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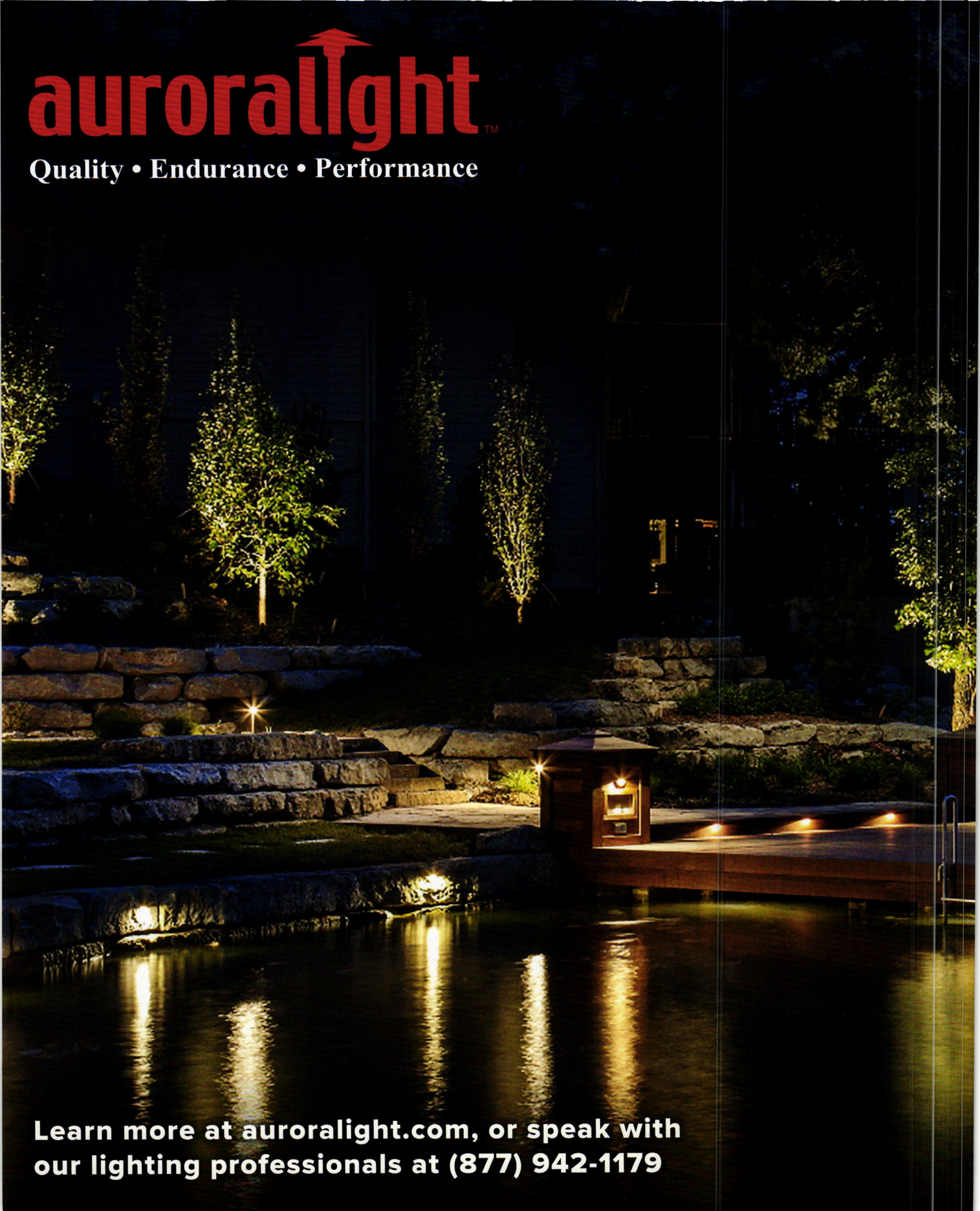




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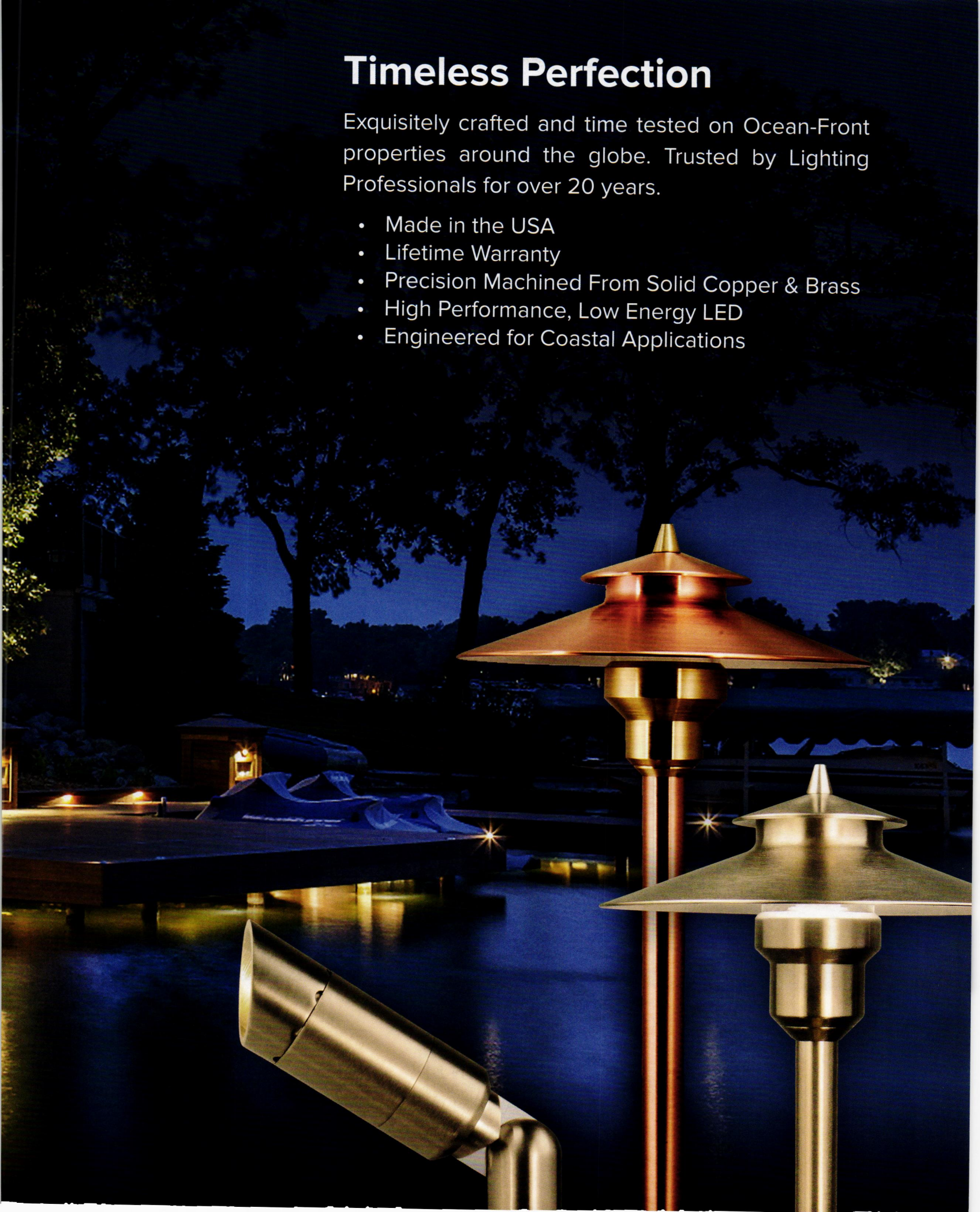


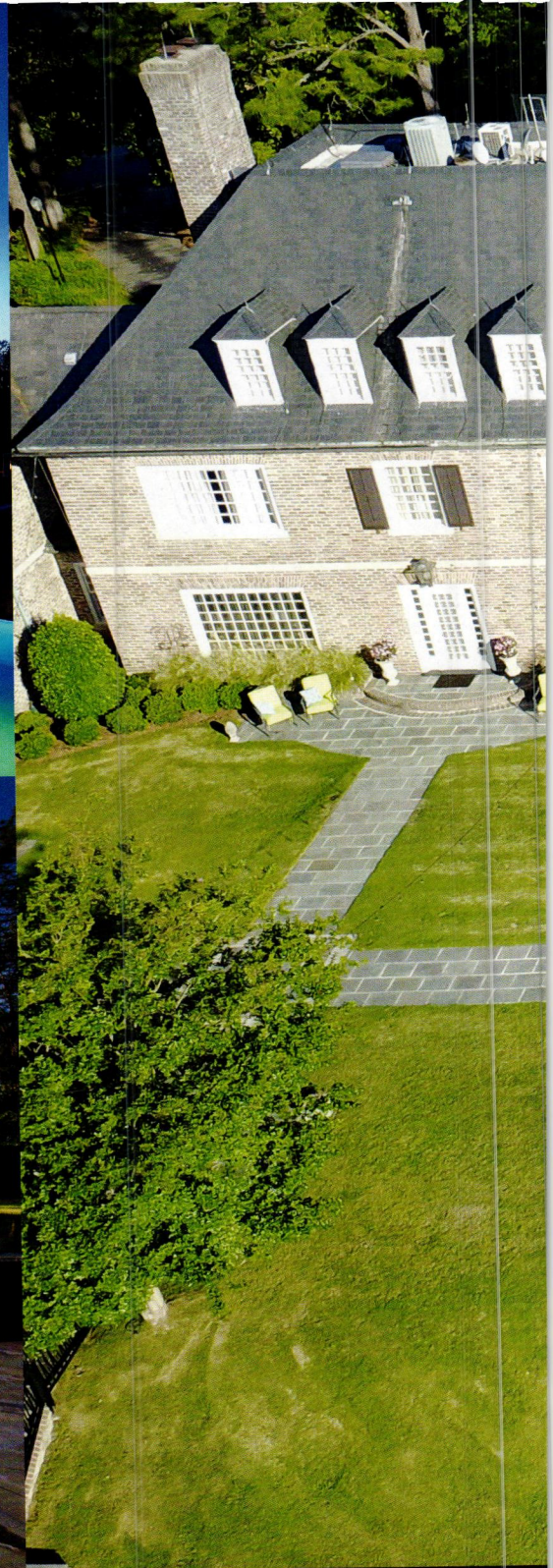
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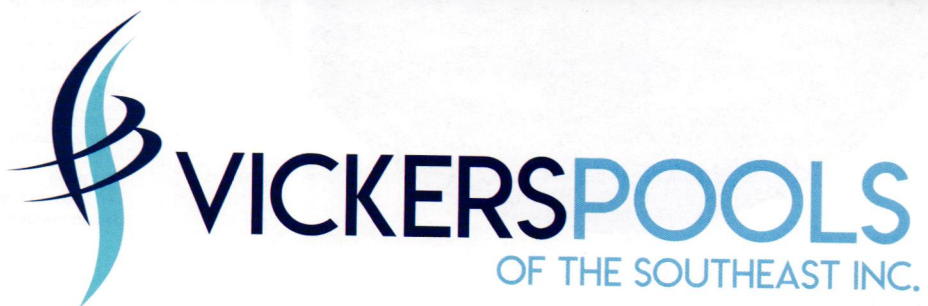
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A West Enclave Ritz-Carlton Reserve Residence in Puerto Los Cabos, Mexico
PHOTOGRAPH BY FRANCISCO ESTRADA
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The latest in coastal design trends for 2018

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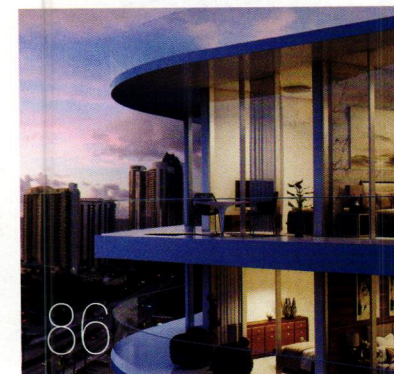
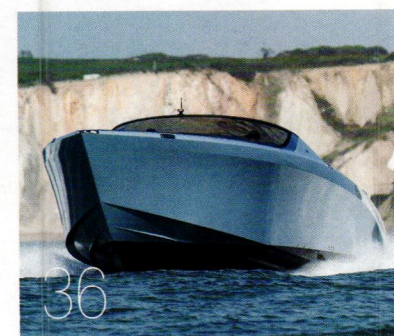
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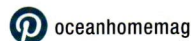
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Top
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2017

photography by Jeff McNamara

WHAT'S NEW ON

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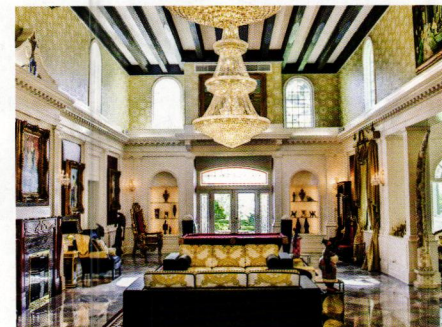
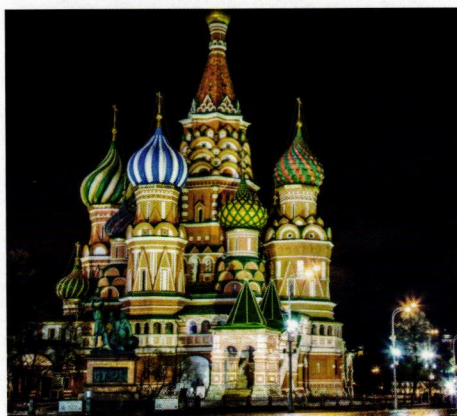


OCEAN HOME ON THE GO

READ THE DIGITAL EDITION OF *OCEAN HOME* ON YOUR COMPUTER, TABLET OR MOBILE PHONE.



Learn about unique getaways to the Canary Islands (pictured here), Russia, or Antarctica (below) this holiday season.



FEATURED OCEAN ESTATE

Each week, we select an exquisite property on the market as our featured Home of the Week. If you have an oceanfront home that we should consider, email the information to media@oceanhomemag.com.



DESTINATION LUXURY

Visit our new Destinations page to discover premier vacation spots, luxury resorts, private getaways, and much more. oceanhomemag.com/destinations/

OUT & ABOUT

Pick up a copy of *Ocean Home* at one of these upcoming events. Get dates and details at oceanhomemag.com.

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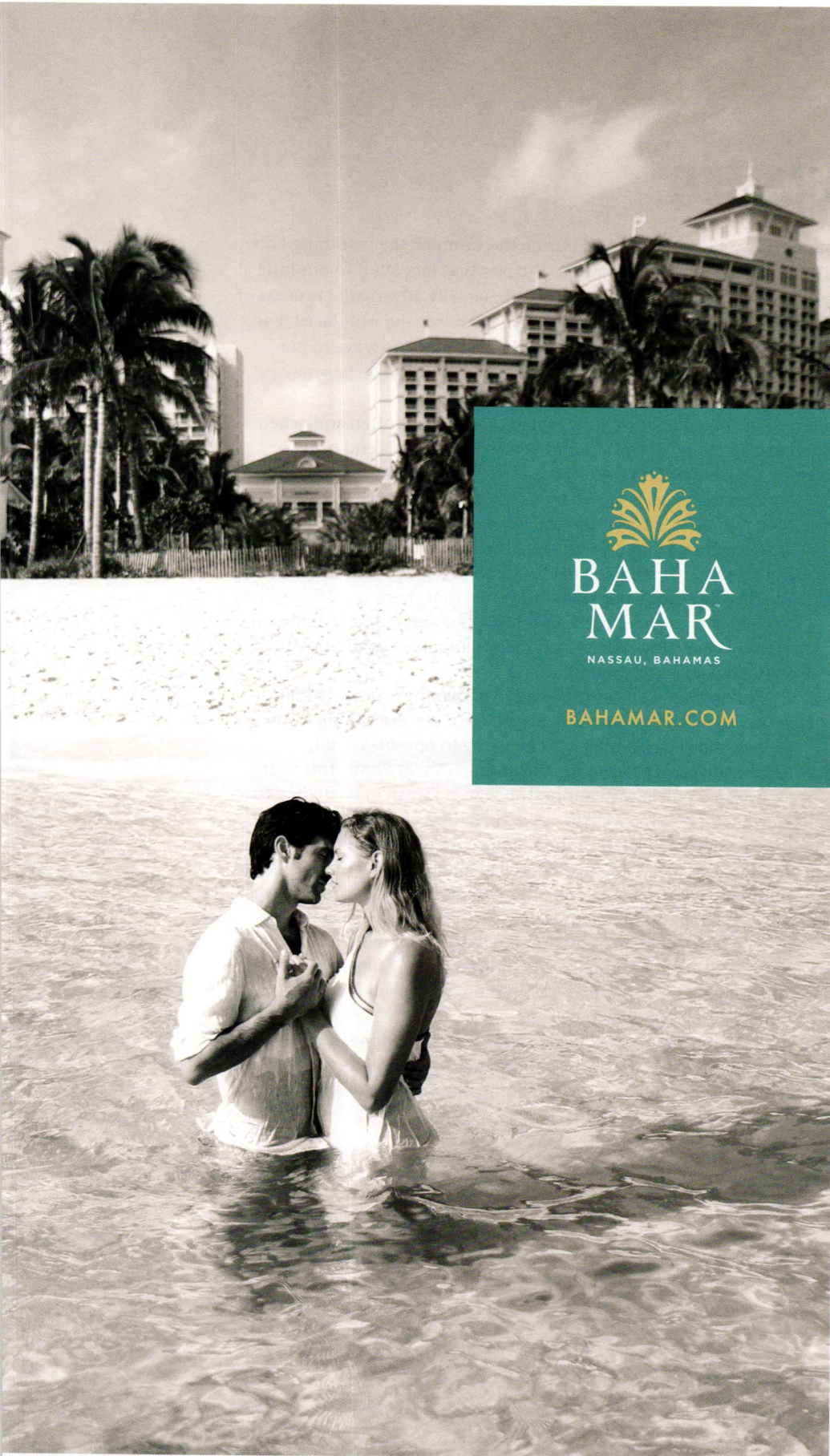
dwell
on design

A18
AIA Conference on
Architecture 2018

Carecraft

Holiday Getaways

The holiday season is packed with exciting activities and traditions to enjoy with the entire family—including sledding, snowball fights, and watching the ball drop on New Year's Eve. But many families plan winter vacations to break up the monotony. See our list of unique holiday getaways at: oceanhomemag.com/six-unique-holiday-getaways/



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EXTENDED SUMMER

When we escape to our beach house on Cape Cod during the summer, the first thing I do is throw on my well-worn shorts and head down to the pier that juts out into our little harbor. This ritual allows me a chance to unwind from the usually adversarial process of driving from Boston to the Cape, and I love how it allows me to see the wonder of living by the sea through the eyes of my curious little five-year-old. We smell the salt air. We wave to our neighbors (the five-year-old is way more popular than me). And we hold hands (when he lets me) out on the dock. It's a scene that Norman Rockwell has painted many times before.

But things change when autumn rolls around. We don't get down to the house as often and, when we do, sun-faded shorts are no match for the chill that rolls in off the water. Summer's end used to bring on a moderate dose of melancholy for me, but that was before I started riding my bicycle from

London to Monaco (1,000 miles in 10 days!) for the start of the Monaco Yacht Show at the end of last September.

Now, how I came to embrace such a crazy way to get to the ultimate yacht show in the South of France is a story for another day. But what I can tell you is that there is no better way to keep seasonal depression at bay than biking like a madman across France for charity and then living like royalty in Monaco for a few days in September.

For anyone who's ever dreamed of owning a yacht (admit it, we all have), there is no better place to see everything from private superyachts over 300 feet long to one-of-a-kind, handmade powerboats than the Monaco Yacht Show. This year's show was especially memorable because I wasn't just invited to view the new Aston Martin powerboat; I was invited to take one for a test drive (visit oceanhomemag.com to learn more).

Needless to say I jumped at the chance. And since I love James Bond movies, it seemed only fitting to drive this very British, very powerful boat off Monaco while wearing my well-worn tuxedo.

The only problem is, after living like royalty at the Fairmont Monte Carlo (story on page 70) and rocking my tux on superyachts for a few days, reentry into my normal life was a bit bumpy. But it was worth it!

Take it from me, if you get a chance to visit Monaco during the yacht show, do it. It's not as cool as holding your five-year-old's hand on the way down to your home dock, but it's pretty close!



Bill Springer, Editor
bspringer@oceanhomemag.com



Is there anything better than driving an Aston Martin power boat off Monaco while wearing a tux? Um, no.

WE'D LOVE TO HEAR FROM YOU

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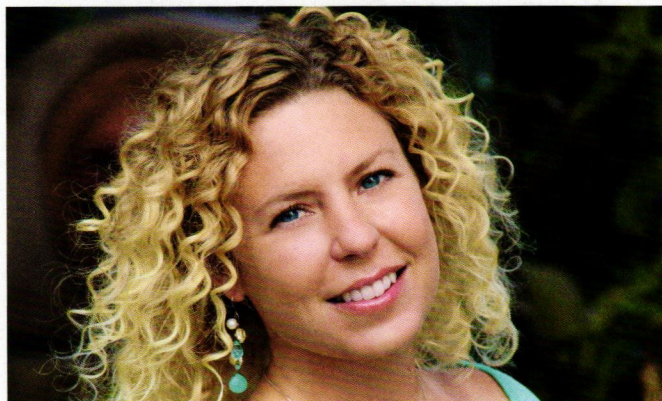
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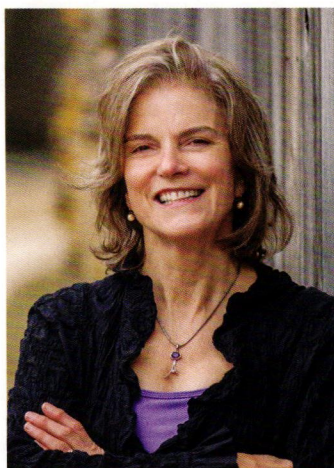
Julia Weiler

Driven by wanderlust, Julia has sailed, backpacked, scuba dived and volunteered her way across the globe. Her stories are featured in an award-winning series of humorous travel anthologies including *More Sand in My Bra*. When not traveling, or writing about her adventures, you can find her surfing So Cal's best breaks.



J. Michael Welton

As an architecture, art, and design writer, Welton's work has appeared in The New York Times, The Washington Post and Dwell magazine. He is architecture critic for The News & Observer in Raleigh, N.C., and is author of "Drawing from Practice: Architects and the Meaning of Freehand" (Routledge: 2015). He is also the editor and publisher of a digital design magazine at architectsandartists.com.



Mary Grauerholz

Mary is a freelance feature writer who focuses on architecture, style, sustainability, and health. In her previous career as a journalist, she won many awards for project management, editing, and writing. Since then, she has written for a variety of magazines, newspapers, and websites, including the *Boston Globe*.

OCEAN HOME

THE LUXURY COASTAL LIFESTYLE MAGAZINE

Editor

Bill Springer

Creative Director

Ryan Jolley

Managing Editor

Melissa C. Gillespie

Production Manager

Jessica Talbot Larrabee

Designer

Nicole Huot

Copy Editor

Jennifer Sperry

Contributing Writers

Larry Bean, Andrew Conway, Julia Weiler, Mary Grauerholz, Shaun Tolson, J. Michael Welton

Contributing Photographers

Thomas Høyrup Christensen, Morten Jerichau, Simon Lau, Columbus Leth, Jacob Schjørring, Ty Stange, Alex Stephen Teuscher, Joe Traina, Henrik Yde



Group Publisher

Rick Sedler

Advertising Director

Joshua Weis

Advertising Sales

Nitchie Barrett
Chris Dyer
Carol Gigliotti
Carin Keane
Lynn Kimball
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Richard Zangari

Accounting Controller

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Marketing & Events Coordinator

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Director of Marketing and Events

Shane Giordano



MEDIA GROUP, INC.

President and CEO

Rick Sedler

Executive Vice President

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Advertising: sales@oceanhomemag.com **Website:** oceanhomemag.com

Inquiries: Ocean Home, 300 Brickstone Sq., Suite 904, Andover, MA 01810

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words by **J. Michael Welton**





Resolution 4
Architects designed
this 2,400 square-foot
home overlooking the
Atlantic Ocean.



Here's a new kid on Dune Road near Quogue on the South Shore of Long Island—and it's an architectural innovation compared to anything that's been built there before.

At 2,400 square feet, it hardly rivals other newcomers measuring in at 10,000 square feet or more. But this sophisticated little cottage represents what could be considered a better way of designing and building an ocean home.

It's called modern modular. It was created out of four "boxes," designed in New York City, fabricated in Scranton, New Jersey, and trucked to a stunning site atop a dune overlooking the Atlantic. The four modules were craned into place in a single day atop pilings pounded 30 feet into the sand, eight feet apart.

"We showed up and watched all four get set and tied together," says owner Scott Lawin, an M.I.T.-trained architect turned financier from New York. Finishing touches were completed over the next few months.

Lawin studied modern design and building techniques in school, so when it came time to design



his Dune Road beach house, he turned to Resolution: 4 Architecture (RES4) in New York. "Other firms were doing modular work, but they (RES4) were far and away at the head of the pack," he says. "From a design and aesthetic perspective, it kind of clicked with the way we saw the world."

The main living areas take full advantage of unobstructed ocean views.

A woman in a tan tank top and black leggings is performing a yoga pose (Tree Pose) on a sandy beach. She is framed by the dark, silhouetted branches of trees in the foreground. In the background, the blue ocean meets the shore under a clear sky.

private gym

A wide-angle shot of a lush green golf course. Several palm trees are scattered across the landscape. In the distance, the ocean is visible under a clear blue sky. The foreground shows a dark, rocky outcrop.

playroom



THE ARCHITECTURE

RES4's first modular home was the original, competition-winning Dwell Home, designed and built in North Carolina in 2004. Since then the firm has created at least 100 modular homes of all sizes, including more than a dozen on Long Island. "It's a way of thinking through a strategy and a method of design," says Joe Tanney, founding partner in RES4. "It's about offsite prefabrication and using that methodology to embrace the limits. In this case, it was about the limits of width and height and four 'boxes' on top of each other."

Each of the home's two levels consists of a pair of side-by-side modules: one 12 feet wide and 52 feet long, the other 14 by 52 feet. "It's an efficient way of thinking about the space," Tanney says. "Using those constraints, we organized it from the inside out to maximize space and light and site it parallel to the beach and the ocean."

RES4 placed service spaces—kitchen, baths, mechanicals, laundry, and stairs—on the relatively opaque north elevation. Bedrooms and living space are located on the south to maximize beach vistas. "There are incredible views of the bay as well, especially from the roof deck," he says.

THE LAND

Lawin grew up spending summers with friends in Quogue. When he purchased the property, the small beachfront shack that came with was destined for demolition. "It had gotten hammered by waves and was falling apart," Tanney says.

The little shack had to go, but anything built onsite was restricted by code to the size of its footprint. There



The home has privacy and views of both the ocean and the bay (left), while a rooftop oculus is open to the sun, clouds and weather.







contractor and actual fabrication in the factory.

The last phase is when the modules are set in place during one 12-hour day and all necessary connections are made, including mechanicals, electricals, plumbing, flooring, decking, and siding. Lawin's "boxes" were delivered with windows, lighting, counters, tiles, and fixtures already installed. Typically, a home takes 16 weeks from the time the modules are set to the time the client moves in.

"It took six months to wrap everything up here; it was set in late November and wrapped up by summer," Tanney says. "The entire process, from the time the client engaged us to move-in, lasted 16 months. And this one took a little longer to finish it off just right."

were also permitting and environmental concerns and a limited building season of September through May (because of birds nesting in the dunes).

"We had to lessen the environmental impact on the beach and the dune and reduce waste, because the last thing you want is to mix excess nails and shavings into the sand," Lawin says. "Nothing is easy out there, and rightly so—it's a beautiful landscape and an ecological system we want to protect."

THE PROCESS

RES4's typical design/build process consists of four phases with four months dedicated to each. First, the firm designs the project with the client. That's followed up with steps to coordinate engineering and approvals at the factory. Next up: site preparation with the

Clockwise from above: This bedroom faces the ocean; the kitchen faces west; the shower faces west; the shower windows open to the outdoors; a crane lifts one of the four pre-fab modules into place.



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THE HOME

Here's what's killer about this little gem near Quogue: Tanney studied with architect Charles Gwathmey at Ohio State University and later worked for him. Gwathmey became his mentor while also creating a new language—clean lines, cedar siding, open floor plans, and floor-to-ceiling windows—for beach homes on Long Island. Lawin, too, studied Gwathmey's work at M.I.T., along with modernists Mies van der Rohe and Carlo Scarpa.

So this innovative two-story home, with its subtractive spaces, modernist bay window, and thoughtful layout, comes with a pedigree outside and in. The downstairs consists of a connected living space with children's play area and a covered deck for easy access between them. The upstairs bedrooms are separated by another covered space that also connects to the rooftop deck.

There's little furniture due to factory-installed built-ins. "It's not unlike a ship's cabin, including the oculus on the deck where rain or snow comes down and you see it through the glass door of the bedroom," says Lawin. "And the rooftop deck is a great place to relax or entertain with a fire in the fireplace."

But its most impressive feature is its steep cost-



cutting curve. "Most modular designs cost about \$400 per square foot, excluding the decks, which are about \$50 per square foot," Tanney says. "This one cost less, but to site-build it would probably have been anywhere from \$600 to \$1,200 per square foot."

That makes this Dune Road beach house a true master at reduction. **O/H**

Top: The rooftop deck offers 360-degree views of land and sea. Bottom: The deck comes complete with a working fireplace for relaxing and entertaining on chilly nights.

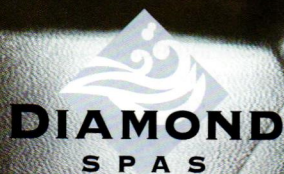
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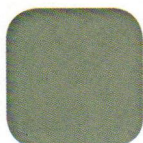
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"This oceanfront home combines the feeling of traditional design with a very contemporary and fresh twist. The furniture choices are both functional and modern, beautiful and simple. The combination of materials like the gray sandstone and the white marble really contrast with the wood and the marble floors. Art pieces were carefully chosen as part of the global interior design."

- Lorena Vieyra, Owner,
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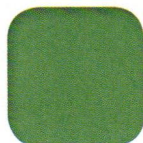
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POP!

UNIQUE CHAMPAGNE AND SPARKLING WINE CHOICES TO START THE NEW YEAR OFF RIGHT

words by **Jennifer Sperry**

There is no sweeter sound on New Year's Eve—or any eve, for that matter—than the sound of a pent-up cork finally achieving blissful freedom. The release of carbon dioxide into a rising, mesmerizing swirl of bubbles is a universally chic and distinctly tasteful way to celebrate just about any occasion. In case you find yourself in a wine store rut this holiday season, we've assembled an array of intriguing Champagnes and sparkling wines to pop away 2017 and welcome in 2018!

The 200-year-old distinctive yellow label of **Veuve Clicquot's** standard Brut is immediately recognizable and an enduring symbol of the Champagne house's success and longevity. Veuve Clicquot continues its cuvée excellence with La Grande Dame 2006 (SRP \$150+). An exclusive blend of eight classic Grand Crus, comprising 53 percent Pinot Noir and 47 percent Chardonnay, it's a feast for the senses both on the nose and in the mouth, with a crisp, silky texture and a fresh, generous endnote. veuvecliquot.com

Throughout the history of Champagne, wines that were blended for greater sweetness were described as "rich," and **Veuve Clicquot** has propelled this tradition into the contemporary era with its Rich (SRP \$65) and Rich Rosé (SRP \$65) offerings, created expressly for mixology. Simply place ice cubes in a large wine glass, add one key ingredient (like fruit, tea, or an herb) for a unique twist, finish with the bubbly Rich, and voila: heaven in a glass. Plus, the bottle glows in the dark for extra festive flair. veuvecliquot.com

Looking to make an impression? **The Moët Impérial** Golden Sparkle Jeroboam (SRP \$450) will do just that. Weighing in at three liters (the equivalent of four standard bottles), it delivers a party-sized amount of Moët & Chandon's iconic Brut Impérial, known for its bright fruitiness, seductive palate, and elegant maturity. This holiday show-stopper is all about the math: three grapes, four bottles, endless enjoyment. moet.com

It's hard to improve on a classic like the currently available 2006 Vintage, but **Dom Pérignon's** Plénitude Deuxieme (SRP \$395-95)—or P2 for short—manages to

vibrate on an ultra-high level. As the story goes, the year 1998 was marked by the spectacular burning of grapes caused by record high temperatures in August followed by exceptional rainfall in September. These grapes already made an appearance in the First Plénitude released in 2005. Now, invigorated by additional years in the cellars, P2 transcends the vintage's original potential. domperignon.com

Engraved with a thousand delicate dimples and inspired by the luster of black pearls, **Champagne Nicolas Feuillatte's** Palmes d'Or 2006 Brut Vintage (SRP \$153-\$200) is the self-professed "diva" of Champagnes. Aged for a minimum of nine years, this award-winner is complex and distinguished, expressing the vast diversity of the Champagne region's soils. On the nose, it is what the house calls "tenderly zingy." On the palate, its acidity and low sweetness levels make for optimum balance and great structure. The partner 2006 Rosé Vintage combines powerful Pinot Noir from Bouzy with more subtle Pinot from Riceys. nicolas-feuillatte.com **oih**

DOM ON DEMAND

It's official: you can now have one of Dom Pérignon's iconic vintages delivered to your door *in one hour*. Choose from the house's Vintage, Rosé, or P2 offerings; order online; then back, and wait for the doorbell to ring. This partnership with delivery service Thirstie is currently available in the following cities: London, LA, Miami, Milano, Munich, New York City, Rome, and Tokyo. For more information, visit domperignon.com



Ring in the new year with Veuve Clicquot's "Rich" that was created expressly for mixology

PHOTOGRAPH COURTESY OF VEUVE CLICQUOT

"Grow
I see
our tra

32 OCEAN

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Style

BRITISH COOL

Aston Martin sports cars are synonymous with luxury, power, and cool. They're fast. They're refined. They're built to ultra-high standards. And they evoke a certain feeling that's fostered by a company that respects tradition and understands its own rich history while constantly pushing the limits of what's possible.

Now that Aston Martin has teamed up with Quintessence Yachts to create a speedboat—the AM37—specifically designed to bring the British car builder's legendary performance, quality, and “soul” to the sea, they've raised the bar even higher.

In fact, after jumping at an invitation to take an AM37 for a test drive during the Monaco Yacht Show last September, I can report that it was impossibly stylish, ferociously powerful, and worthy of being in a James Bond movie. But then again, I was in Monaco and wearing my tuxedo jacket. A guy can dream, right? For more information, visit astonmartin.com/en/am37.

words by **Bill Springer**

photo by **Lloyd Images**







NEW AND IMPROVED

THE ALL-NEW, LONG-RANGE, WIDE-CABIN GULFSTREAM G500 IS ABOUT TO TAKE OFF

words by **Larry Bean**

You could consider the Gulfstream G450 a victim of ageism. It has been a very capable and immensely popular business jet, but it got old, and now it's getting replaced. This may seem an unfair fate, but as good as the G450 is, its successor, the clean-sheet-design G500, is much better—or at least it promises to be.

"The G500 is clearly vastly superior to the G450," says Kevin O'Leary, president and CEO of Jet Advisors (jetadvisors.com), a private jet acquisition, brokerage, and consulting firm in Bedford, Massachusetts. "It's faster and more fuel efficient. It has a much larger cabin with significantly larger windows. The cabin has a better pressurization system, which will keep the passenger more comfortable on longer trips. The prices are similar—the G500's is a few percentage points higher—but you get so much more."

The last of the G450s will roll off Gulfstream's production line in Savannah, Georgia, in early 2018, ending a run of 14 years—32 years if you include the models from which it derived, the GIV and GIV-SP. The G500 is expected to enter service by the end of 2017.

The G500 is priced at \$45.1 million. When the aircraft was still in production, a new G450 cost \$43.15 million. The G500 has a maximum range of 5,754 miles; a cruising speed of 561 mph (versus 5,000 miles and 528 mph for the G450); and a maximum operating speed of 610 mph, which equals the top speed of Gulfstream's flagship business jet, the G650/G650ER. The G500's range covers the distance from Los Angeles to London, New York to Moscow, or San Francisco to Tokyo.

Although the interior can accommodate as many as 19 passengers, the more common configuration will be a three-zone layout with 12 or 13 passengers in a combination of reclining seats (some of which convert into sleeping berths) and couches. The cabin is customizable and can include lavatories forward and aft and a full-size galley forward or aft. Passengers can stay connected through satellite communications and various high-speed internet options. The cabin-management system gives passengers control of the lighting, window shades, temperature, and entertainment options through touchscreen devices.

THE DETAILS
For more information, visit gulfstream.com

Fractional provider Flexjet (flexjet.com) placed an order for several G500s three years ago—shortly after Gulfstream introduced the aircraft at a ceremony in Savannah—and will begin taking deliveries in early 2018 as the aircraft's North American launch customer. **OH**

The new G500 promises to be far superior than the older G450 model it's replacing.



320 LXF

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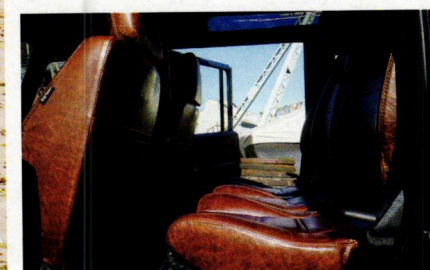
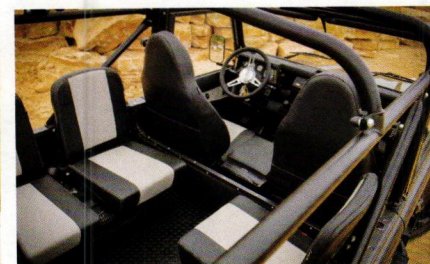
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BETTER THAN REAL

ARKONIK LAND ROVER DEFENDERS ARE BETTER THAN THE ORIGINALS.

words by **Bill Springer**

When it comes to finding the ultimate beach cruiser, it's nearly impossible to top a vintage Land Rover Defender. The classic D90 has the power to pull through almost any terrain and it has tough-but-smart good looks that will turn heads wherever you go. Meanwhile, the 4-door D110 is a full-on beach fun wagon that is as at home on a safari as it is on the dunes of Nantucket.

The problem is it's not easy to find a vintage Land

Rover. And it's virtually impossible to find one that runs like new and has been customized to your exact specifications. So that's where the team of Land Rover lovers at Arkonik come in. They don't just restore classic Defenders. First, they find vehicles that are worthy of restoration. Then they strip them down to the frame, build them back up better than new, and then custom-

ize them according to what their passionate customers desire.

How passionate are their customers? Current wait time for a "new" model is 16 months.

But that could include a trip to the Arkonik headquarters and the birthplace of the Defender in the UK. If you love these classic cruisers as much as I do, it'll be well worth the wait. **01H**

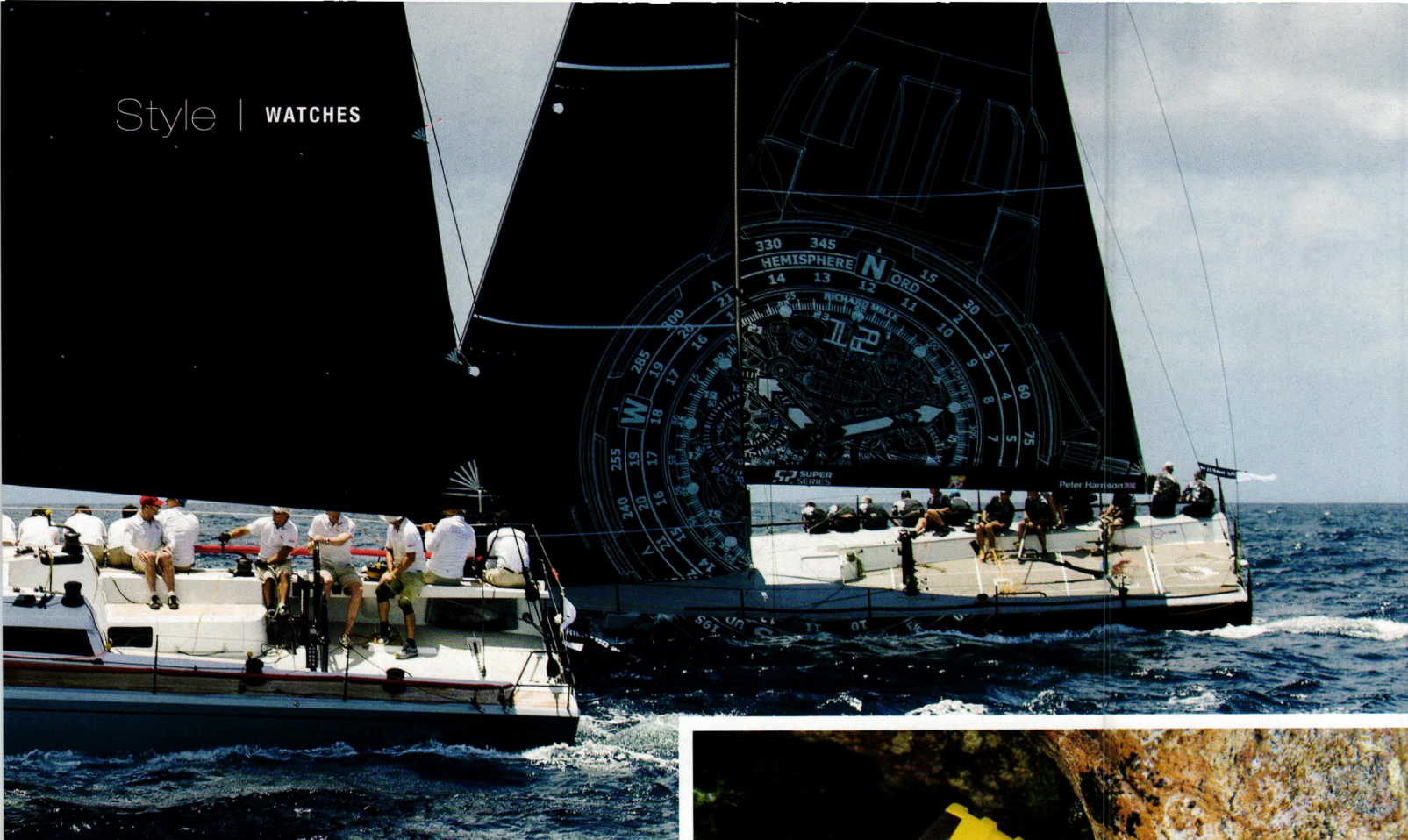
THE DETAILS
For more information, visit arkonik.com

Arkonik restored Land Rover Defenders are usually 15-to-25-years old and can be customized any way you like.



www.FLEETWOODUSA.com

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PERFORMANCE TIME

RICHARD MILLE CREATES A TECHNOLOGICALLY ADVANCED MECHANICAL SAILING WATCH

words by **Bill Springer**

After flying across France on a private jet with the innovative watch creator Richard Mille, it was obvious that this trim, smiling, bespectacled Frenchman in his sixties doesn't just make wildly expensive, highly sought-after watches. He's a star—who simply loves to have fun.

But in his case, “fun” involves creating some of the most distinctive watches in the world and hanging out with friends who incidentally happen to be some of the most successful and influential people in the world—in some of the most exclusive destinations in the world.

The fact is: Mille is a true original whose character combines passion, creativity, precision, style, business savvy, craftsmanship, originality, self-assuredness, and an infectious joie de vivre better than anyone I've ever interviewed. Since his innovative watches are now some of the most coveted (and expensive) timepieces on Earth, he's not going to stop anytime soon.

He's actually just getting started. As a longtime race car lover, he began making mechanical watches for Formula 1 drivers that could withstand the shocks and G-forces of a race. Brazilian Formula 1 star Felipe Massa was the first



of many to wear custom-made Mille watches. But Mille didn't stop there.

“I opened up to different sports—golf, tennis, sailing—in addition to motor racing because I hate to be prisoner to one system,” he adds. “And I love the challenge of making high-performance watches for different sports.”

When he and his team turned to making a watch for Grand Prix yacht racers, they ended up creating one of the most technologically advanced mechanical sailing watches ever made. The limited production RM60-01 Regatta Flyback

Chronograph lists in the \$150,000 range and is also awarded to winners of the Les Voiles de Saint Barth regatta, sponsored by Richard Mille every year. **OH**

The RM60-01 Regatta Flyback Chronograph is way more than just another sailing watch.

THE DETAILS
For more information, visit richardmille.com

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THE ART OF RELATIONSHIPS

LIZ ROACHE CAPTURES THE COLOR OF SUMMER.

words by **Bill Springer**

"discovered" Liz Roache and her dynamic art in what turns out to be our mutual happy place: a cute little neighborhood beach club on Cape Cod. Actually, my cute little five-year-old discovered her first when she was setting up for the most unpretentious art opening in the history of art openings. She was displaying her new

Gumball shows how shapes and color can combine to create a vibrant new form (above), Liz Roache in her Cape Cod studio (right).

"This is where we take a shape and, with lots of thought but very little effort, turn it into a completely new form."

—Liz Roache



work in the white-washed barn where my son attends "beach camp." Needless to say, Liz fell in love with our little aspiring artist as quickly as I fell in love with her art.

I learned that Liz's love of art and design began 30 years ago when she painted huge canvases and designed products for sale in some of the world's most exclusive stores. That love only multiplied when she met artist and teacher Ati Gropius, daughter of Bauhaus founder Walter Gropius and student of Josef Albers. "I took courses from Ati in both color and design," Liz told me in her Cape Cod studio recently. "I followed her everywhere. Ati became my mentor and teacher for 26 years.

"When Ati died she left all of her teachings to me," Liz continues, holding up her work, alive with color.

"This is where we take a shape and, with lots of thought but very little effort, turn it into a completely new form," she adds.

"So there's a lesson behind every single one of these?" I ask pointing to the colorful and complicated art that's strewn *everywhere* in her studio.

"Yes, absolutely," she says.

"Everything's about relationships. That's all about relationships," she says, pointing to a work called *Gumball*, whose story unfolds through the interaction of colors and shapes. "There is something very human about it. It's emotional. It's the thing that Malcolm Gladwell talks about in *Blink*. It's either going to hit you or it's not."

And that's what I love about Liz Roache's work. It's clean and complicated. Simple and sophisticated. It's about the interplay of color and shape. Most of all, it's like those special relationships that only seem to happen at the beach. **OH**

THE DETAILS

For more information, visit lizroache.com.



KINDEL

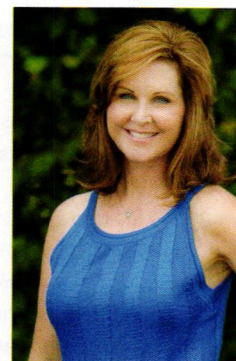
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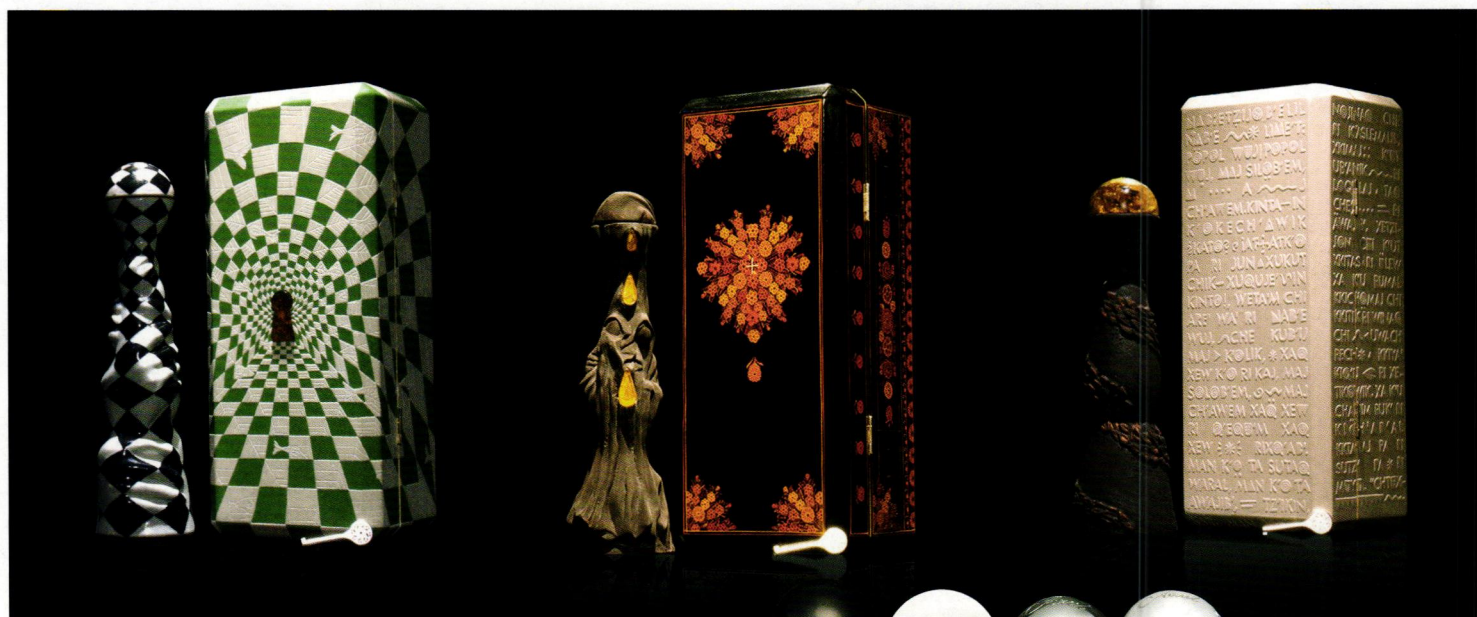


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SPIRIT OF MEXICO

A RARE BOX SET REVERED AS MUCH FOR ITS TEQUILA AS FOR THE STORIES THAT ITS BOTTLES TELL

words by **Shaun Tolson**

A truly top-shelf spirit reveals itself in a number of ways. Some are luscious and full-bodied with a viscosity that produces a long, lingering finish. Others deliver a robust depth of flavor, one that introduces subtle new tastes and aromas with each sip. Clase Azul tequilas stand out among premier agave-based spirits for their ability to do both.

Clase Azul Plata (\$66.99), for example, is remarkably smooth for an unaged tequila, delivering bright herbaceous agave notes with a mouthfeel normally reserved for tequilas that have spent considerable time maturing and mellowing in oak.

Tequila aficionados who prefer hints of agave married with rich sweetness—a result achieved only through patient maturation in seasoned barrels—will want to seek out a bottle of Clase Azul Ultra (\$1,699). This decadent extra añejo tequila wraps hints of pepper and agave in layers of caramel, vanilla, and a distinct sweetness reflective of its five-year maturation in ex-sherry casks.

Yet, Clase Azul's most exclusive and luxurious tequila can be found only in the 15 bottles that make up the brand's México a Través del Tiempo boxed set (\$450,000). This ultimate tequila collection showcases the handiwork of Mexico's most esteemed artists, and all proceeds from its sale benefit the Clase Azul Foundation, a nonprofit that supports the country's various artisans.



Several examples of Clase Azul's México a Través del Tiempo boxed set (above), Clase Azul Plata family (left)

The set's bottles (and their boxes), which can be purchased individually for \$30,000, reflect the history of Mexico, including stories and legends from the country's indigenous cultures. They also spotlight four Mexican Designation of Origin items: amber (including fossilized pieces), olinalá (a lacquered wood), talavera (an ancient pottery), and—not surprisingly—tequila.

As for the liquid held inside those bottles, it is a rare blend of two ultra-aged tequilas—one spent 15 years aging in a Spanish sherry cask, while the second matured for six years in a port cask followed by another five years in American white oak barrels. Perhaps best of all, the bottles are sold with three refills of the precious tequila they carry, so owners can sip, savor, and repeat. **OIH**

THE DETAILS

For more information, visit mexicoatravesdeltiempo.com and claseazul.com



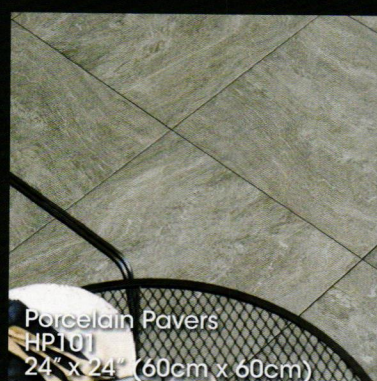
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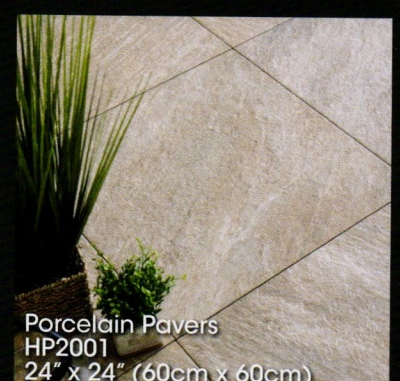
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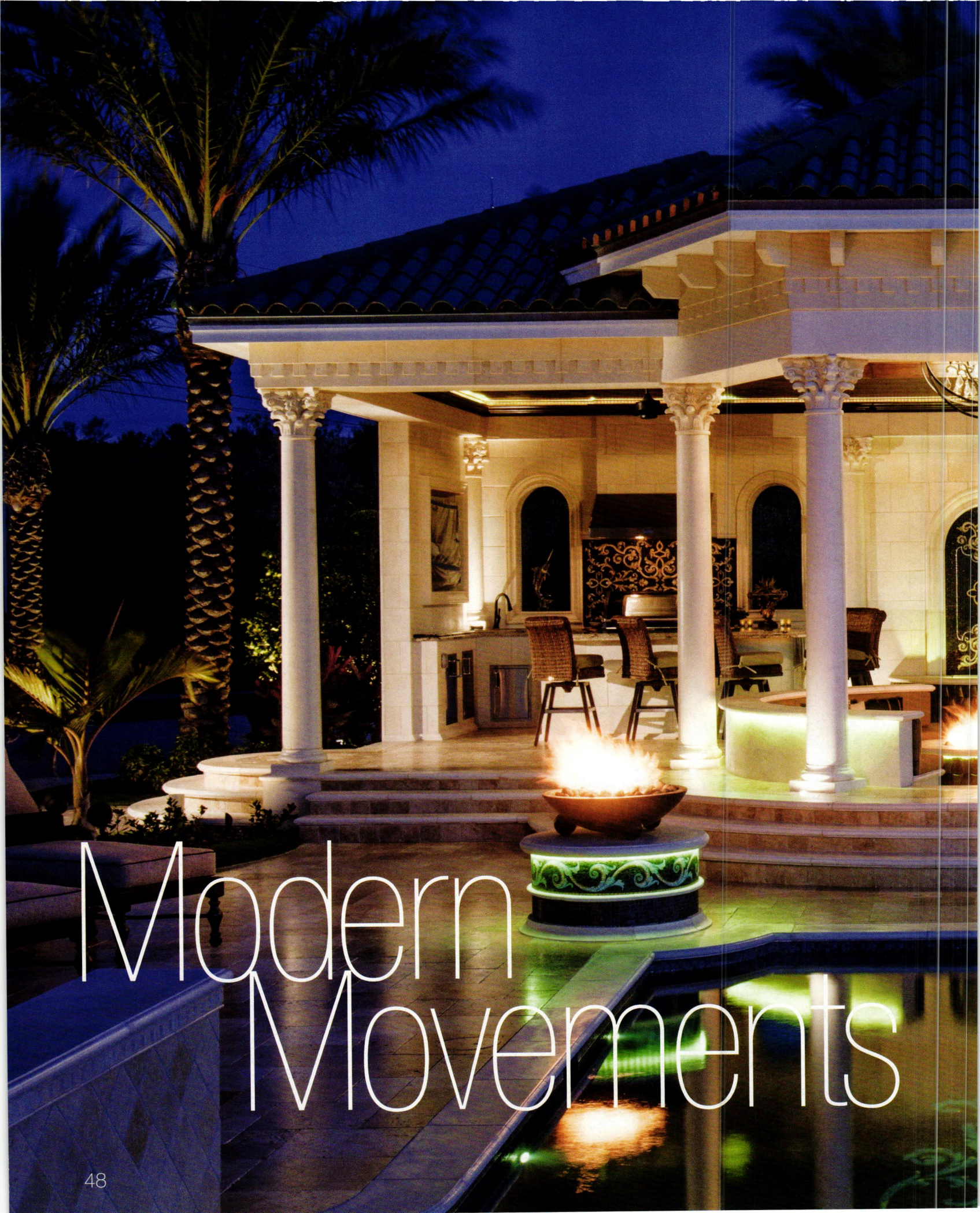


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Modern Movements



This Ryan Hughes Design Build project shows how the use of fire in outdoor living spaces has become more of a design focus.

Fresh new ideas in coastal architecture, interior design, and outdoor living

words by MARY GRAUERHOLZ

Outdoor furniture with gauzy curtains create outdoor settings with a sense of romance



Now more than ever architects, designers,

and other coastal home experts are finding new ways to infuse homes with beauty, style, comfort, and innovation. Some use dramatic textures and artistic custom detailing; others employ furnishings in chic new colors and ultra-smart technology that simplifies day-to-day life.

The best coastal architects, designers, and builders will always find innovative ways to blend indoor and outdoor spaces while creating luxe new spaces for chilling and admiring the view. Meanwhile, landscape architects and custom pool builders continue raising the bar on outdoor areas for relaxation, partying, and staying fit.

In fact, as you've already seen in this issue (page 16), sophisticated firms and adventurous clients are pushing coastal home design into dynamic new areas. So what will be the hot new coastal home design trends of 2018? We asked a team of respected coastal interior designers and architects, along with well-known furniture, outdoor living, and home technology experts, the same simple question. This is what we found out.

THINK BEYOND THE PORTICO

Designers Jamie Scott and Liz Hand-Fry of Connecticut-based Group Works LLC are creating exterior settings finessed with the finer points of architectural design. Situated around pools, the settings evoke a sense of drama inspired by travels and romance. For one home, Scott created an outdoor room outfitted with high-end lounge furniture and gauzy curtains for mood. "It's about creating vignettes: little rooms in a highly architectural setting," Scott says. "Walls and roofs create cozy spaces and embrace you." groupworkslc.com, elizabethhandfry.com

WATERWORLD

Technological advances and new materials are expanding the world of water features set on coastal landscapes. "I see the trend of adding drama to outdoor living areas continuing," says Ryan Hughes of Ryan Hughes Design Build in the Tampa, Florida, area. "For those who want the luxury of their home to extend outside, the possibilities for drama are continuing to grow. This often incorporates science and artistry." For one East Coast home, Hughes set a dramatic but homey tone around an elegant Italianate-



Designers, builders and architects continue to create even more luxurious outdoor spaces.

style colonnaded portico with romantic fire pits. The LED lighting, designed by Hughes and installed by PAL Lighting in Houston, are hidden within the structures, pillars, and pool features and only visible when glowing at night. ryanhughesdesign.com

THE ART OF THE POOL

Swimming pools are entering new, creative territory. Melissa C. Gillespie, editor of *Luxury Pools + Outdoor Living* magazine, is captivated by a current trend to maximize the appearance of pool floors with starry 3D effects and intricate mosaic designs. For even greater visual appeal, many homeowners are ditching the deck, Gillespie says, using techniques such as steel-plate edges and zero-edge coping—taking the grass all the way to the edge of the pool—for a softer, seamless look. “Today’s designs continue to emphasize blending the

indoors and outdoors. The key to accomplishing this is to work with a pool builder, landscape architect, and the primary architect to create a master plan,” she notes. “It’s really about integrating the pool design into the entire outdoor living space. Pools are no longer simply an afterthought.” luxurypools.com

LET THERE BE LIGHT

Playing off the outdoor environment is always fashionable in ocean homes, and lighting fixtures can participate in this endeavor. Don’t be afraid to make a bold statement with lighting fixtures, recommends Lucy Dearborn, owner of Lucia Lighting and Design in Lynn, Massachusetts. Pendant lighting and chandeliers are very much in style for both interiors and exteriors, Dearborn says. “For chandeliers this year, it’s all about circles,” she elaborates. “Geometric shapes are also a hot

commodity when it comes to pendant lighting." Several manufacturers, including Fulham and Zephyr, which debuted an LED interior pendant, are offering pleasing, artful designs. lucialighting.com

DETAILS, DETAILS, DETAILS

A home should reflect its owner's special character, and unique, artistic detailing gets to the heart of the matter. John R. DaSilva, AIA, design principal at Polhemus Savery DaSilva Architects Builders (PSDAB) on Cape Cod, Massachusetts, is seeing the rise of artistic details in his firm's designs. For one client who worked for the State Department, PSDAB designed a dramatic weathervane depicting an eagle in flight. For another, the firm partnered with an artisan to create glass doors with the opulent look of cut crystal, shimmering with reflected light like the adjacent ocean bay. It's about expressing individuality. "We all share characteristics, but no two people are identical," DaSilva muses. "Everyone has an image of themselves that they wish to project. So, too, with our clients through their houses." psdab.com

CLEAN COLOR

Color and form in furniture styles are embellishing the interiors of plush coastal homes, creating a pleasing dose of the unexpected. Andrew Terrat, design and



trade development director at home products firm Mitchell Gold + Bob Williams, is seeing a trend of sleek, modern furniture upholstered in super-comfortable materials and drenched in eye-catching colors. "Picture a clean-lined, peridot-colored sofa contrasted by a table crafted from the beautiful root of a teak tree," Terrat says. "It's simple and calm, yet dramatic and full of personality." mgbwhome.com

COOL TO THE TOUCH

Designer Robyn Branch, who recently dressed the interiors of several homes in Christophe Harbour, Saint Kitts, cites a dazzling rollout of patterns, textures, and weaves that mix organic and specialized materials. One home features a powder room ceiling constructed of black bamboo embedded in concrete, plus an ultra-chic bedroom bench that melds dried grass and epoxy built by Miami furniture designer Serge de Troyer. A Clei transforming bed in the pool house, in metallic-blue vinyl, is as bright as a bauble. Varying the textures

Top to bottom, PSDAB partnered with an artisan to create glass doors with the opulent look of cut crystal. Andrew Terrat of Mitchell Gold + Bob Williams says that eye-catching furniture like this Hunter sofa is in. While Lucy Dearborn, owner of Lucia Lighting and Design reports pendant lighting and chandeliers are very much on trend.



creates the most dramatic results, Branch says: "Texture uses light to distinguish layers and is key in good design. It blends without matching, enunciates interest, and creates scale and pattern to pull an entire room together." robynbranchdesign.com

PUSH BUTTON CONTROL

Breathtaking advances in technology are affecting every room of the house, easing maintenance and providing functional ease, pleasurable leisure activities, and security. Audio One, a specialist in customized smart home technology, just outfitted a \$35 million South Florida home with automated fountains and fireplaces and high-tech security, as well as motorized windows, shades, and indoor/outdoor lighting. Jennifer Yosowitz, COO and vice president of Audio One, says the technology is streamlined and simple, "giving the homeowner complete touch-of-a-button control of the house from anywhere in the world." audio-one.com

OCEAN VIEWS

The starring role in ocean homes still belongs to the view, and an upward trend in architectural design is opening homes to more expansive views and, in turn, achieving interiors that feel more spacious and light. Senior Project Designer Justin Detwiler, of John Milner Architects in Chadds Ford, Pennsylvania, says that "upside down" houses—where the main living spaces top the home—continue to gain popularity to expand



views while helping protect houses from rising sea levels. Detwiler recently designed an oceanfront home in New Jersey with primary living space on the second and third floors and secondary garage and service spaces on the lower level, after the existing 1970s home was destroyed by Hurricane Sandy. As Detwiler says, "Moving the primary living spaces to the upper floors not only allows for capturing unobstructed ocean views but also serves to better capture natural breezes." johnmilnerarchitects.com O/H

Top to bottom, More homes use customized smart technology including motorized windows, shades, and indoor/outdoor lighting than ever before. "Upside down" houses continue to gain popularity and skillful use of textures will pull a whole room together.

DESTINATION
LOS CABOS, MEXICO



The Ritz-Carlton
Reserve Residences
in Puerto Los
Cabos, Mexico
offer sophisticated
architecture, 5-star
service and the luxury
of privacy on the
Sea of Cortez.

NEXT LEVEL

LIVING

BY
J. MICHAEL
WELTON

Ritz-Carlton delivers
5-star luxury with the
new West Enclave
Reserve Residences
in Puerto Los Cabos.

For The

Ritz-Carlton, the West Enclave Reserve Residences in Los Cabos signify a bold step forward in homeownership. With 27 new residences being built, the legendary resort brand is now offering private, standalone homes along a three-mile stretch of beach overlooking the Sea of Cortez. Reserve Residence owners enjoy the benefits of a stylish, oceanfront home complete with a dedicated residential management team. Anticipatory concierge service, in-residence dining, and a long list of Ritz-Carlton luxuries are easily available too.

Architecturally, the homes mark another kind of upgrade. They represent a distinctly contemporary oasis in an ocean of traditional architecture, situated in a unique vacation destination where desert, mountains, and deep blue sea collide.

The West Enclave Ritz-Carlton Reserve Residences were specifically designed to merge indoor and outdoor areas seamlessly and to take advantage of the stunning views.

The Architectural Intent

The homes are designed in a warm hacienda style, with ceilings clad in natural wood. Their courtyards open up via six-panel glass doors onto decks, pools, and the Sea of Cortez.

Clearly, the architect's intent is all about merging indoor and outdoor living and creating a feeling of being outside all day long. "You go from inside to outside and don't even notice the transition," says Fernando de Haro, founder of Abax Arquitectos. "People leave their windows open day and night. There are terraces inside and outside the house, and the ocean breezes deliver cross ventilation throughout most of the rooms."

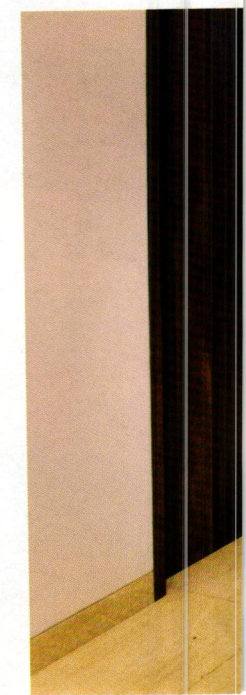
The desert sun is reflected everywhere inside: in the materials, textures, wall colors, and with the abundance of natural light. "There are sunny days all year long, and the light changes from bright white in the morning to reddish in the afternoon," de Haro says. "With that change of light, you feel the change in the color of your home—we worked with the light, so there's a sense of merging with the desert."

The influence of the Sea of Cortez cannot be denied. It's a cobalt backdrop for the development, one that creates a sense of place like no other.





The refreshingly modern design is spacious and reflects the earthy colors of Cabo both inside and out.



"You learn what it is to live in the desert near the water. There's the dark blue of the water and the light from the sun," de Haro says. "A lot of people who bought these homes have homes on other beaches, but here they feel a great difference. It's the result of the wide-open ocean and the experience of being in that place."

The Next Generation

"It was incredible to see how the sea has such a presence, and the sunrise and sunset and hills, too, with their different colors," says Bertha Figueroa, the architect with Mexico City-based Abax Arquitectos who handled the interiors. "We wanted to achieve that with the basic colors of the houses."

Inside, she used basic, earthy colors, with hints of greens, yellows, and grays to punctuate the site's Mexi-

can heritage. Outside, the residences are clad in a native stone called morisca, one that shifts in the sunlight like a chameleon, its colors ranging from beige to orange. At sunset it turns red.

The architectural shift toward modernism is designed to attract a younger generation to Los Cabos. To be sure, the West Enclave maintains Ritz-Carlton's core values, but with a hip interpretation. "It's a new concept that's relaxed and stylish for a new Cabo way of life," she says. "There's refinement, but it's not stiff—it fits the way the new generation lives."

For Mexico City-based Carlos Rojo, the 47-year-old CEO of Grupo Financiero Interacciones, that refinement means amenities like restaurants, golf courses, a hospital, and a soon-to-be-completed Ritz-Carlton hotel. He bought his second home—a five-bedroom, beachfront affair—at the Reserve Residences six months ago.



He liked its look. "It's radically different. Most of the things you see around Cabo are a mixture of Mexican and Spanish architecture," he says. "This is very clean and very peaceful. I fell in love with not only the house but the architect's design."

The Big Picture

The community is part of a 2,000-acre development called Puerto Los Cabos, created by Grupo Questro. The West Enclave is the fourth community on the master-planned property and the second for Ritz-Carlton. Grupo Questro began acquiring land 30 years ago, breaking ground in 2005. Its most appealing acquisition is the three-mile stretch of beachfront along the sea.

"You come across the bridge and we've got a marina with 200 slips; we can accommodate yachts up to 250 feet," says Jeff Lawrence, director of sales at Puerto Los Cabos. "People come in from California and around the world—we've got a tour coming in from the Mediterranean next week."

They come to fish at Gordo Banks, with its world-class fishing grounds and the largest billfish tournament on the planet. And they come for San José del Cabo's arts and culture scene, with galleries, restaurants, and retailers just four minutes back across that bridge.

Still, Puerto Los Cabos is catching up on the arts and entertainment front. "We already have a culture garden in place," Lawrence says. "We're planning a museum and a private residential golf course with a club and a hotel."

The Bottom Line

When the community is built out, four more parcels will likely be filled in with hotels, making it a perfect holiday retreat for family-oriented homeowners like Carlos Rojo. "We have a big family, with four kids, so I'm spending my Christmas holiday with extended family there," he says. "Plus, when the hotel is built, we can have somebody stay there."

And his home has proven a positive influence on his bottom line. "It's a very good investment, because it's in a growth area," he says. "I bought it a year ago and now it's already up 50 percent. I don't have any interest in selling, but it's going to continue to grow in value."

THE DETAILS
For more information, visit theenclaves.mx and puertoloscabos.com

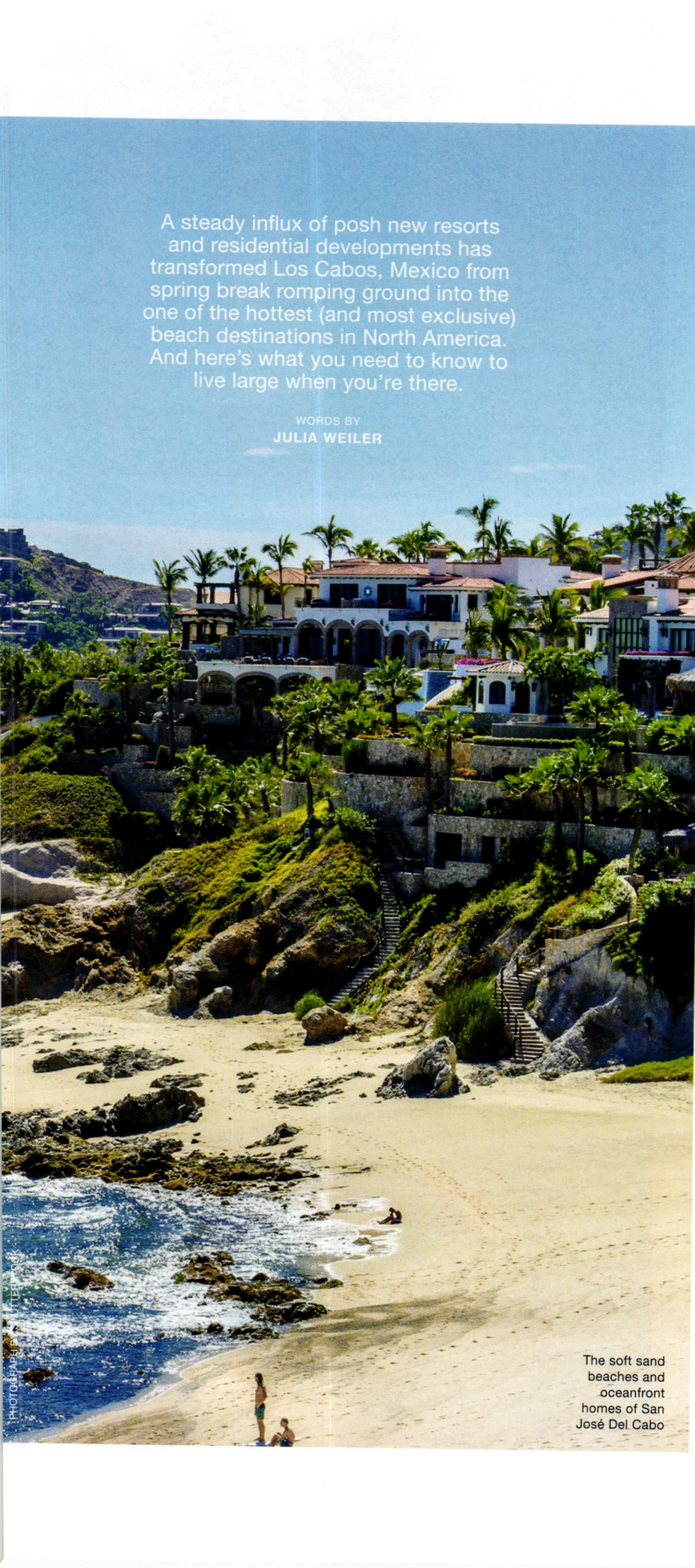
That kind of return on investment—accompanied by modern architecture and site-sensitive design—add up to next-level living on the Baja Peninsula. **OIH**

DESTINATION
LOS CABOS, MEXICO

Cabo

comes of age





A steady influx of posh new resorts and residential developments has transformed Los Cabos, Mexico from spring break romping ground into the one of the hottest (and most exclusive) beach destinations in North America. And here's what you need to know to live large when you're there.

WORDS BY
JULIA WEILER

Cabo San Lucas

Nightlife is still a big draw in this teeming tourist town, but those in the know skip the rowdy scene at El Squid Roe and head to the serene, open-air terraces of The Rooftop. Located at The Cape hotel, this upscale bar delivers topnotch service, craft mixology, and soaring views of the Pacific punctuated by iconic El Arco. For a dramatic dining experience, El Farallon at The Resort at Pedregal is second to none. Carved into craggy cliffs bordering the sea, the setting alone will have you dropping your jaw. Reserve an oceanfront table and be led along narrow, torch-lit footpaths to your own private nirvana. The waves lap so close that you can sense their salty spray as you dine on Baja's best bounty pulled fresh from the ocean that day.

Ready to reel in some fish of your own? The waters are teeming with tuna, marlin, mahi mahi, wahoo, and other prized catches. Cabo San Lucas remains the epicenter of sport fishing, and each morning the marina is abuzz with boats heading to sea in search of their quotidian haul. The opportunities to join the fleet are plentiful. Grab a pal and a private panga for a taste of traditional hand-lining fishing techniques. For larger groups, choose from dozens of big boat charters specializing in deep sea, bottom, or fly fishing methods. For the finest of fishing trips, book a private excursion with High Style Yachts and hop aboard the 87-foot *Tourbillon*. Equipped with state-of-the-art electronics, custom fighting chair, and live bait wells, this \$6.5 million luxury charter yacht is primed to provide the ultimate big game sport fishing experience.

The Corridor

Lavish resorts (see page 64 for a full report) define the 20-mile swath connecting Cabo San Lucas to San José Del Cabo and the legendary One&Only Palmilla is the resort that started it all. Check into a romantic oceanfront suite and enjoy velvet-glove treatment along with ocean views from your room, patio, and private plunge pool. Indulge in his and hers custom treatments at One&Only Spa then relish time in the steam rooms, saunas, rock pools, and outdoor leisure areas. Be sure to wander the resort's sumptuous grounds. Lush jungle-like landscaping creates a tropical paradise that will make you feel like Adam and Eve.

Thirsty for that first tee? Grab your clubs and tap in to the area's numerous golfing opportunities. The Quivira Golf club serves up spectacular views from every tee. But there may not be a more striking hole

The soft sand beaches and oceanfront homes of San José Del Cabo

Mexico than Quivira's par 3 6th hole (pictured right) that was designed by Jack Nicklaus. It's a must-play for any golfers who visit Cabo. You can also find your swing at the Jack Nicklaus-designed Palmilla Golf Club. One of the top courses in Mexico, it features a layout comprised of the 3,337-yard Arroyo Nine, the 3,602-yard Mountain Nine, and the 3,548-yard Ocean Nine. Another must-play golf destination are the two separate nine-hole courses designed by Greg Norman and Jack Nicklaus respectively in Puerto Los Cabos. Future 18-hole layouts by both designers are in the works.

San José Del Cabo

This tranquil town is rich in 18th-century Spanish Colonial architecture, making it a top destination for history buffs. For nature enthusiasts, the San José Estuary provides ample opportunities to observe the local flora and fauna. The playas are lovely and the new beachfront resorts popping up along the shoreline supply plentiful options for chilling on the sand.

The addition of a recently installed marina complex is making the San José Del Cabo area a mecca for yachtsmen as well. Sail up to the new Puerto Los Cabos Marina and slip into the luxe amenities of this master-planned, 2,000-acre, mixed-use resort community complete with its own golf course, botanical gardens, spas, and luxury accommodations. A freshly built bridge links these posh premises to the rest of the area, making excursions outside the enclave a breeze.

When wanderlust comes calling, swap your flip-flops for sneakers and stroll the narrow cobblestone streets of San José's historic downtown. Grab a refreshingly fruity ice cream popsicle from a local *paletería*; then make your way to colorful Plaza Mijares and its neighboring Gallery District. Rainbow-hued papel picado banners, lively music, and spice-laden aromas fill the air throughout the plaza's specialty boutiques, hip art galleries, and quaint courtyard eateries. Thursday evenings are especially festive during the weekly Art Walk (5-9 p.m. October-June). Artist receptions, cultural performances, and free-flowing wine make this self-guided soirée a must-see affair.

Farther afield, snuggled into the foothills of the Sierra de la Laguna Mountains, amazing farm-to-table eating awaits. It's a dusty drive up a ragged road to get to Flora Farm, but once arrived you'll be greeted by an oasis of edible greenery and an unforgettable farm-to-table feast (visit oceanhomemag.com for our video reviews). Meals are served family style in outdoor dining areas surrounded by fields of good things growing, many of which are destined for your plate. Nearby Acre boasts a similar concept and is well worth the short pilgrimage to experience its fare. If you lack time for both, plan for





Opposite page, top to bottom, pick your own farm-fresh food at Flora Farm; Quivira Golf Club's famed 6th hole; whale sightings are a common occurrence on the waters off Cabo.

This page, top, the East Cape's rugged beauty; underwater adventure awaits in the vibrant waters of Cabo Pulmo National Marine Park.

fruit-infused cocktails at Acre followed by wood-fired pizzas and cauliflower steaks at Flora Farm. Whatever your strategy, be sure to reserve early. These epicurean sanctuaries book up quickly.

East Cape

Seeking pure, rugged, sparsely populated playas? Pack your adventure gear and trek to East Cape. Although recent developments are bringing more visitors to the area, it retains a sleepy, untouched ambiance. It also has some great spots for beach camping. The crescent cove of Bahía Los Frailes is a personal fave. The warm, gentle, crystalline waters are deliciously inviting. Swimming and snorkeling are quintessential experiences here, but you should also spend time exploring the bay by kayak. Paddle over to The Friars rocks to observe the resident sea lion colony. Affable and curious, they may swim out to greet you.

When you're ready to commune with life beneath the sea, don your mask and dive into the vibrant waters of Cabo Pulmo National Marine Park. Thanks to the area's protected status, aquatic life is abundant and the coral reef is alive and well. With roughly eight established sites to choose from, you can log some serious bottom time. Be sure to include the wreck dive at El Vencedor. The sunken trawler forms an artificial reef and is frequented by legions of pufferfish, schools of yellow snapper, and a spine-tingling shiver of resident bull sharks. Farther out at Los Morros, up-close encounters with sting rays, groupers, jewel eels, and turtles are common. Depending on the season (and your luck), you may also bear witness to the creature on every scuba diver's bucket list: the whale shark.

Pacific Side

On the opposite side of the Baja lies the sun-drenched surf haven El Pescadero and the art-filled Pueblo Mágico Todos Santos. You'll want to spend a few days here, and Rancho Pescadero makes the perfect base-camp. Small, intimate, and beautifully appointed, this adults-only beachside boutique offers complimentary yoga sessions at its onsite pavilion, breezy indoor/outdoor suites, a spa by the sea, and sumptuous cuisine by Executive Chef César Pita. You won't want to leave, but the waves are calling.

Well-seasoned surfers swoon for the consistent right breaks of San Pedrito, but use care if you join them. Swift currents and a rocky bottom make for treacherous wipeouts. For friendlier swells, hit the beach breaks at Playa Cerritos. The sandy sea floor provides softer landings while the waves are welcoming to surfers and swimmers alike. Cliffside Hacienda Cerritos, set on the jagged point north of the beach, enhances the scenery. Finish your day at the hotel's patio bar—it's the perfect perch for sipping cocktails as the sun slips into the sea.

To the north, the intriguing artist colony of Todos Santos provides a kaleidoscope of paintings, sculpture, pottery, jewelry, and handicrafts to explore. Tequila tasting rooms and tiny taco stands are other worthy pursuits in this authentic Mexican town. Snag a snack and then wander the dusty, colonial streets to discover more than 20 gallerías along with cantinas and tourist abodes adorned with local artworks. Be sure to stop in at the colorful Hotel California. While it holds no relation to the iconic song, it's a work of art unto itself. This town bustles throughout the year, but if you time your trip for February, you can take in all the above plus five days of folk dancing, theatre performances, live music, and hands-on workshops during the Todos Santos Art Festival. **OIH**

DESTINATION
LOS CABOS, MEXICO

The Best of

These luxury villas, resorts and residential developments in Los Cabos, Mexico are a big reason why the tip of the Baja Peninsula is this winter's hottest destination.

WORDS BY **MELISSA C. GILLESPIE**
AND **BILL SPRINGER**

The pool at Cuvée's Seaside La Casita is out of this world.

Baja

Grand Velas Los Cabos

Grand Velas Los Cabos is one of the newer entrants to the Mexican peninsula's resort scene. An oasis in the middle of the contrasting landscapes of beaches, boulders, and desert, Grand Velas removes any stigma attached to the phrase "all-inclusive." As we found out during a recent stay, the experience starts upon arrival. With an awe-inspiring entryway and soaring ceilings, jaw-dropping views of the Sea of Cortez, and an eclectic collection of curated art and furniture, no expense was spared in Grand Velas Los Cabos' architectural and interior design.

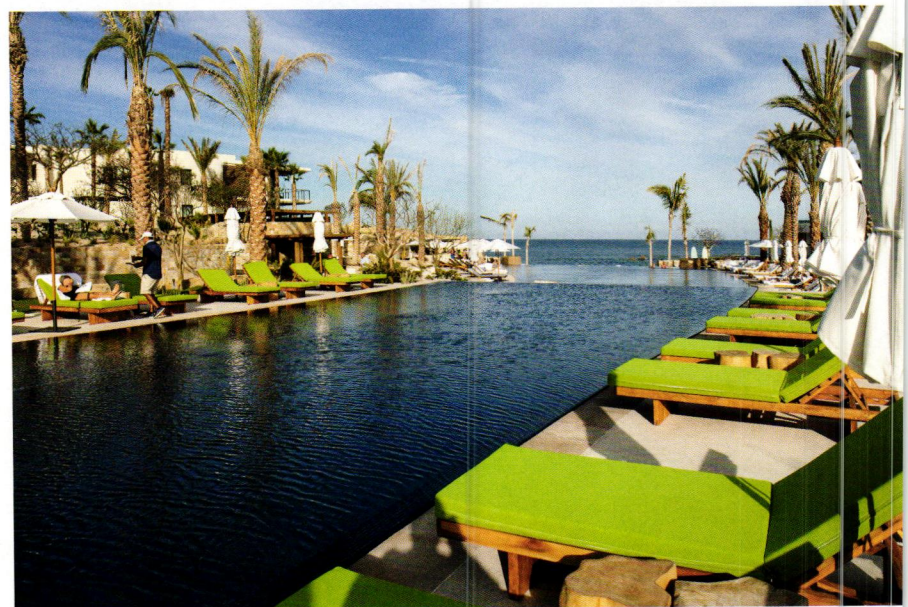
And then there's the food. With five fine-dining restaurants, be ready to embark on an inspired culinary adventure—without ever leaving the property. Nothing could prepare us for the resort's *Cocina de Autor*, which offers what's called a "sensorial dining experience." Instead of menu choices, this "gastro-journey" consists of a multicourse tasting menu showcasing the Baja region's cuisine.

Another crown jewel of the resort is the 35,000-square-foot spa. Signature treatments make use of Mexico's native blue agave plant and include a seven-step water journey featuring a eucalyptus-scented steam room and multi-sensory pool. Outside the spa is the resort's centerpiece: three tiered infinity pools with a five-foot difference between each level. Ample rows of loungers ensure that every space is front row with unobstructed views of the sea and horizon. On the pool deck, three pergolas provide shaded relaxation. And one of our favorite perks: the pools are kept at different temperatures to suit guests' preferences of warm to cold. It was very hard to leave. loscabos.grandvelas.com

Chileno Bay Resort & Residences

Another recent entrant to the Baja luxury scene is Chileno Bay Resort & Residences, an Auberge Resort that's bringing modern luxury to Los Cabos. The property is set on a protected cove, on what many refer to as the "best beach in Cabo," and is being constructed in phases. When complete, the resort will include 60 guest rooms and 32 villas with two, three, four, or six bedrooms. We stayed in an expansive ocean- and pool-view room and were well taken care of—our butler offered a full orientation to our suite's features and amenities and prepared a welcome cocktail with mescal.

All rooms are well-appointed and outfitted with electric blinds, private terraces, and, our favorite features, pedestal bathtubs and outdoor garden showers. The property is anchored by its spectacular zero-edge, three-tiered pool, which developers and owners Mark Cooley and Edward Hooten of SV-RED Management say



was designed to be a bold centerpiece of the resort. The pool's upper section near the wellness building is family-friendly; the middle and lower oceanfront tiers have cabanas with curtained privacy.

Of special note is The Auberge Spa at Chileno Bay, home to a salt inhalation room, the only one of its kind in Mexico. It may seem as if we only fixate on spas, but with facilities like these, we would be remiss not to share the experience. Beginning in a refreshing mist alcove and ending in the serene reflexology pool, the full spa journey at Chileno Bay includes moments in the aromatherapy steam room, ice fountain, and salt inhalation room, which all serve to benefit the mind and body. chilenobayresidences.com

Cuvée in Los Cabos

Cuvée is a Colorado-based company with a reputation in Los Cabos for not only featuring ultra-exclusive properties, but also for delivering exceptional personal service to ensure guests' needs are always met. After visiting several properties and experiencing a "Cuvée welcome"

Top to bottom, Grand Velas Los Cabos, Chileno Bay Resort & Residences.

Opposite page, top to bottom, Brisas Del Mar Beach Oasis, Cuvée Seaside Casita, and Casa Cuvée

firsthand, we can say their reputation is well earned. Local destination managers Michelle and Esteban Pelaez do more than just take care of everything. They make you feel at home in these unique vacation properties that are out of this world.

Brisas Del Mar Beach Oasis

This large property in Palmilla has pools, putting greens, direct beach access, a spa, world-class golf, and plenty of room to party. If you're a celebrity—of if you want to just live like one while in Los Cabos—this is the place for you.

Seaside La Casita

Carved into a cliff and located within the gated resort community of Villas Del Mar, Seaside La Casita enjoys a panoramic view of the Sea of Cortez and the privacy that many high-net-worth guests appreciate. But those who get a peek behind its traditional Spanish-style walls are treated to innumerable amenities, luscious accommodations, and a pool (see page 64-65) that is simply spectacular.

Casa Cuvée

This is the place for those wanting to be close to the party pulse of Cabo but still enjoy the luxury and privacy of Cuvée properties. It has direct access to Cabo's highly sought-after Médano Beach, a view of Cabo's famous arch, and exclusive access to the Hacienda Beach Club's amenities, including spa, fitness center, and fine restaurants. cuvée.com/destination/mexico/los-cabos

Villas del Mar

After speaking with Villas del Mar co-founder Ron Hatfield in one of his homes that has everything—pool, panoramic view of the Sea of Cortez, and easy access to the best that Cabo has to offer—it's easy to see why Villas del Mar has such a stellar reputation for ocean-front luxury. But what really impressed us was his description of the warmth and sincerity of the Villas del Mar community. Plenty of resorts deliver "luxury," but only a special few can really make you feel like family. villasdelmar.com

Quivira Los Cabos

Quivira Los Cabos is an master-planned residential resort community that encompasses 1,850 acres with *three miles* of pristine beaches. And in addition to a full range of full and fractional ownership opportunities, it also boasts the Jack Nicklaus-designed Quivira Golf Club and homeowner access to the restaurants and resort facilities of Cabo's Pueblo Bonito resorts. quiviraloscabos.com



Querencia

Querencia is a private golf club and residential community that delivers the custom Cabo luxury that only private ownership can provide. Its large, well-appointed single-family homes and condos are set on over 1,800 acres and surrounded by ecological reserves and a pro-level golf course. Here, Cabo's stunning landscape is the star of the show. Meanwhile, the 58,000-square-foot Q Club is equipped with multiple dining venues, an elegant wine cellar, infinity pool, hot tub, lap pool and waterfall, and spa and fitness center. loscabosquerencia.com

Grand Solmar

With accommodation choices ranging from 737-square-foot studios with balconies overlooking the ocean to the four-bedroom, 6,232-square-foot penthouse with private pool and adjoining hot tub, Grand Solmar in Cabo San Lucas has luxury options galore. grandsolmarresort.com

Esperanza

Esperanza is an oasis of soothing yoga, massage, and stunning natural beauty on the outskirts of Cabo San Lucas. In addition to its fitness center and spa, the resort also features Cocina del Mar restaurant, known for its large variety of fresh fish and seafood specialties. But Esperanza is probably most famous for its soft sand beach set between two large rock bluffs. esperanza.aubergeresorts.com

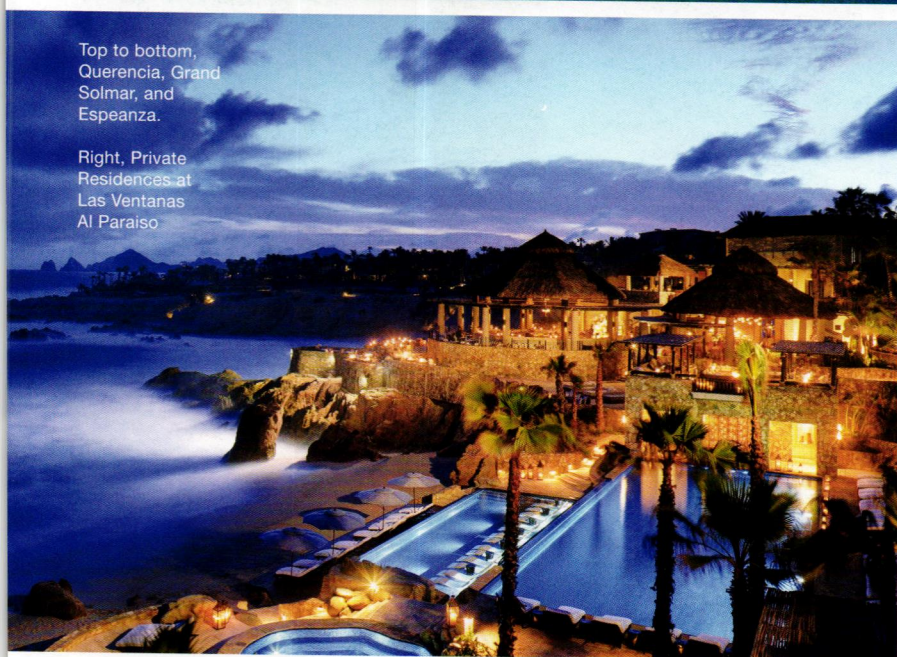


Residences at Las Ventanas al Paraíso

Showcasing the finest Mediterranean-Mexican architecture, the Residences at Las Ventanas al Paraíso span over 5,200 square feet of indoor and outdoor living space. Designed for total sanctuary, these exceptional residences seamlessly transition to beautiful outdoor terraces and take advantage of all that Las Ventanas al Paraíso guests enjoy. rosewood-hotels.com/en/las-ventanas-los-cabos/accommodation/private-residences

Above, an example of Quivira's Copala residences. Below, Villas del Mar are known for spectacular views like this.





Top to bottom,
Querencia, Grand
Solmar, and
Espeanza.

Right, Private
Residences at
Las Ventanas
Al Paraiso



Equity Estates

Equity Estates allows investors to enjoy the benefits of exclusive vacation properties all over the world without the hassle of full ownership. Their 7,000-square-foot property in Puerto Los Cabos is only one of 70 available homes in 30 countries. equityestatesfund.com OIH

Visit oceanhomemag.com for much more info and video clips on all of these properties

COMING ATTRACTIONS

Solaz Los Cabos

The new Solaz Los Cabos development will offer a sophisticated and modern take on residential and resort life in Los Cabos. And the plans look simply amazing. Watch this space. solazloscabos.com

Grand Solmar at Rancho San Lucas

Rancho San Lucas is designed to be the most spectacular Grand Solmar yet. It will deliver inspired dining, sumptuous spa services, and one-of-a-kind water features, including a lagoon. ranchosanlucas.com/grand-solmar

1 Hotel & Homes Cabo

Located on the site of the historic Hacienda Hotel in Cabo San Lucas, 1 Hotel & Homes Cabo is developing a private collection of 55 luxury 1 Homes for sale, as well as a 115-room environmentally-responsible hotel on Medano Beach. 1homescabo.com

Journeys



Nikki Beach
by the Pool at
the Fairmont
Monte Carlo



THE ROYAL TREATMENT

THE FAIRMONT MONTE CARLO PUTS ONE OF THE MOST EXCLUSIVE DESTINATIONS ON EARTH RIGHT AT YOUR FINGERTIPS

words by **Bill Springer**

LIKKI BEACH

There is no way that I could have been confused with a VIP when I checked into the Fairmont Monte Carlo prior to the Monaco Yacht Show kickoff last September. I was sweaty. I was tired. I was wearing spandex bike shorts. And I'd just arrived in Monaco after riding my bicycle from Lyon and over Mont Ventoux (550 miles in six days!) with a passionate group of cyclists to raise money for the Blue Marine Foundation, an ocean advocacy charity near to my heart.

But looks didn't matter. I was treated like royalty from the moment I entered the lobby. Then things got serious. In spite of getting ready for one of their busiest weekends of the year (only the Monaco Grand Prix weekend is busier), the Fairmont staff did more than just roll out the red carpet for me—they scheduled a 90-minute massage to begin as soon as I arrived. Now, I've had way more than my fair share of massages as a cyclist and travel writer (more than most people), so I don't say this lightly: this was the best massage I've ever had. It was simply, and honestly, the best. Then all I needed to do was pour myself into my well-appointed room and get ready to celebrate the end of the ride and the beginning of the yacht show in style.

So what's better than getting the best massage of your life after six hard days spent riding across France? Sleeping in a king bed with high-thread-count sheets after six hard days spent riding across France, and one late night at the nearby Buddha Bar.

The next morning came quickly, but it was easy to take in stride once I stepped out into the sun and experienced the view from the Horizon Deck and Champagne Bar on the seventh floor. Eating breakfast with a full view of most of the world's largest and most expensive yachts (in Port Hercule for the yacht show) in addition to nearly all of Monaco's famous landmarks—the Prince's Palace, the Opera House and Casino—is not to be missed. Neither is the four-course gourmet "Market 45" lunch capped with a fantastic dessert.

The food was spectacular in all of the hotel restaurants, including, of course, Nobu Monte Carlo, famous for its new-style sushi. The service—from the spa team to the friendly staff I encountered all over the hotel—was amazing. And my room, with its airy balcony, comfortable bed, and large bathroom, was extremely comfortable. But after spending three days (and nights), I have to say, Fairmont's many views always stole the show.

The Fairmont Spa's balcony is one of the best places to watch 900-horsepower Formula 1 cars rip around the famous "Fairmont Hairpin" (and to get a pedicure) during the Monaco Grand Prix. If that's not close enough, the Fairmont also has four special suites (named for famous Monaco GP drivers) positioned right over the tunnel that the cars enter shortly after navigating the turn. Each



PHOTOGRAPH COURTESY OF THE FAIRMONT MONTE CARLO

Top to bottom, From the Nobu Terrace to the Monaco Grand Prix's famous Hair Pin curve, the Fairmont Monte Carlo has some of the most exclusive seats in all of Monaco.

Opposite page, top to bottom, The Fairmont Monte Carlo is built over the water. Every room has a balcony and guests can choose from several amazing restaurants.





Top to bottom, The hotel offers many sea view rooms, while the restaurants and treatments at the Fairmont Spa are legendary.

can compare to the Fairmont's hundreds of waterfront rooms with balconies. And the scenery (of the guests and the sunset) from the rooftop pool at the Nikki Beach club is off the hook. But the breakfast-

time view from the Horizon Deck will always be my favorite. I can still smell the coffee and feel the pleasant greasiness of a buttery croissant on my fingers. Most of all, I'll always remember looking out over all that Monaco has to offer and actually feeling like a VIP. **OIH**

of these unique suites has a balcony overlooking the hairpin on one side and the ocean on the other.

In truth, the Fairmont is way more than just another building. As you can see in the aerial photo on page 72, this large hotel's 602 rooms and suites, multiple restaurants, spa, and many meeting rooms are built

right into the cliff (and over part of the Grand Prix race course) on pillars over the ocean. First opened in 1975, it is also remarkable in that it is heated and air-conditioned by a sophisticated system that uses

water drawn from deep in the Mediterranean.

When it comes to views, no other hotel in Monaco

THE DETAILS

For more information, visit fairmont.com/monte-carlo



PHOTOGRAPH COURTESY OF FAIRMONT MONTE CARLO

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SO COOL, SO COZY

COPENHAGEN IS ONE OF EUROPE'S COOLEST AND MOST CUTTING-EDGE DESIGN CITIES, BUT ALSO OFFERS THE WARMEST OF WELCOMES

words by **Andrew Conway**

It's a frigid November evening in the coastal capital of Denmark. The sky is as black as ink, the wind is whipping off the harbor with a biting chill, and it feels cold enough to snow. I'm wrapped in layers of winter clothes, and in any other city in Europe I'd be staying indoors.

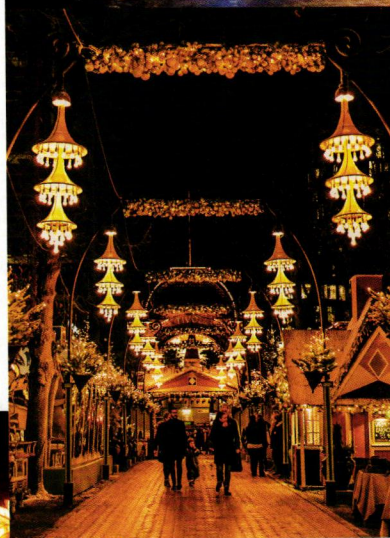
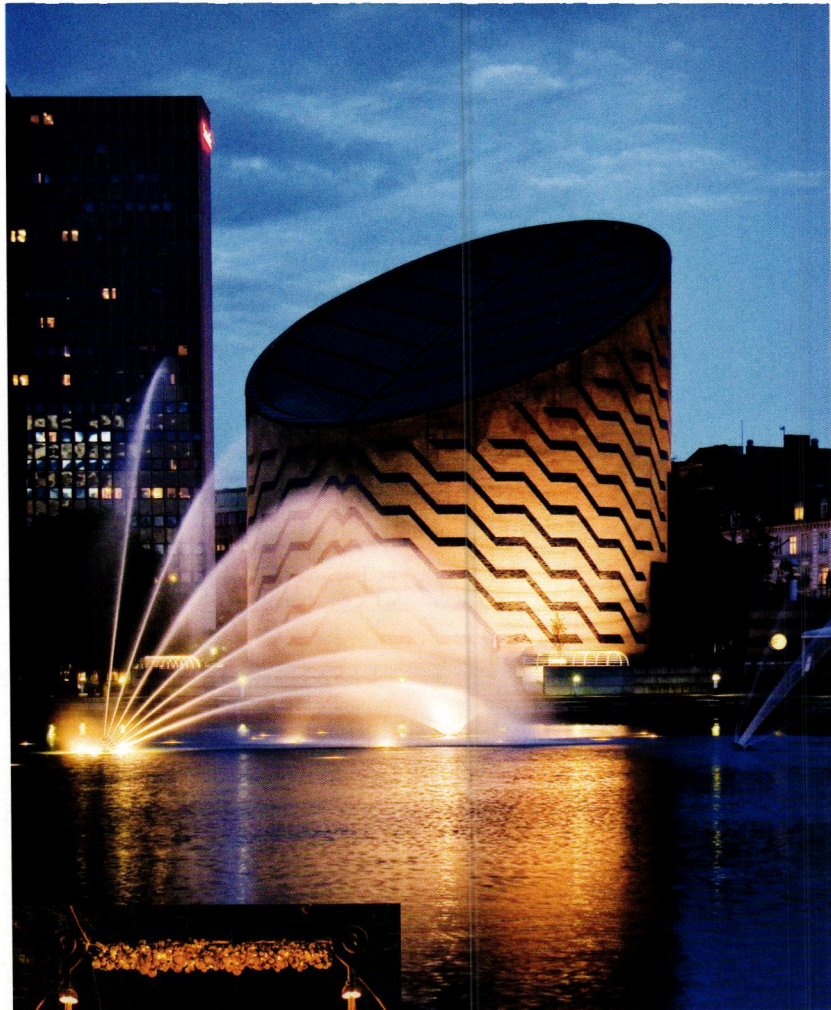
This, however, isn't like other cities because Copenhagen has *hygge*, a powerful and very effective weapon to help banish the winter blues.

Hygge? Let me explain. Firstly, it's pronounced "hue-gah" and is a uniquely Danish phenomenon meaning to create a warm, welcoming atmosphere and enjoy the good things in life with good people.

Think everything cozy—a roaring log fire, warm woolen blankets, cashmere socks, the glow of a candle, the aroma of sugar-roasted almonds, a mug of steaming hot chocolate, best friends around a dinner table—and you're starting to get the picture.

Hygge weaves through the very fabric of modern Danish life, especially during the long winter season, and is now so ubiquitous in Denmark (and other parts of Europe) that it was chosen as one of 2016's words of the year by the Oxford English Dictionary.

Clockwise from this page, past and present collide in style in Copenhagen from its historic shopping streets and iconic Tivoli Gardens to the futuristic Tycho Brahe Planetarium.



And on this late-November night, with just a few weeks to go until the holidays, I'm determined to find my own hybrid *hygge* in a cutting-edge design city that does cool and cozy in equal measure.

I don't have to walk far. Traditional Christmas markets are in full swing in major squares, twinkling with colorful lights, lined with stalls selling festive ornaments and sweet treats, and

brimming with people drinking *gløgg*, Denmark's classic hot mulled spiced wine (trust me, it's delicious).

All the stores on Copenhagen's central boulevard Strøget—one of the longest pedestrian shopping streets in Europe—are swathed in holiday decorations, and restaurant windows glow with candlelight.

Across the city in Tivoli Gardens, Copenhagen's beloved amusement park dating back to 1843, the air is so thick with *hygge* that you can slice it with a cake knife as children and parents alike revel in the classic rides, candy floss stalls, and Christmas illuminations.

I'm starting to understand why Copenhagen is frequently rated the most livable city in Europe, and Danes constantly rank among the world's happiest people.

On its surface, Copenhagen looks much like many





other European capitals. A major port city, it was founded around 1160 and is located on the island of Zealand on Denmark's east coast.

With a population nudging 800,000, the City of Copenhagen is roughly split into six areas—the bustling commercial and historic center, surrounded by a network of canals and lakes on either side, and five distinct districts: Vesterbro, Frederiksberg, Nørrebro, Østerbro, and Christianshavn.

The relatively compact city area is best discovered on foot or by bicycle. Its maze of streets, alleys, and squares is home to a treasure trove of royal palaces, churches, museums, parks, gardens, and colorful canal houses.

Intersected by the central Strøget, which extends from Kongens Nytorv (King's New Square) to City Hall next to Tivoli Gardens, this delightful city is a place to wander almost aimlessly, each twist and turn delivering a new sight to savor.

Royal watchers can head for Amalienborg Palace—the official residence of Denmark's reigning queen Margrethe II and her family—and nearby Rosenborg Castle and King's Garden, designed as a royal summerhouse and playground in 1606.

The city's low-rise skyline is pierced with church spires, testament to Copenhagen's Evangelical Lutheran history, and museums abound showcasing an array of cultural themes.

Take the cover off Copenhagen's chocolate box, however, and three very different and exciting concepts—contemporary food, design, and architecture—are turning the city into one of the world's coolest and most cutting-edge destinations for the modern traveler.

Clockwise from above, culinary treats by Ammans, Granola, Kiin Kiin Bao Bao, and the popular Papiroen street market.



The city's new architecture, including UN City, The Blue Planet (Denmark's national aquarium), VM Mountain residences, and the Koncerthuset prompted international style bible *Wallpaper* to name Copenhagen its Best City of 2016.

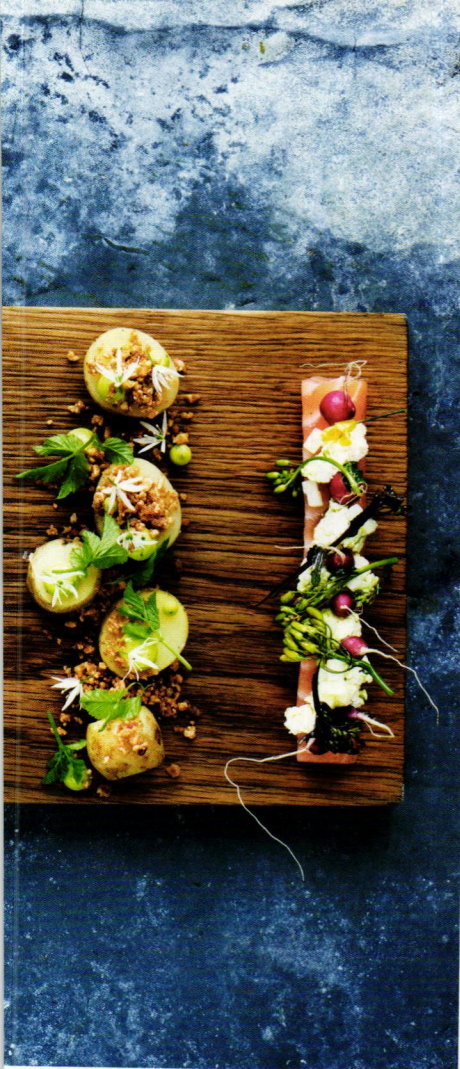
Sleek design, especially in the lifestyle and home furnishings departments, has been in Denmark's DNA for many decades, but a new generation of outstanding designers, from furniture to art and fashion, are elevating Copenhagen's international status.

Head to Vesterbro's meatpacking district of Kødbyen, Nørrebro's trendy Jaegersborggade, and Christianhavn's Papiroen—a former paper storage facility that's now home to Copenhagen's biggest street food market—and you'll find thriving hubs of creativity.

Perhaps the most exciting element is the city's burgeoning food culture, fueled by the global fascination with new Nordic cuisine.

Copenhagen now boasts 18 Michelin stars at 15 restaurants (Denmark establishments scored a record 29 stars in the 2017 Michelin Guide), with some of the country's best chefs bringing a fresh new twist to menus and restaurant design.

With a focus on purity, simplicity, and freshness, Danish chefs are sourcing the country's best natural ingre-



GREAT DANES: DINING

Admiralgade 26

Owners Christian Nedergaard and Sebastian Rind Nellenman fuse Danish, Japanese, and Mediterranean traditions and flavors in their uber-cool new Nordic restaurant. admiralgade26.dk

Aamanns

Øster Farimagsgade 10 The "king of open-faced sandwiches," Adam Aamann recreates Denmark's signature smørrebrød with fresh new ingredients, served with homemade schnapps and organic beer. aamanns.dk

Kiin Kiin Bao Bao

Vesterbrogade 96 Denmark meets the Far East at chef Henrik Yde Anderson's newest addition to his Copenhagen restaurant

empire: an Asian tapas menu delivered in an Arne Jacobsen-style dining space. kiinbao.dk

Geist

Kongens Nytorv 8

This raw and dark space, with concrete floors, rendered walls, and muted lighting, is the perfect backdrop to Geist's pure, farm-fresh Nordic cuisine served with a twist. restaurantgeist.dk

Noma

Watch this space

Voted the world's best restaurant four times in a row between 2010 and 2014, the incomparable Noma is set to reopen in a new space in Copenhagen this year or next. noma.dk

Copenhagen Street Food

Halls 7 & 8, Papiroen The city's first and most

colorful street food market, home to 36 independent food trucks from 13 countries, is set in a former paper storage warehouse. copenhagenstreetfood.dk

Torvehallerne

Frederiksborggade 21

Another wonderful food market in Israel's Plads (Israel's Square), comprising more than 100 indoor and outdoor stalls with specialties from many Danish regions. torvehallernekbh.dk

Royal Smushi

Amagertorv 6

This charming restaurant café is a whimsical delight, offering sweet and savory Danish treats served on Royal Copenhagen porcelain and Georg Jensen flatware. royalsmushicafe.dk

dients and fusing them with new and old Scandinavian culinary traditions with spectacular results.

Speaking of tradition in a city awash with contemporary hotels, it's heartening to find one that recalls Denmark's Golden Age while still offering all the comforts and amenities expected by sophisticated travelers.

Known locally as "The White Lady on Kongens Nytorv," the grand, white-painted Hotel d'Angleterre has held court over Copenhagen's square for more than 260 years.

Fresh from an \$80 million total refurbishment in 2013, this landmark five-star hotel offers 92 spacious suites and guest rooms designed in classic style, but with a thoughtful modern twist and state-of-the-art technology.

No two accommodations are the same, with many of the suites' interiors inspired by noted Danish authors, artists, and composers such as Hans Christian Andersen,



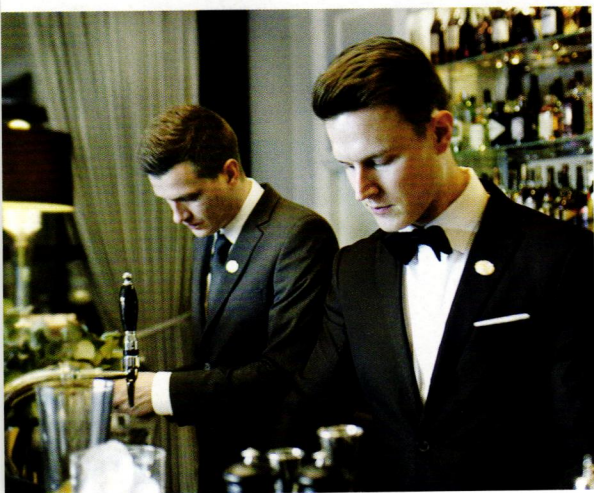
The city's beloved Hotel d'Angleterre has held court over Copenhagen's main square for more than 260 years.

Karen Blixen, Ludvig Holberg, Bertel Thorvaldsen, and Hans Christian Lumbye.

The palatial Royal Suite is a study in refined elegance, a lavishly decorated space with gilded paneling, plush carpets, and crystal chandeliers; separate living and dining rooms; and a royal wave-worthy balcony overlooking the square.

The hotel's Amazing Space spa more than lives up to its name, featuring an indoor pool and excellent body treatments to combat any lingering jetlag, while the stunning Palm Court ballroom and Louis XVI salons add a belle époque touch to weddings and special events.

Responsibility for the d'Angleterre's overall style and design falls to Creative Director Alan Evensen and



THE ESSENTIALS

Copenhagen

Scandinavian Airlines (SAS) flies direct from Boston, Chicago, Miami, New York, San Francisco, and Washington, D.C., to Copenhagen with onward connections to many destinations in Denmark and Europe. flysas.com

Copenhagen has many excellent hotels, but the grandest and most luxurious is **Hotel d'Angleterre**, located centrally on Kongens Nytorv (King's New Square) and offering 92 spacious suites and rooms, a

spa, pool, and Michelin-star Marchal restaurant. danglerterre.com

The city is one of the easiest in Europe to explore on foot, thanks to an excellent public transport system. Another fun option is **Bycyklen**, the world's first urban electric smart bike share system, with a built-in GPS so you won't get lost. bycyklen.dk

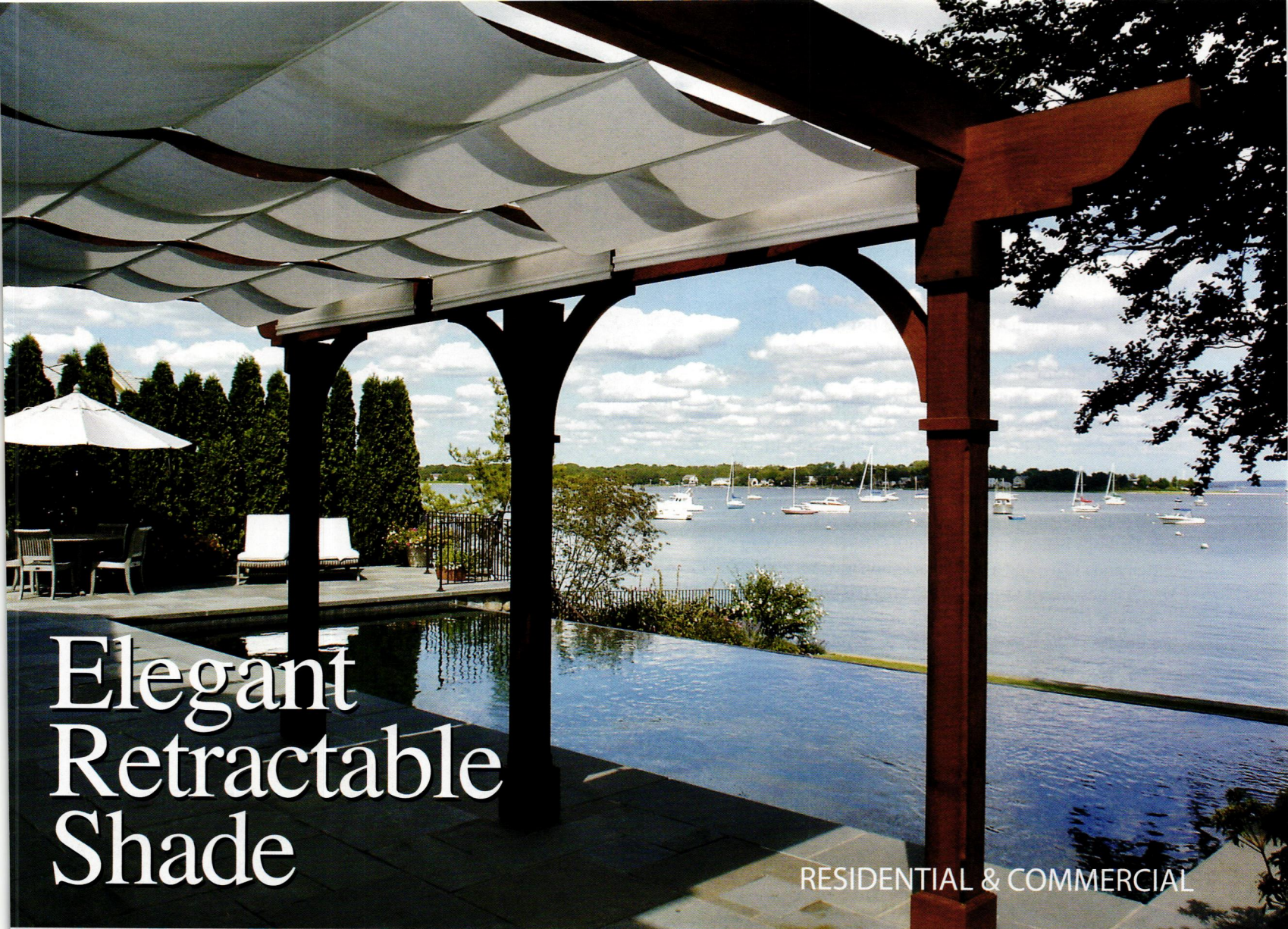
Take advantage of the **Copenhagen Card**, offering four purchase options from 24 to 120

hours, and free admission to more than 70 museums and attractions as well as free transport by metro, bus, and train; prices from €51 (about \$55). copenhagencard.com

Copenhagen is on the water and can be both wet and windy, so pack layers for changeable weather and good walking shoes. The city is relaxed and casual, with no formal attire required. English is also widely spoken—you can leave the phrasebook at home.



PHOTOGRAPHS COURTESY OF HOTEL D'ANGLETERRE



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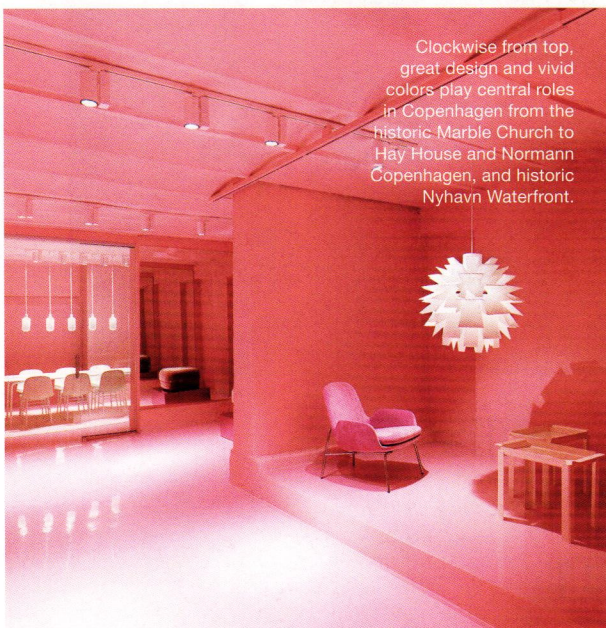
his team, who create the beautiful seasonal and floral decorations in the hotel's public areas.

The talented Evensen also hosts private flower arranging lessons for guests wanting to learn how to recreate his unique hatbox designs at home. I duly cut a few stems and place a few blooms, but I won't be giving up my day job any time soon.

The undoubted highlight of a stay at d'Angleterre is dining at Marchal, the hotel's acclaimed restaurant where Executive Chef Andreas Bagh delivers ambitious menus inspired by Nordic and French classics.

My four-course dinner—featuring a caviar tasting; a salad of fennel, poussin breast, and wild herbs; Norwegian scallops baked in the shell with seaweed, browned butter, and citrus; and a delicious lemon tart—affirms why Marchal has one of Copenhagen's coveted Michelin stars.

Follow this with a glass of bubbles in Balthazar, the hotel's sleek Champagne bar, or a nightcap at



Clockwise from top, great design and vivid colors play central roles in Copenhagen from the historic Marble Church to Hay House and Normann Copenhagen, and historic Nyhavn Waterfront.



GREAT DANES: DESIGN

Royal Copenhagen Amagertorv 6

Denmark's most beloved hand-painted porcelain located on Amagertorv in central Copenhagen. royalcopenhagen.com

Georg Jensen Amagertorv 4

Timeless yet cutting-edge silver flatware, jewelry, and home products next door to Royal Copenhagen. georgjensen.com

Illums Bolighus Amagertorv 10

This flagship of modern living and furnishings showcases Danish

and global designers. illumsbolighus.com

Hay Østergade 61

Another stunning emporium of Danish style and design located in the heart of Copenhagen. hay.dk

Paustian
Kalkbrænderiløbskaj 2
Sleek Danish furniture, rugs, lighting, and home accessories, plus a great restaurant, in Nordhavn. paustian.com

Design Museum
Bredgade 68

An outstanding museum and an excellent place to buy quality Danish glass, ceramics, and fabrics. designmuseum.dk

Galleri Nicolai Wallner Corkgade 6

Widely acclaimed as one of the best galleries for contemporary art and sculpture in Copenhagen. nicolaiwallner.com

Malene Birger Antonigade 10

Super stylish women's clothing, accessories, and bags by one of Denmark's leading fashion designers. bymalenebirger.com



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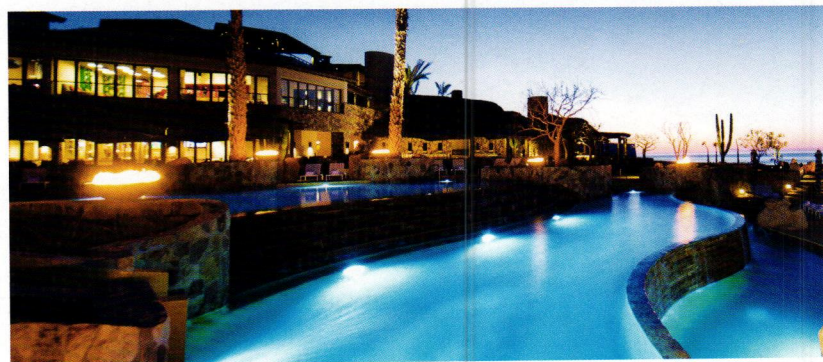
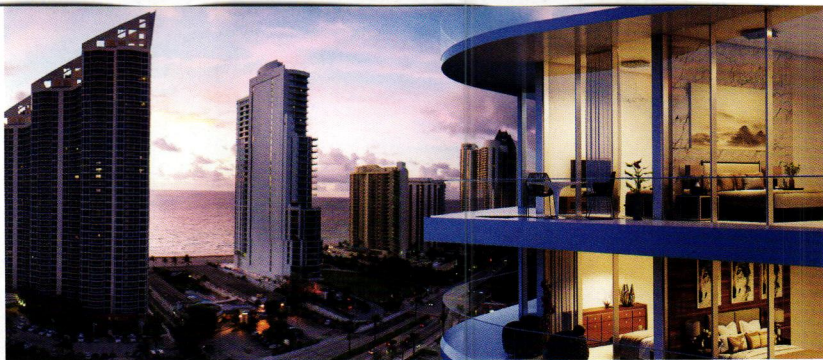
words by **Melissa C. Gillespie**

Designed by Verzasca Group and architect Luis Revuelta, **Aurora** condos will soon rise 17 stories over Collins Avenue in Sunny Isles Beach, Florida. The boutique condominium features 61 two- and three-bedroom residences ranging from 1,385 to more than 2,150 square feet. Each will have 10-foot ceilings, private curved terraces, floor-to-ceiling windows, and private elevator entrances. Additionally, Aurora will feature the first mikvah—an indoor bath used by Orthodox Jewish men and women—in the history of Sunny Isles. Prices start in the \$900,000s. aurorasunnyislesbeach.com

Located on the tip of Shelter Island in San Diego, California, **Kona Kai Resort & Spa** recently unveiled its latest luxury suites and revitalized poolside Tiki Bar inspired by “Coastal Revival” and “Endless Summer” designs. The 43 new “Coastal Revival” suites feature a double-sided fireplace, hanging basket lounge chair, and four-post bed with sheer drapes for privacy. The guestrooms also feature warm hues of rustic wood beams paired with bold watercolor artwork on the walls. The revitalized Tiki Bar by the outdoor pool at Kona Kai Resort & Spa welcomes a new fireside lounge as well as chic loungers and cabanas. resortkonakai.com

Residents have moved in at **Maravilla Los Cabos**, an oceanfront private residential community spanning 260 acres between San Jose del Cabo and Cabo San Lucas, Mexico. Prospective buyers can choose between villas, townhomes, custom homes, and custom home sites, all within a contemporary, coastal-style community designed to embrace indoor-outdoor living. Amenities at Maravilla include a clubhouse, restaurants, three-level infinity pool with water slide, lap pool, and hot and cold plunge pools. Maravilla homeowners can also enjoy amenities at Montage Los Cabos, join the Twin Dolphin Golf Club, and utilize the Fred Couples Signature Golf Course. Prices start at \$3 million. maravillaloscabos.com

Red Frog Beach Island Resort & Spa, Panama’s award-winning island resort in Bocas del Toro, Panama, recently



announced three new upscale condominium designs to its collection of luxury residences: The Capitana, The Boutique, and The Solare. These three additions to the Red Frog Beach community offer sleek and refined layouts that all feature spectacular, unspoiled views of the blue Caribbean Sea. The new floor plans range in size from 646 to nearly 2,000 square feet. The condos will feature energy-efficient smart technology and an infinity-edge pool. redfrogbeach.com

Set within the Mauna Kea Resort on the western coast of Hawaii’s Big Island, a new collection of exceptional residences is underway. **Hapuna Estates** is the first offering to come to market from the collection. The initial release includes 11 of the master plan’s largest home sites, measuring from more than one-half to over one acre; pricing starts at \$795,000. Future releases include a collection of individual golf-front estate home sites, 17- and 10-acre golf-front parcels, and 60 Hapuna Beach condominium residences. Complemented by Mauna Kea’s exceptional resort amenities and the rejuvenated Westin Hapuna Beach Resort (debuting early 2018), the residences promise an exhilarating beachfront lifestyle that embraces the warm and welcoming spirit of aloha. maunakealiving.com **OH**

From the top, Aurora in Sunny Isles Beach, Kona Kai Resort & Spa in San Diego, and Maravilla Los Cabos





LILY POND ESTATE SECTION EAST HAMPTON

East Hampton. Rare opportunity to purchase a two-acre property in East Hampton, located seconds from Georgica and Main Beaches. Facing south for excellent sunlight, the parklike grounds offer ample room to build a dream estate, complete with expansive manicured lawns, mature specimen trees and privacy hedges. This unique situation includes an existing carriage house, spacious pool house, pool and tennis court. **\$9.995M WEB# 13017**

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ELEGANT AND STATELY

Southampton. The classic shingle-style residence boasts nearly 13,000 SF of living on 4 levels which includes 7 en suite bedrooms, 9 full baths, 3 half baths, great room, solarium, library, formal dining room, media room, office, a spectacular kitchen with large butler's pantry/prep kitchen, separate staff suite, 4-car garage, 5 fireplaces, wine cellar and gym. Outdoors, the 1 acre of grounds features a bluestone terrace and veranda open to the 53 foot pool and spa while adjacent to the outdoor shower and pool cabana. **\$11.95M WEB# 5110359**



HEDGES LANE FARMHOUSE

Sagaponack. The perfect opportunity to build a short distance to Gibson Beach. The 1.38 acre lot with established plantings can accommodate a 6,000 square foot home with pool and pool house. An incredible south-of-the-highway build site in close proximity to Sagaponack General Store. **\$6.95M WEB# 48198**

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CHIC VILLAGE MODERN

Southampton. Built and renovated to feature and accentuate your modern art collection. The double height great room and abundance of skylights creates a light, airy atmosphere featuring four bedrooms, three and a half baths, outdoor dining space with wisteria covered pergola and heated gunite pool. **\$6.95M WEB# 46474**

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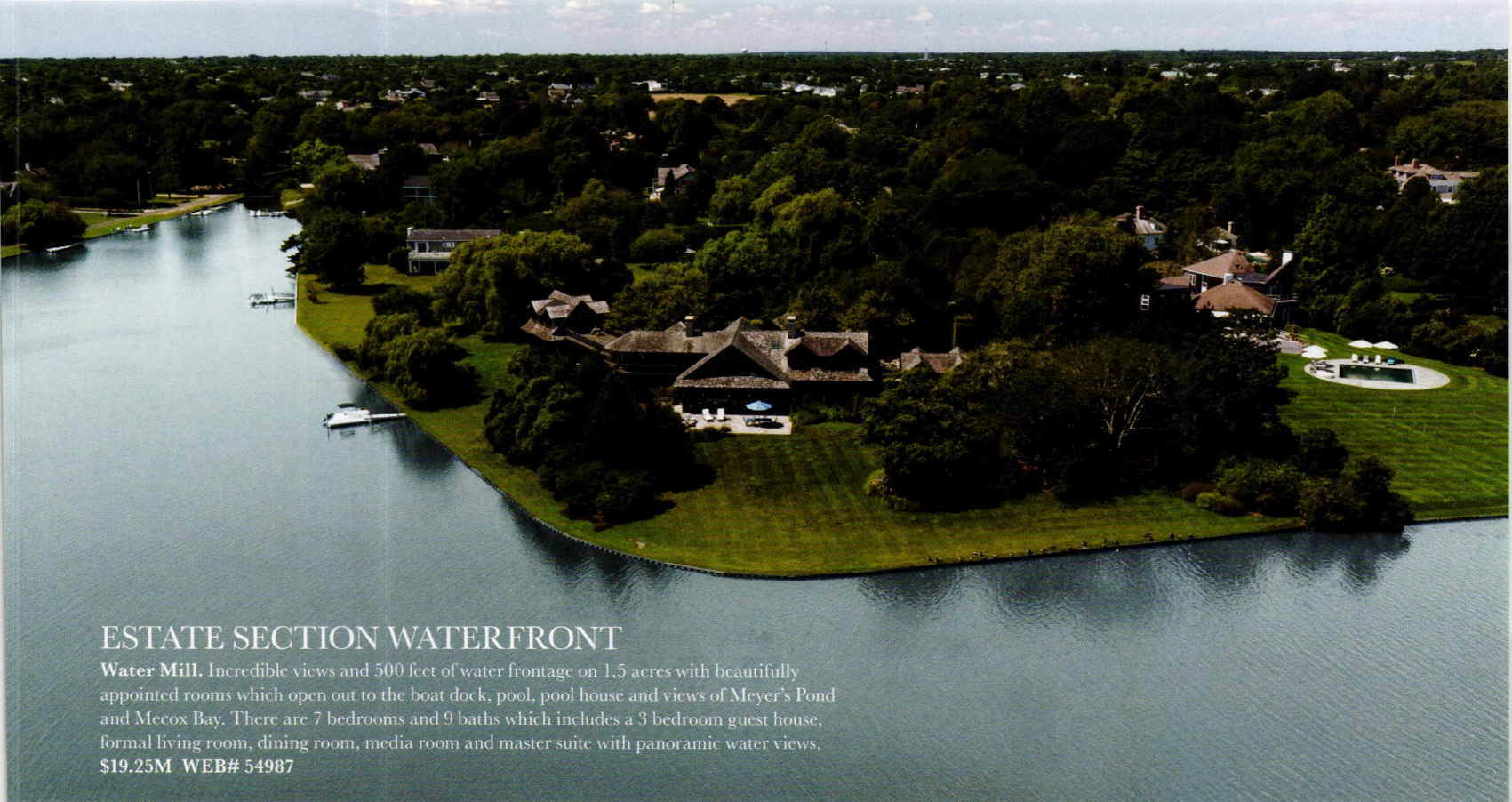


A CASTLE WITH KINGDOM LAND

Southampton. 25 acres divided into 5 parcels conveniently located near the Water Mill border. Parcel sizes range from 2.1 acres to 7.4 acres and are priced from \$1.2M to \$2.5M. The larger parcel includes a masonry "castle" which was originally constructed in 1992. **\$6.75M WEB# 51727**

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ESTATE SECTION WATERFRONT

Water Mill. Incredible views and 500 feet of water frontage on 1.5 acres with beautifully appointed rooms which open out to the boat dock, pool, pool house and views of Meyer's Pond and Mecox Bay. There are 7 bedrooms and 9 baths which includes a 3 bedroom guest house, formal living room, dining room, media room and master suite with panoramic water views. **\$19.25M WEB# 54987**



COMMANDING BAYFRONT

Sag Harbor. This chic contemporary home offers stunning sunset and panoramic water views across Noyac Bay. Located a short distance to Sag Harbor Village. Features 5 bedrooms, 6 baths, walls of glass opening to sandy beach. Waterside living room, gourmet kitchen, pool house and media room. The second floor has two master bedroom suites, plus two additional bedrooms. Third floor observation deck with miles of water views. Finished lower level, detached 2-car garage with a second floor studio suite. **\$9.5M WEB# 47965**



WORLD FAMOUS GIN LANE

Southampton. Located along Gin Lane and set back behind tall privet hedges is this wonderful estate section oasis. Eight bedrooms and twelve baths located in separate wings afford great privacy. The living room, library, media room, office and spectacular kitchen all open to the courtyard terrace and 60 foot swimming pool. Outside amongst the 2.2 acres of beautiful landscape you will find a tennis pavilion, tennis court, 2 car garage, and outdoor shower. Ocean beaches within a short distance. **\$15.75M WEB# 55023**



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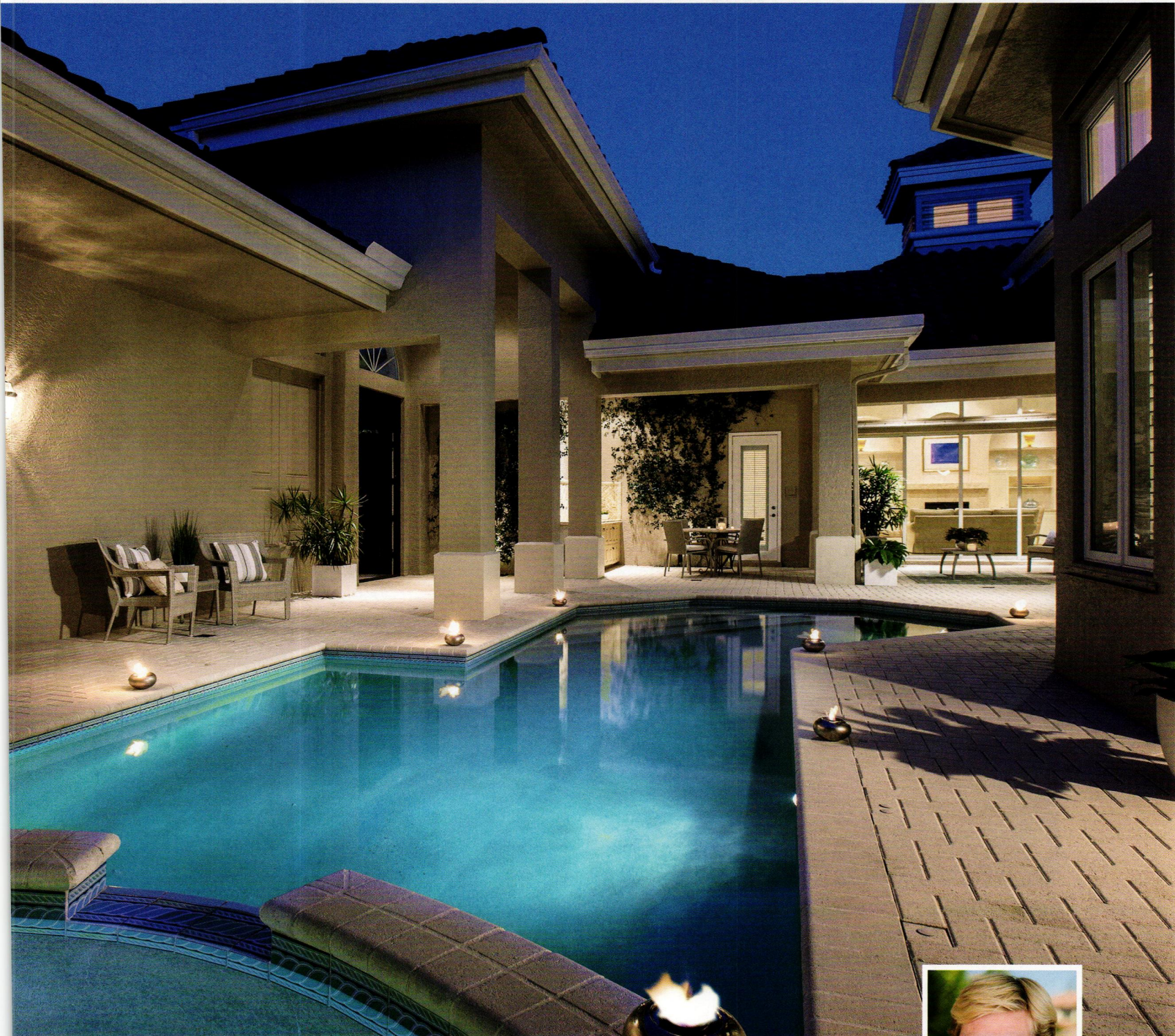
PORT ROYAL
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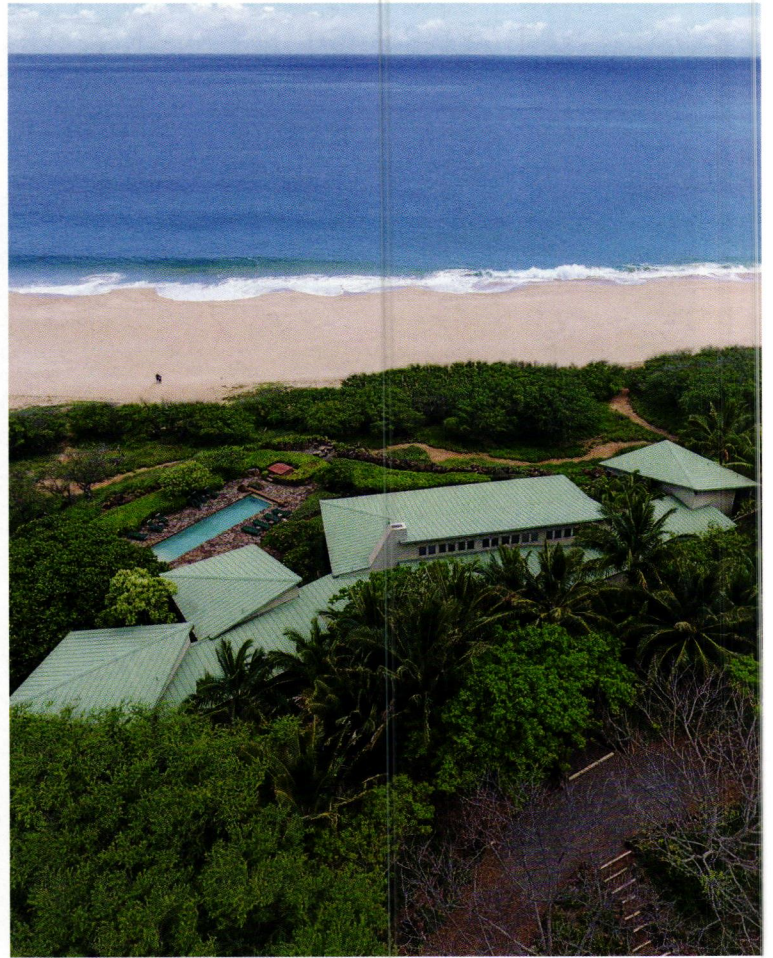
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Mahinahina Oceanfront Estate



Molokai Sea Ranch



Kahana Oceanfront Estate



Mahinahina Oceanfront Estate



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Kapalua Beachfront Estate



Puunoa Oceanview Estate



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Secluded waterfront with dock, Osterville \$3.950M
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Classic waterfront Cape with dock, Chatham \$2.8M
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Breathtaking views, private association beach, Falmouth \$2.950M
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FRANK NEER: SPECIALIZING IN COASTAL PROPERTIES



159 ATLANTIC AVENUE, COHASSET, MA 02025

LIST PRICE: \$7,650,000

Cedar Ledges is a truly magnificent and historic landmark originally built in 1732, owned by only 2 families over the last 282 years. Extraordinary privacy and serenity, the property boasts 3.3 acres abutting Sandy Cove as well as deeded rights to Lothrop Beach and a potential buildable lot. Once used as a seaside inn, the house has been improved over the years and includes 13 rooms, 5 fireplaces, a screened porch which converts to a conservatory in winter, tennis court and grounds chosen by the Smithsonian Institution as one of the "Notable Gardens of America."



396 JERUSALEM ROAD, COHASSET, MA 02025

LIST PRICE: \$4,295,000

Spectacular contemporary home on the Cohasset's "Gold Coast" with expansive, unobstructed ocean views. Designed by Dolesal Architecture in Boston, this home offers an open floor plan, sophisticated yet cozy living. 6274 square of living space with 4 of 5 bedrooms ensuite. A major expansion and state of the art transformation was done in 2013. The chef's kitchen has every amenity. Extensive landscape design, including a custom, year round, 25 yard lap pool, done by Gregory Lombardi Design (Best of Boston Home 2014) and interior and addition architectural work done by LDa Architecture and Interiors. Walk to the public beach or look out from the spectacular fireplaced roof deck. Embrace a home that offers both family living and an amazing venue for entertaining.



62 WHITE HEAD ROAD, COHASSET, MA 02025

LIST PRICE: \$3,695,000

Views from almost every window of this magnificent Estate constantly entertain with moving pictures of lobster boats and sailboats passing in and out of the harbor while sleek yachts head out to Minot's lighthouse. As one of a handful of homes in Cohasset with both harbor and ocean views, 62 White Head offers a unique, exclusive vantage point. This property boasts access to two private beaches; Whale Meadow to launch kayaks and Sandy Cove, the most-coveted beach in town. Recent renovations have created a home with picture windows inviting nature indoors, a living room/dining room superb for entertaining and a state-of-the-art kitchen.



214 JERUSALEM ROAD, COHASSET, MA 02025

LIST PRICE: \$2,695,000

Exquisite custom designed shingle style home beautifully sited with landscaped grounds offers unique architectural detail and custom millwork throughout. Step inside the sun-filled two story foyer with gleaming hardwood floors to the elegant fireplaced family room and entry to formal dining room, providing excellent flow for entertaining. five bedrooms and features a luxurious master suite. Lower level features a state of the art home theatre and game room.



112 BEACH STREET, COHASSET, MA 02025

LIST PRICE: 4,295,000

Breathtaking New Custom Waterfront Nantucket Style Residence with Panoramic Little Harbor and Ocean Views, private dock and a short stroll to Sandy Beach and conveniences of Cohasset Village. This 5000 sq ft masterpiece features an open floor plan for entertaining and family living and boasts a gourmet kitchen designed to perfection with high end appliances, wet bar and light filled breakfast room. The unfinished 2000 sq ft lower level also has spectacular views.

FRANKNEER.COM

ON THE SOUTH SHORE AND THE ISLANDS.



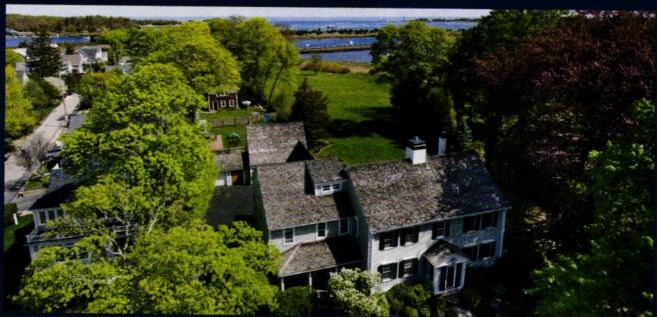
70 BLACK HORSE LANE, COHASSET, MA 02025
LIST PRICE: \$11,400,000

This exclusive, private direct waterfront estate located on Cohasset Harbor boasts 14 acres, including a 7 acre island and 2500 feet of water frontage. The property currently features a 250 year old Sea Captain's House, a beautiful and a spacious barn/carriage house/boat house with green house. It also has a private boat dock and an outdoor pool and pool house. The property includes two additional buildable waterfront lots. The home features six bedrooms and five and a half baths, including a Master Suite with his and her dressing rooms. The home is already hooked up to town sewer and is ready for renovations.



339 JERUSALEM ROAD, COHASSET, MA 02025
LIST PRICE: \$4,500,000

One of the South Shore's finest waterfront estates. Gracious 140 year old oceanfront mansion with sweeping panoramic views of Atlantic Ocean. Offered for the first time in 68 years. The 2.8 acre grounds includes two buildings and a vast lawn overlooking the ocean. The grand mansion is tucked seamlessly into the natural coastal landscape offering unparalleled beauty with which to enjoy the sunrise and sunset, as well as swimming, fishing and year-round entertaining.



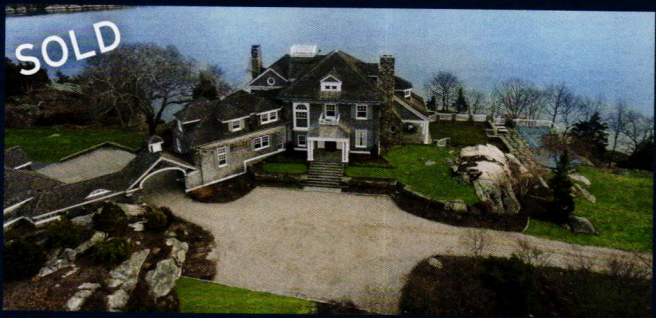
126 BORDER STREET, COHASSET, MA 02025
LIST PRICE: \$3,195,000

Spectacular classic waterfront colonial which sits on 2.8 acres of waterfront property with direct access to Cohasset Harbor and the ocean. Renovated in 2006 this one-of-a-kind home has the charm of a 1780's colonial with every amenity: top of the line cook's kitchen, wine closet, master suite, expansive family room, sun room, library and formal living/dining rooms. A covered porch, screened porch, deck, three car garage with an office/media/game room above. A short walk to Cohasset Village. Property has water frontage for a dock.



6 DEEP RUN, COHASSET, MA 02025
LIST PRICE: \$3,995,000

Panoramic ocean views command your attention on this magnificent shingle-styled colonial built in 2006. Watch the sun rise and set from this home which has over 100+ feet of frontage on Jerusalem Road, the Gold Coast of the area. This home is a masterpiece of design and engineering. Features include an open floor plan for entertaining, gourmet kitchen, expansive dining room, decks and private backyard, three car garage and 2000+ sq' of lower level. In July of 2010 they added an additional two bedroom suite with full bath over the garage. In the third level added large dormer and finished large office space. In the lower level they also added a home theatre, wine cellar and a home gym.

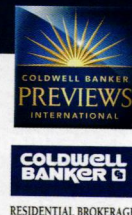
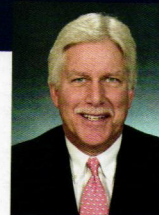


63 NICHOLS ROAD, COHASSET, MA 02025
LIST PRICE: \$6,950,000

Red Oaks is a magnificent private 7.9+ acre waterfront estate positioned on a forty foot high granite outcropping with expansive views of Little Harbor in Cohasset. It features a Robert A. M. Stern completely renovated residence, dock, carriage house, infinity edge pool, specimen landscaping, and a private island. Special features including intricate woodwork, cherry paneled study, chef's kitchen, conservatory, and an in-law or au pair suite with separate entrance.

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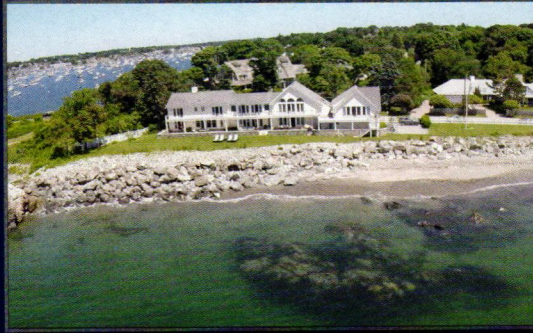
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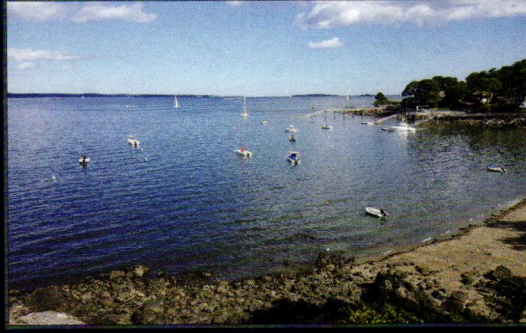
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Marblehead • \$3,999,000

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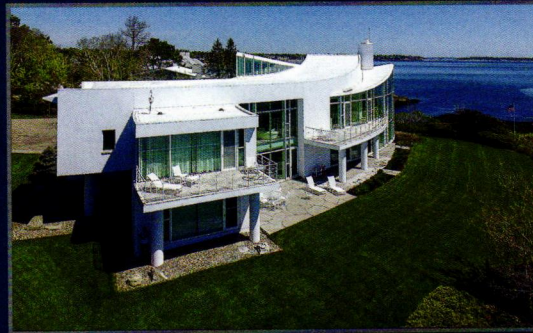
Marblehead • \$1,950,000

Stunning Panoramic Ocean Views by the beach!
Peter Lake - 781.389.6071



Swampscott • \$4,300,000

Amazing oceanfront home - new construction.
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Swampscott • \$5,990,000

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Swampscott • \$1,950,000

Luxurious and "warm". Spectacular outdoor space with pool.
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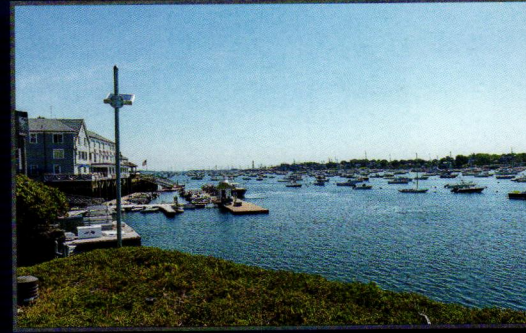
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On the Neck, Classic stately colonial with Ocean Views.
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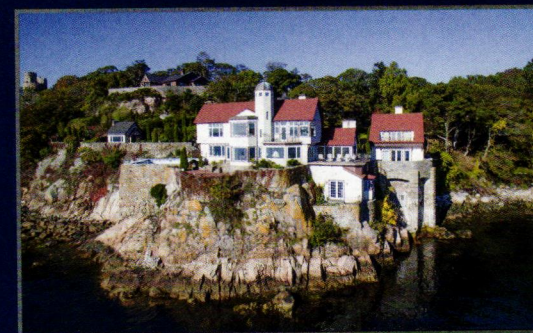
Marblehead • \$489,900

Spectacularly renovated harbor front condo with dock.
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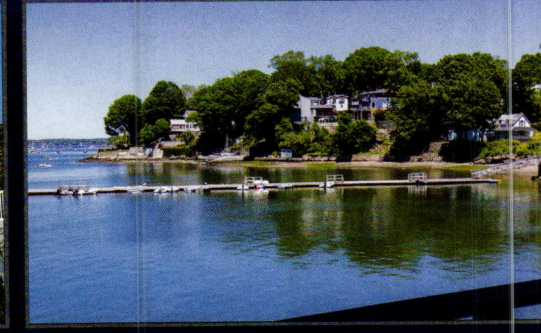
Gloucester • \$3,750,000

Exquisite estate overlooking Gloucester Harbor.
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NANTUCKET ISLAND



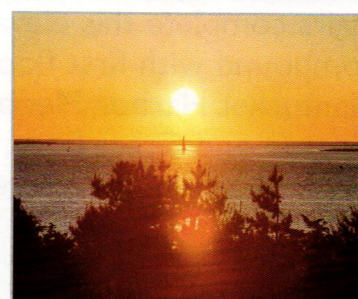
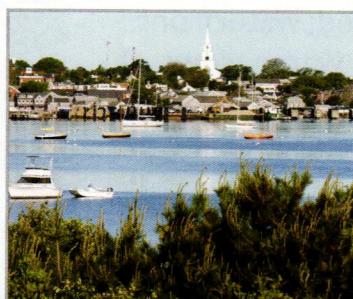
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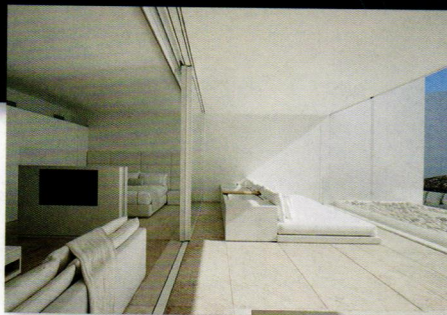


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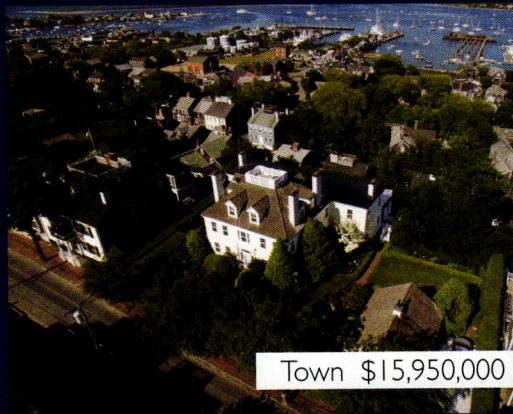
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NANTUCKET ISLAND



Dionis \$11,950,000



Town \$15,950,000



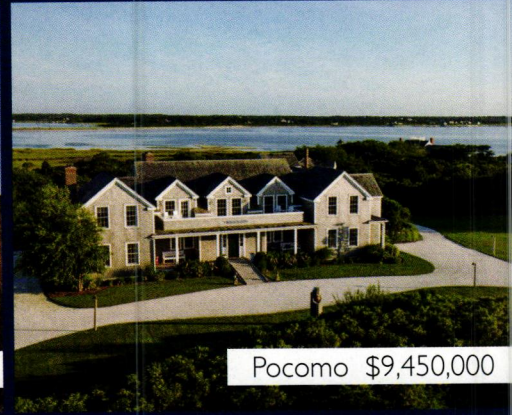
Quidnet \$15,995,000



Cliff \$10,975,000



Cliff \$9,875,000



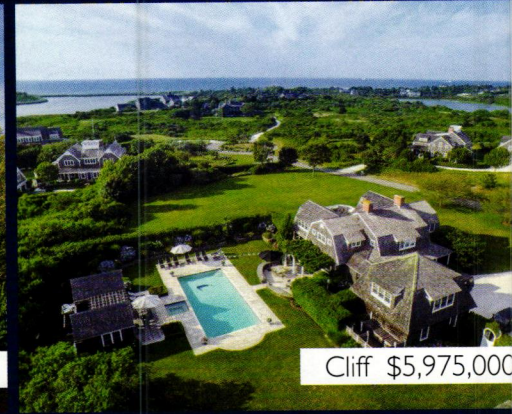
Pocomo \$9,450,000



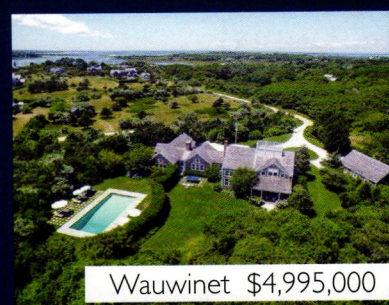
Dionis \$8,950,000



Town \$7,495,000



Cliff \$5,975,000



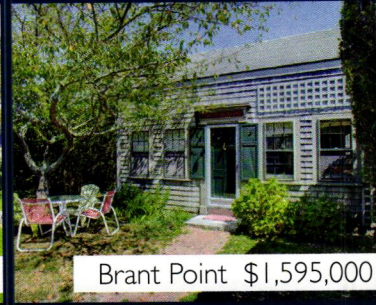
Wauwinet \$4,995,000



Madaket \$2,995,000



Wauwinet \$1,675,000



Brant Point \$1,595,000

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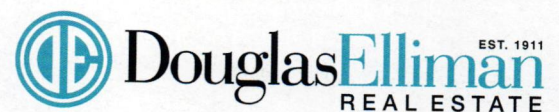
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\$3,950,000



100 NICHOLS ROAD, COHASSET, MA

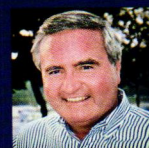
Steps to Sandy Beach, 100 Nichols is one of the original Cohasset Victorian Shingle Style Estates totally preserved and beautifully modernized. 4.5 acres of flowing lawn, gardens, tennis court, 3 car garage and large barn frame this classic home. The updated kitchen, pantries and cozy sitting area lead to a 4-season sunroom and deck overlooking the gardens and tennis court. The dining room and living room flow together and are made for gatherings of family and friends. The library features French doors to a wonderful wrap-around screened porch for summer living par-excellence! The 3rd floor has a large family room, ping pong room and balcony overlooking Minot Light and the ocean.

\$2,975,000

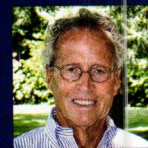


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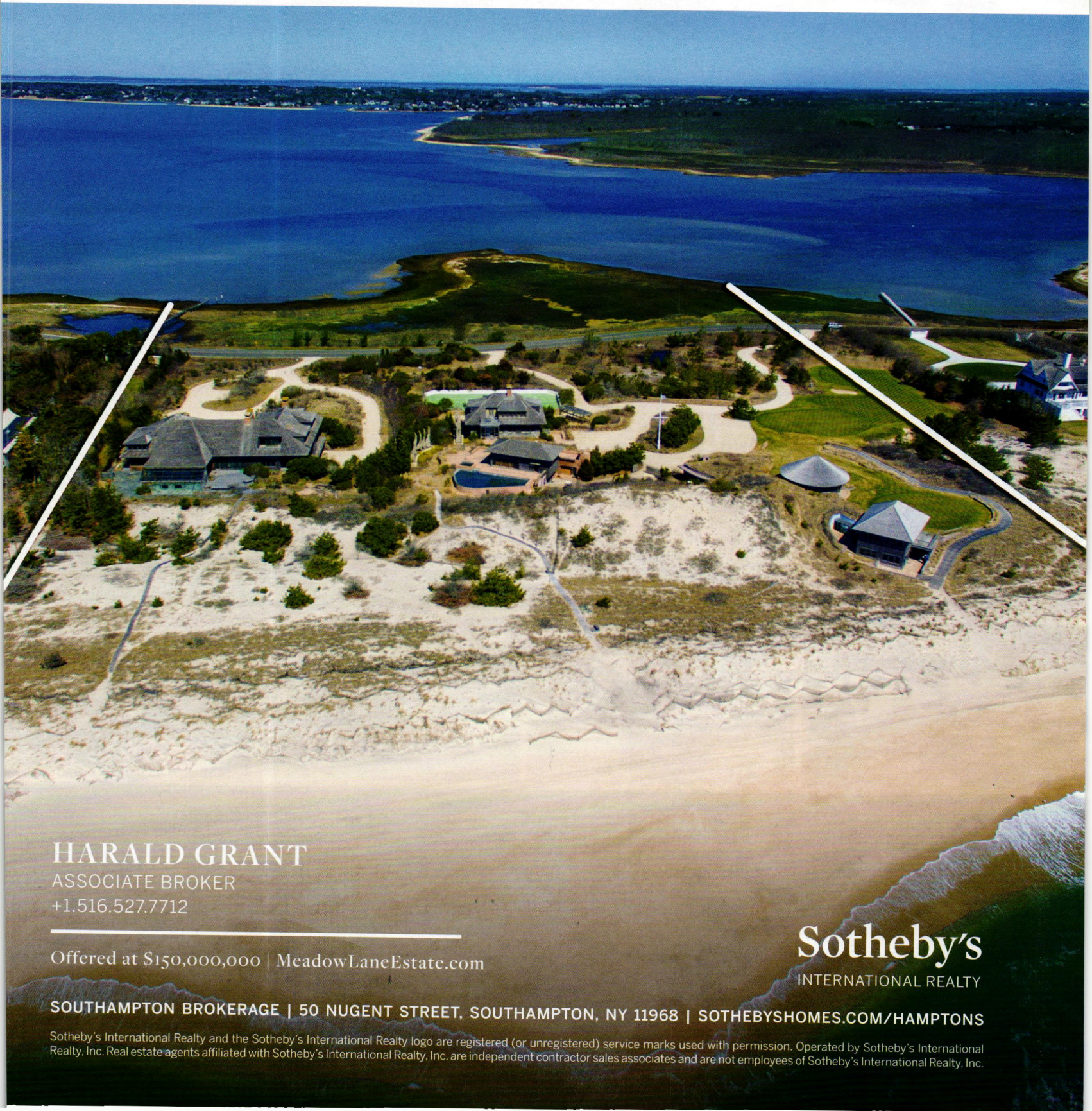


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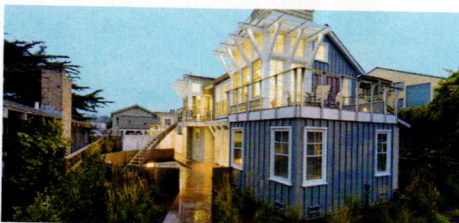
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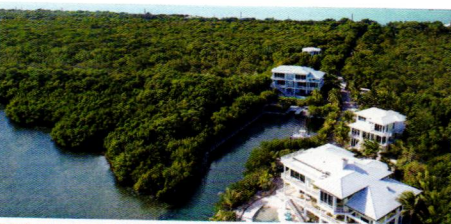
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New construction Ocean Reef home offering 4 bedrooms, 3 full and 2 half baths, den, wood floors, crown molding, impact windows, and island kitchen. The outdoor living includes a pool and spa and a covered summer kitchen. \$3,695,000. Russell.Post@sothebysrealty.com

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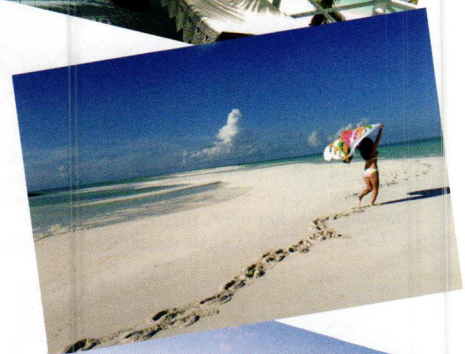


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