

BEACH HOUSE



NORTH BAY ROAD RESIDENCE BY KOBI KARP

Location: Florida, USA
Architect: Kobi Karp Architecture & Interior Design
Interior Designer: Kobi Karp Architecture & Interior Design

The challenge for Kobi Karp Architecture & Interior Design in this residence was to blend in a sophisticated and modern style with the existing Florida vernacular architecture. The North Bay Road Residence is the perfect blend of two seemingly different styles in one space. Using Florida's traditional cracker design and mixing it with a fresh and modern aesthetic, the North Bay Road Residence is a new interpretation of home design in ostentatious Miami.

With a traditional design carried throughout the interior and exterior of the home, emulating classic Key West home design and the stark pairing of a light colour palette with dark wood accenting gives North Bay Road Residence a unique motif. The residence has an intricately detailed interior, with cove and drop ceilings and marble walls flowing throughout the space.

The outdoor space is perfect for entertaining during the summer, with a lush grass area and a swimming pool overlooking Biscayne Bay and the Miami skyline. The pool is surrounded with lounge spaces to peacefully relax around for hours in the warm weather.

The client's needs were fulfilled with a functional, yet beautiful design whilst respecting the original characteristics of the vernacular architecture.



TERRAMAR BY INTIMATE LIVING INTERIORS

Location: Terramar, California
Date Completed: Spring 2018
Architect: Anthony P. Massaro - Mars Hill Studio, Inc.
Interior Designer: Intimate Living Interiors
Construction Company: Curva Construction

The Terramar project was a complete home renovation that transformed a dark and heavy Tuscan style home into a clean and coastal classic home. The overall execution of this project was key, Intimate Living Interiors made it their goal to ensure every last detail was flawless and executed to perfection.

The house is located in the seaside cliffs of Carlsbad, California in a natural environment that absorbs soft hues of blues, whites and sand tones and receives direct sun exposure, adding a warm glow to the rooms.

Intimate Living Interiors replaced existing windows and doors with larger door systems that maximised flow while bringing the outdoors in. Tearing this home down to an open ply shell gave the team a clean canvas to choose all of the interior fabrics, finishes, fixtures and specifications that were more in alignment with the goal of creating a clean, coastal look.

Intimate Living Interiors favourite part of this project was the dramatic transformation of the home as a whole. In particular, the way that they had joined the dining room and family room together with a custom built-in to create one highly functional space.



FAMILY BEACH HOUSE IN OSTERVILLE MASSACHUSETTS BY FOLEY & COX INTERIORS

Location: Massachusetts, USA
Architect: Shobe Reno Wharton
Interior Designer: Foley & Cox Interiors, Michael Cox
Construction Company: Thoughtforms
Key Suppliers: Foley & Cox Interiors, Noguchi, Christian Liaigre, West Elm

This project was a family owned Cape Cod beach house, designed to accommodate current and future generations. The design embodied the balance of traditional details with contemporary design. A classic warmth has been infused with modern style. The perfectly scaled rooms create environments comfortable for a couple, a family of five or a party of twenty. Spatial planning with ease was the key to Foley & Cox Interiors creating a home that is welcoming, but with a wow factor.

Indulge eye catching light fixtures throughout and a contemporary interesting and sculptural element that is housed in a classic New England home. The interiors are a contemporary interpretation of nautical design which pays homage to the beachside location. The neutral palette and range of natural tones used throughout are the perfect complement to the colours and water views.

The design success lies in its casual but elegant, modern quality to suit the needs of the family and their children. The design maximises the use of the space for a growing family while maintaining the cosy intimacy coveted in a vacation home.

BEACH HOUSE



RANCHO ESTATE, LOT 5 PUNTA MITA BY JOAQUIN HOMS

Location: Punta de Mita, Mexico
Date Completed: May 2018
Architect: Guillermo Michel - Par Contractors Group S de RL
Interior Designer: Joaquin Homs
Developer: Par Contractors / Craig A. regly
Construction Company: Par Contractors / Craig A. regly

Minimalist architecture in the tropical landscape of the Mexican coast, creating a neutral space that allows a range of colour and textures to be fundamental aspects of the design. Joaquin Homs design brief was modest, allowing the colours to take precedent, without compromising on the luxury you would expect from a property such as this. It was important for Joaquin Homs to maintain the serenity of the design environment by using subtle colours to replicate the blues of the sea and the greens of the pronounced vegetation that surrounds the development.

Joaquin Homs designed the space as one would the canvas of a painting, by focusing on furniture with simple lines. Joaquin Homs was able to use the natural light in his favour to generate many contrasts of colour, light and shadow.

In other spaces Joaquin Homs used natural textures on the wall papers combined with fine wood finishes that range from the bleached to the burned ones. In a residence with 10 rooms, it was important to strive to design every room with a difference, whether that be in their character by playing with the furniture, the lighting and the accessories.

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RESIDENTIAL PROPERTY CATEGORIES

LUXURY RESIDENCE - AMERICAS



THE LA COSTA RESIDENCE BY LUCAS DESIGN ASSOCIATES

Location: La Jolla, California
Date Completed: November 2017
Architect: House Design Architects
Interior Designer: Lucas Design Associates

Located on the California coast and inspired by our client's 160 foot private yacht, Lucas Design Associates created a home with multiple outdoor living spaces perfect for entertaining.

Centered around a 50 foot wall that opens up the entire main floor of the home to breathtaking oceanfront views, the spacious deck area acts as a sanctuary for the client. LDA incorporated a kitchen, seating entry area, an outdoor dining terrace and a lowered oceanfront pool and seating area to maximize exterior space and create a seamless indoor/outdoor living within this coastal, modern home.

The 6,500 square foot home has four bedrooms and seven bathrooms. Simple bold lines, textural materials and custom furniture creates a warm, inviting and casual, yet sophisticated living experience.

Defining design elements of this project include the 50 foot sliding glass wall and the teak built-ins inspired by the client's yacht. These features, along with the various outdoor living spaces and pool overlooking the ocean, offer a connection to the coastal setting.



RED ROCK MODERN RESIDENCE BY PHX ARCHITECTURE

Location: Sedona, Arizona
Date Completed: 2017
Architect: PHX Architecture, Erik Peterson
Interior Designer: Michael Ferguson
Developer: Saicra Custom Homes
Construction Company: Saicra Custom Homes
Key Suppliers: Lighting Creative Designs Inc., Lighting

This 7,500 square foot modern home was designed to sit gently in the red rock landscape and over the top of two washes. To accomplish this, PHX Architecture created four distinct pods that are connected by bridges, giving this project a one of a kind design element. The 3" wide gallery with custom linear diffused skylights runs the length of the home, and was designed to connect the pods while at the same time feature the homeowners art collection.

The homes 3 bedrooms, living room and dining room all sit on the north side of the gallery allowing for uninterrupted views of the stunning red rocks that Sedona is known for. The service core and secondary spaces are located on the south side of the gallery offering views of the mountain behind the home.

The zero edge swimming pool is related to be crenation castle rock, a well-known rock formation in the area, while at the same time turning towards the rest of the home becoming a water feature that can be viewed from the large covered patio that extend the indoor living space into the outdoors.

The home was designed to sit delicately on the site and nestle into the natural Sedona vegetation.



**PARADISE VALLEY
BY PHX ARCHITECTURE**

Location: Arizona, USA
Date Completed: 2017
Architect: PHX Architecture, Erik Peterson
Interior Designer: Lisa Lee Hickman
Developer: Calvis Wyant Luxury Homes
Construction Company: Calvis Wyant Luxury Homes
Key Suppliers: Landscape - Refined Gardens

The 5,200 square foot Paradise Valley Estate offers stunning views of the iconic Camelback Mountain and a space for outdoor entertaining.

This home is located in the high-end neighbourhood of Paradise Valley, features a master suite with large his and hers closets, a master patio and two guest bedrooms and bathrooms. Designed for true indoor/outdoor living, this home offers stunning views of Camelback Mountain and plenty of space for entertaining. The classic Mediterranean home includes a white exterior, complemented by pastel blue shutters and a red brick entry path, making the home warm and inviting.

One of the most stunning features of this home is the kitchen. When designing it, the homeowners wanted a classic white kitchen that would stand the test of time. The white kitchen effectively expands the space visually, creating an open and inviting look and feel. The custom see-through glass cabinets allow natural light to flow through to the kitchen area, while simultaneously creating a subtle transition between the two spaces.

Designed alongside Interior Designer, Lisa Lee Hickman, the kitchen is simple yet elegant. The clean and simple design allows the property to enhance and complement the desert landscape, iconic Camelback Mountain views and surrounding architecture.



**PROJECT NEWPORT
WATERFRONT
BY BLACKBAND DESIGN**

Location: California, USA
Date Completed: September 2018
Architect: Sinclair Associates Architects
Interior Designer: Blackband Design
Construction Company: Patterson Custom Homes

Sophisticated city living meets the comfort and casualness of living by the sea in this 12,710 square foot new build on the bay in Newport Beach, CA. Blackband Design were able to optimise the interior design in each space through both form and function. Interior and innovative space planning was key to filling the vast, open floor plan with a natural flow of intimate gathering areas to enhance the family feel, with a grand residence.

Deep earth tones, layered textures and relaxed furnishings soften the crisp white and charcoal framework and reflect the natural beauty of the surrounding harbour. Two gourmet kitchens, two game rooms, two bars, a home theatre and the luxury of indoor/outdoor living makes this home an entertainers dream.

The variety of materials used throughout this home come together to create a beautiful gem on the water. The design works well because it is a mix of several styles that all work together to give unique and timeless character to the contemporary home.

The furniture and material selections are unexpected and set this home apart from any beach house in town.



**LOS PINOS RESIDENCE
BY KOBI KARP**

Location: Florida, USA
Architect: Kobi Karp Architecture & Interior Design
Interior Designer: Kobi Karp Architecture & Interior Design

Los Pinos Residence is a sophisticated living environment with natural light, bold colour accents and a clean aesthetic. The great room is the introduction to the home. Kobi Karp Architecture & Interior Design's intent was to create a space that would optimise both function and aesthetics from multiple angles with the room.

The great room is an open-concept in nature, so the challenge was to seamlessly connect the living and dining areas to each other and to the adjoining outdoor spaces. A mix of neutral tones and colour accents throughout, creates zones that differentiate the living and dining areas but have them work together in their shared space.

Erasing the boundaries between the exterior and interior spaces was accomplished by using outdoor elements inside and vice versa. Easy visual links are provided between the two spaces. The grey porcelain floor appears to seamlessly flow from the inside, out with a simple change in texture. Every space was designed individually for its needs, blending beautifully with the overall feel of the house.

Overall, Kobi Karp's vision was to create a place where the family could comfortably come together and enjoy each other.



**OASIS
BY DWAL ARCHITECTS**

Location: Fort St. Charles, Barbados
Date Completed: August 2018
Architect: Toby M Wincor
Construction Company: Sherlock Properties

Oasis is an open-plan cliff edge villa that allows everyday life and house guests to live in harmony in their own luxury, taking advantage of the natural ventilation of the through breeze and the elevated cliff top views.

The brief was to design a refined and elegant villa on an oasis with a luxurious and serene Balinese resort feel and with a contemporary twist to the interiors. DWAL architects were to design a home for living which would complement and enrich the lifestyles of the occupants. Spaces needed to flow seamlessly between inside and out whilst providing a unique experience and serving an intended purpose.

DWAL architects favourite aspect of the project is the covered walkway that meanders over the axial water feature. A sensual experience that reveals and guides one through the villa from the entrance pavilion to the living pavilion, the cliff edge pool and the views beyond.

This is a truly experiential property that modestly frames and enhances its natural environment of the rich planting and elevated views over the ocean. The villa boasts a range of external covered spaces for all uses, including a library courtyard, dining courtyard and Zen garden that transforms into an outdoor cinema by night.



**TERRAMAR
BY INTIMATE LIVING
INTERIORS**

Location: Terramar, California
Date Completed: Spring 2018
Architect: Anthony P. Massaro, Mars Hill Studio, Inc.
Interior Designer: Intimate Living Interiors
Construction Company: Cirva Construction

The Terramar project was a complete home renovation that transformed a dark and heavy Tuscan style home into a clean and coastal classic home. The overall execution of this project was key. Intimate Living Interiors made it their goal to ensure every last detail was flawless and executed to perfection.

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Intimate Living Interiors replaced existing windows and doors with larger door systems that maximised flow while bringing the outdoors in. Tearing this home down to an empty shell gave the team a clean canvas to choose all of the interior fabrics, finishes, fixtures and specifications that were more in alignment with the goal of creating a clean, coastal look.

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**LONGWOOD
BY BRIAN WORTHINGTON
& ASSOCIATES**

Location: Old Brookville, New York
Architect: Shawn Lazzara Architects
Interior Designer: Brian Worthington & Associates

Brian Worthington & Associates were appointed to carry out a complete restoration and renovation of an important early 21st Century country house on the gold coast of Long Island. The property had been built for the Taft family, a former president of the USA.

Brian Worthington & Associates wanted to respect and create a harmonious interior to the exterior of the property with beautifully scaled and proportioned furniture.

Understated elegance was paramount to the design philosophy and the client's understanding as the project developed was key. It was crucial that the monochromatic backdrop did not compete with the natural beauty of surroundings of the property. It was recommended that a main-made pond below the lower lawn at the rear of the property should be installed and the clients happily approved.

Brian Worthington & Associates had complete control of the turn key installation. Each element of the interior was chosen under the detailed eye of Brian to ensure they respected and enhanced the restoration of the interior.

The design works so well because the period details are correct and intricately subtle with a thoughtful refinement. The design has a classical foundation with contemporary 21st Century requirements of how one lives today in an incredibly tacto world.

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GLOBAL CATEGORIES LIVING SPACE - AMERICAS



DE LA COSTA RESIDENCE BY LUCAS DESIGN ASSOCIATES

Location: California, USA
Date Completed: November 2017
Architect: House Design Architects
Interior Designer: Lucas Design Associates

Located on the California coast and inspired by our client's 160 foot private yacht, Lucas Design Associates created a home with multiple outdoor living spaces perfect for entertaining.

Centered around a 50 foot wall that opens up the entire main floor of the home to breathtaking oceanfront views, the spacious residence acts as a sanctuary for the client. Lucas Design Associates incorporated a sunken seating entry area, an outdoor dining terrace and a covered oceanfront pool and seating area to maximise exterior space and create seamless indoor/outdoor living within this coastal, modern home.

The 5,500 square foot home has four bedrooms and seven bathrooms. Simple bold lines, textural materials and custom furniture create a warm, inviting and casual, yet sophisticated living experience.

Two defining design elements of this project include the 50 foot sliding glass wall and the teak built-ins inspired by the client's yacht. These features, along with the various outdoor living spaces and pool overlooking the ocean, offer a connection to the coastal setting.



STYLE HOME WITH POOL BY MICHEL DESIGN

Location: Sonora, Mexico
Date Completed: January 2018
Architect: Ricardo Camou / Jorge E Guzman
Interior Designer: Liliana Micrel

Michel Design, the lead designer on this project, used their clients as the basis of the design. By considering the wishes of the client, Michel Design were able to create an interior design scheme that has spaces full of light, functionality, elegance and sophistication. The casto colour palette is cold, but full of colour, helping to give light, amplitude and a welcoming feeling that a home must always have.

The design team created a place to simply relax and enjoy, where sophistication and luxury combine perfectly with the functionality of life in the residence.

Throughout the residence, Michel Design carefully selected personalised artwork and prints that were designed and created by the design teams associate artist, Dora Luz Sarmiento. These pieces of art work help bring each room together and fills the home with special, personal touches.

The living room and dining room are key areas of the design as they open out onto the landscaped garden and swimming pool. By successfully bringing together the most important architectural characteristics of the residence in this way, Michel Design was able to create not only a dazzling residence, but also a functional family home.

LIVINGSPACE - AMERICAS



PARADISE VALLEY BY PIX ARCHITECTURE

Location: Paradise Valley, Arizona
Date Completed: 2017
Architect: PIX Architecture, Erik Peterson
Interior Designer: Lisa Lee Hickman
Developer: Calvin Wyatt Luxury Homes
Construction Company: Calvin Wyatt Luxury Homes
Key Suppliers: Landscape - Refined Gardens

The 5,200 square foot Paradise Valley Estate offers stunning views of the iconic Camelback Mountain and a space for outdoor entertaining.

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HARAS LARISSA BY ROSA MAY SAMPAIO

Location: São Paulo, Brazil
Date Completed: 2018
Developer: Tiburcio Engenharia
Construction Company: Tiburcio Engenharia

This modern house was built in a condo of country houses in the state of São Paulo, Brazil, with Rosa May Sampaio Arquitetura de Interiores taking the lead of the interior design of the project.

The residence has a built area of 1,150 square metres of swimming pool and gardens. The main vision for the property was to have a beautiful and comfortable house surrounded by nature for the weekends.

The house was painted by Terramar using water-based paints that also have desirable finishing effects. There is an abundance of beautiful woodwork and the sustainability and lighting were also planned by the architecture team.

The high ceilings in the living room, dining room and kitchen are separated from the TV room only by sliding glass doors, the terrace and barbecue lead off the living room.

The property's guest bedroom suites are large and open out directly to the garden, they were constructed in a U-shape with an internal patio and a pond.

Underneath the home there is a spacious home theater, that also serves as a room for playing games, and a darkroom for photography which is a hobby of the owner.



PROJECT NEWPORT WATERFRONT BY BLACKBAND DESIGN

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PARK AVENUE, NEW YORK BY FOLEY & COX INTERIORS

Location: New York, USA
Architect: Douglas Wright
Interior Designer: Foley & Cox Interiors, Michael Cox
Construction Company: S. Boradine Inc.
Key Suppliers: Apparatus, Holland & Sherry; Holly Hunt; Rochebone; Foley & Cox Home; Modulightner

This project is an update to Park Avenue living – the glamour of pre-war elegance balanced with modern amenities for comfortable family life. Foley & Cox Interiors were appointed as the interior designers for this project and were given the challenge of a complete gut renovation of this pre-war Park Avenue classic six property. The main goal was to ensure it suited the needs of a modern family.

Foley & Cox Interiors' aim in this project was to refine every detail of the space to maximise square footage of the overall space and increase the footprint of the rooms with the appropriate storage space.

The main focal point of the property is the spectacular triple open space which is semi-divided into the living room, dining room and library zones. These areas all have their individual distinct tones and purpose but flow openly for large, seamlessly integrated cocktail parties.

The front of the property is formal for guests and entertaining and the private family quarters are contained at the other end of the apartment, this caters for a balance of both personal and social time.



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Construction Company: Curva Construction

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