡的绿意和北面中央商业区的超快生活节奏。 ”



Adrian Cheng and Joyce Wang

Open this past summer, Artus is the latest residences courtesy of New World Development's executive vice chairman and general manager Adrian Cheng under his Artisanal Movement banner. Situated in Victoria Dockside, the mixed use complex that replaced New World Centre in Tsim Sha Tsui, Artus offers 284 serviced apartments with a strong emphasis on art and culture. The public areas and majority of the residences are designed by Hong Kong's Andre Fu of AFSO, while its three penthouses ranging from 3,042 to 3,703 square feet are by New York's nemaworkshop, London's Fiona Barratt-Campbell and Hong Kong's Joyce Wang.

Fu looked to the seaside context and the KPF designed building's curvilinear architecture for inspiration. He was careful to reference art and culture throughout the common spaces, carving out niches and table settings for priceless artefacts such as a Qing Dynasty square vase or a guangcai fruit punch bowl made from delicate white clay. "Contemporary living goes beyond aesthetics to where people feel they want to stay there longer, invite friends to join them, and feel very much at home with a sense of comfort," Fu says. **LP**

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让住户想长期住下的意愿。”



Artus - The Library

对这座城市的印象作为皇第复式单元的设计灵感。“跟其它由我负责的项目一样，皇第的设计也受到它所在地的影响。”Bernerd解释说，“我致力于创造能融入周围空间的设计。对于皇第，我们想把香港的活力融入其中——做法就是选用大胆的调色及丰富的色彩和纹理。在单位设计方面，我们也尽量让住户饱览城市景观以营造地方感。”

位于跑马地之上的半山区东部，22层高的皇第一共有16个2,800至6,800平方英尺不等的单位，项目采用现代建筑风格，其特色是选用圆滑的意大利石材和香槟色金属饰边幕墙。Bernerd说：“我们受到项目外部设计的启发并决定使用同样风格的室内设计。我们把大楼设计的曲线融入让室内空间，使用无缝且温柔流转的设计方案。我们想这里的住户是游历丰富并注重设计的人群。为了实现大胆色彩的调色，我们也选用了最豪华的材料，如亮漆、皮革和胡桃木。”

今年夏天开始营业的Artus是新世界发展公司执行副主席兼总经理郑志刚The Artisanal Movement的最新住宅项目，位于尖沙咀的Victoria Dockside混合用途建筑内，这里的前身是新世界中心。Artus一共有284间服务公寓，主打艺术和文化，公共空间和大多数单位由AFSO的傅厚民包办。至于三间面积介于3,042至3,703平方英尺的顶层豪宅则由纽约的nemaworkshop、伦敦的Fiona Barratt-Campbell和香港的Joyce Wang分别负责。

傅厚民从项目的滨海位置和KPF建筑事务所设计的曲线建筑获得灵感，小心地在项目的公共空间纳入艺术和文化元素，为价值不菲的文物，如清朝的方形花瓶、广彩果盆出摆设空间。傅厚民说：“现代生活超越美观，更重要的是营造出让住户想长期住下、邀请朋友来欢度时光，还有家的舒适感。” **LP**

