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The Luxury Coastal Lifestyle Magazine

DECEMBER 2019 + JANUARY 2020

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MMA

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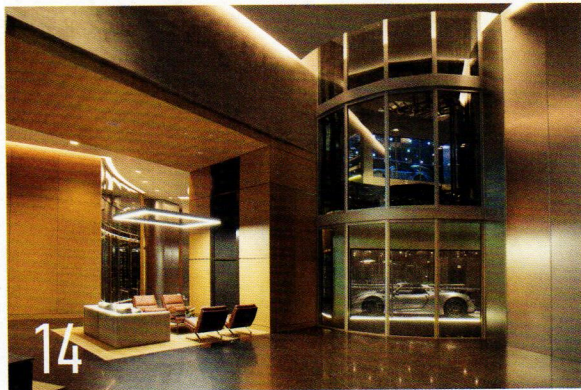
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editor's letter

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RISING TIDES

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As someone who's been able to escape to the ocean—either on yachts, or oceanfront homes, or luxury resorts—for basically my whole life, I'll never be mistaken for a climate scientist. Nor will I ever pretend to be one!

But, after being lucky enough to escape to homes on the ocean in Maine and on Cape Cod for decades. And after walking on the same beaches, and docks, and seawalls for decades too, I've come to an admittedly, non-scientific conclusion. Based on evidence I've seen with my own two eyes (docks being consistently submerged and destroyed when they never were before and seawalls being breeched that have stood for generations), sea levels have increased.

And as you'll see in this issue, people who are much smarter than me have come to the same conclusion. In fact, when we asked an all-star panel of coastal architects to explain the design challenges and trends they believe will shape the future of coastal home design and construction now and in the future, they all said "designing for climate change."

Those same architects also talk about significant progress being made in "green building technology" that allows them to design and build hyper-efficient coastal homes that help the environment.

But here's the thing. None of the significant progress that's being made in every sector will be enough to make a serious difference for future generations unless all of us do our part to help our environment.

Now, I'm not saying we have to forgo all the things we love. Or that each of us needs to make huge changes to make a real difference.

But anyone who owns a home on (or even near) the ocean could be impacted by rising sea levels for generations to come. And all the architects we interviewed agree that it's critical to design and build coastal homes that can withstand the *symptoms* (erosion, storm damage, flooding etc.) of rising sea levels. And protecting your home from these significant environmental challenges will protect your investment for generations to come.

But I've also seen what happens when people pull together to tackle the *cause* of big problems too. Therefore, I have one simple request. Please be mindful of your environmental impact and try to at least make some small and consistent changes (recycle, conserve, eliminate single-use plastic, buy local etc.) that can help the environment.

Future generations will thank you. ♦

Bill Springer, Editor-in-Chief
bspringer@oceanhomemag.com

01



@celinemarcotte
Matte Black is Back!

02



@morehousemacdonald
"MMA's work was recently highlighted in the pages of the latest issue of *Ocean Home* magazine, along with being included on the magazine's list of the Top 50 architects, nationally. Thank you @billyswizzle and @oceanhomemag

@kaa_design
We are honored to be recognized for the second straight year as one of the Top 50 coastal architects. Thank you @oceanhomemag

@landrydesigngroup
Thank you @oceanhomemag for including us in your Top 50 coastal architects list!

03

@andreikikoski
Ocean Home Magazine writes about our work at 2 West Water: "For the village of Sag Harbor — it's a grand slam!" Thanks for the awesome feature and especially your observation about how our design process — which relied on studying Sag Harbor's historical and architectural context to understand its DNA — lead us to unanimously win design approval from the town for the site in just five months (where no other developer or architect had prevailed in 13 years). #architecture #design #sagharbor

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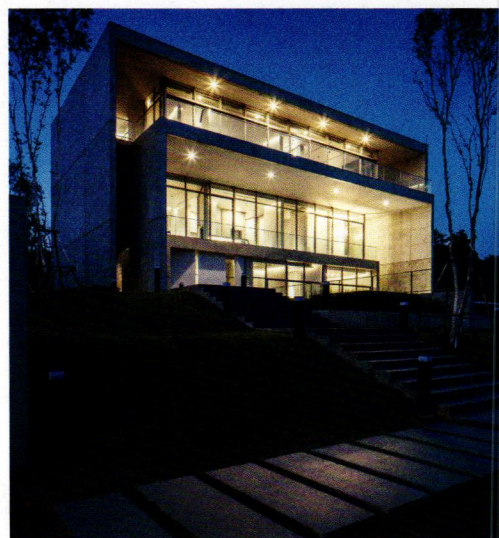
The old whaling village of Sag Harbor, New York will soon become home to Two West Water Street that's comprised of three new ultra-luxury homes designed by veteran Hamptons designers Andre Kikoski and Ed Hollander. Both designers have decades of experience studying Sag Harbor's historical and architectural context. As a result, each residence features three floors, beach and boat access, brick facades and a landscape design that blends in perfectly with the surroundings.

oceanhomemag.com/home-design/architect-andre-kikoski-and-landscape-architect-ed-hollander-design-something-special-in-sag-harbor/

Timeless in Thailand

Los Angeles-based architect Kulapat Yantrasast recently returned to Thailand, his native country, to design his second project there, a minimalist, ultra-modern retreat with six bathrooms and a guest house for his Ho Chi Minh clients. Inspired by Japanese modernists, Yantrasast says the clients "wanted it to be something that people around the globe would see as moving the needle of design."

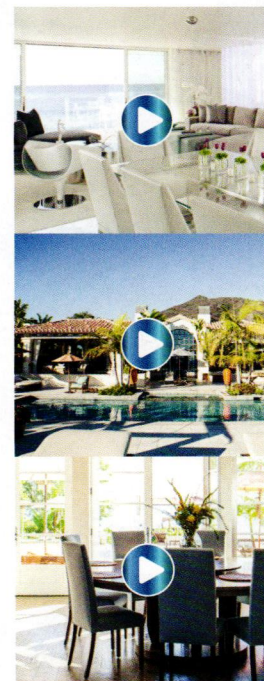
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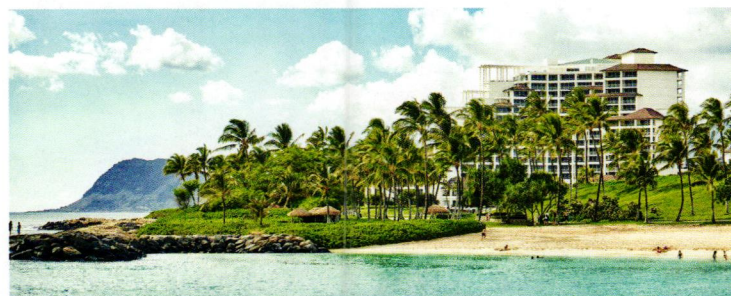
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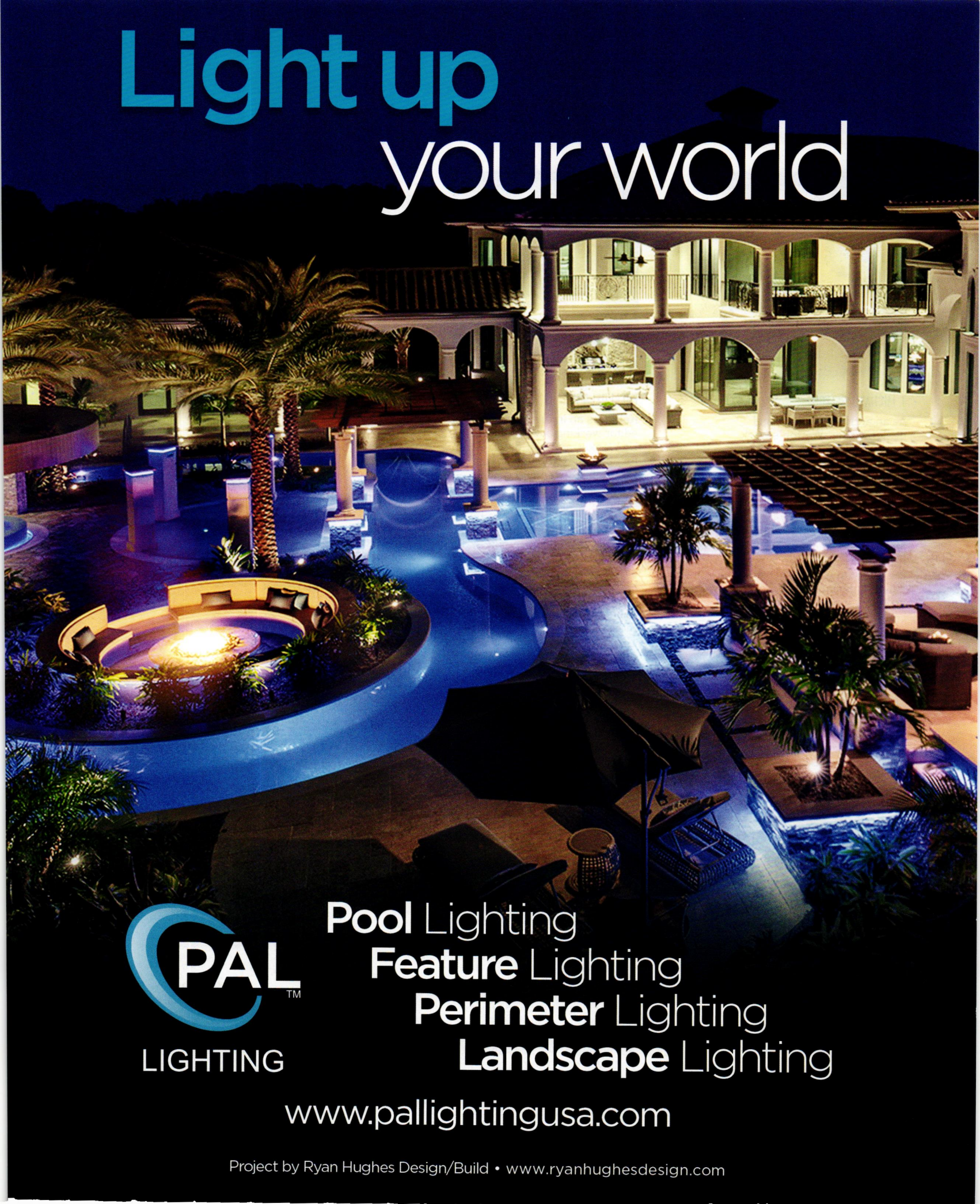
OAHU OASIS

If you're escaping to the tropics this winter, make the most of a trip to Hawaii's capital with this can't-miss activities roundup. Check out some off-the-beaten-path happenings, but don't miss the features that make Oahu one of the most exceptional winter tourist destinations in the country.

oceanhomemag.com/travel/10-best-things-to-do-on-oahu/



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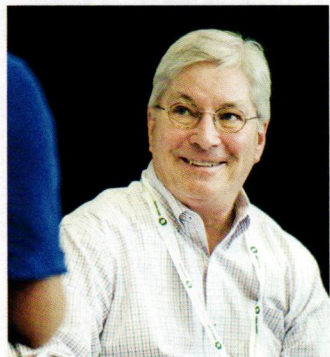
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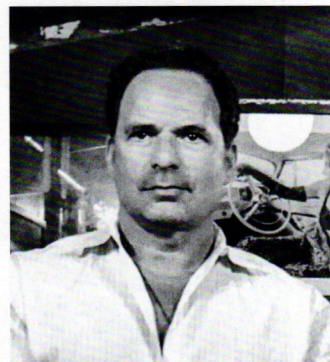
J. MICHAEL WELTON

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 architectsandartisans.com.



KELLI DELANEY

Kelli was an influential magazine editor working at *Allure*, *Glamour*, *Us Weekly*, and *Star* before she founded *KDHamptons.com*, The Luxury Lifestyle Diary of the Hamptons. Launched in the summer of 2011, the popular site focuses on the people, beauty, and glamour that comprise the true DNA of the Hamptons. "I enjoy giving our readers an authentic taste of everything this exclusive community has to offer." With a rapidly growing online readership, as well as a mobile app, *KDHamptons.com* is THE place to get the insider's view of this world-class destination on the East End of Long Island.



DREW LIMSKY

Based in Miami, Brooklyn and Provincetown, Drew Limsky was the founding editor-in-chief of Modern Luxury Interiors South Florida, and has written about architecture and interior design for the *Miami Herald*, *Robb Report*, *Architectural Digest Mexico*, *Florida Design*, *Classic Home*, *Corcoran* and *Elliman*. Other credits include *The New York Times*, *Los Angeles Times*, *National Geographic Traveler*.



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THE BEST IN COASTAL ARCHITECTURE, BUILDING & INTERIOR DESIGN

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Killer ocean views
are only part of the
Porsche Design
Tower's allure.

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NEED FOR SPEED

A HOME IN THE PORSCHE DESIGN TOWER
MIXES THE EXCITEMENT OF THE ROAD WITH
THE REALITIES OF A FAMILY.

BY DREW LIMSKY



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At Porsche Design Tower, no homeowner waits for the valet. That's because every unit in the 60-story Miami-area tower enjoys its own adjacent parking garage for multiple vehicles: 284 spaces for 132 units. And one of three elevators can whisk owners—and their vehicles—right to their homes. “You don’t have to leave your car until you are inside your apartment,” says Juergen Gessler, CEO of Porsche Design Group.

The imposing spire, a technological marvel wrapped in a sleek cylinder, is also one of the tallest buildings in Sunny Isles Beach. Designed by Sieger Suarez Architects with dynamic common areas by Michael Wolk, Porsche Design Tower was built for speed.

It fell to the Fort Lauderdale-based husband and wife duo Brett Sugerman and Giselle Loor, aka B+G Design, to do the unexpected: create a family-friendly vacation home within this new tower for some new clients, a Canadian couple with four kids. The residence is equipped with a two-car garage, and Sugerman notes that the building’s calling card demands attention. “When you’re in the lobby, you can see the car elevators going up the building,” he says. “Both the concept and the execution are cool.”





An Open Invitation.

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The Abaco Club was fortunate to have been spared Dorian's worst—and to be in a position to reopen quickly and offer our assistance. Millions of dollars were raised for relief efforts—dollars that immediately began helping our staff members and other island residents put their lives back together.

Since we reopened, we've been extremely gratified to see so many club members, guests and others return. They've brightened the future for everyone just by being here. We hope you'll make plans to come and experience The Abaco Club, too.

It would be our sincere pleasure to welcome you—with open arms—to our ever-beautiful island paradise.

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Loor emphasizes that durability—as well as the cool factor—was required. The 4,500-square-foot residence with four bedrooms and 3.5 baths was designed for children and teens, yet masquerades as a sophisticated, tailored vision in white, blue and grayscale. Liberal use of slick surfaces and metallics refer to the building's automotive theme. "They wanted it to be fashion-forward because the husband and wife dress to the nines," Loor explains.

Their home had to reflect that interest, but it also had to work for the way they live. For example, B+G Design modified the floor plan to create a kids' hangout space. And Loor points out that the family room's oversized sectional represents the home's marriage of aesthetics and resilience: It's upholstered in a durable, two-tone basketweave Holly Hunt fabric. (B+G custom-made the piece with their go-to collaborator, Grafton Furniture.) The throw pillows are covered in Romo fabric; the room's swivel chairs and leather lounge chair are B&B Italia, sourced at Luminaire.

Such names demonstrate that compromising on taste was never an option. Even the hangout room, with its functional sleeper sofa by Arravanti, features icons of style, such as Herman Miller's adjustable Sayl desk chair from Design Within Reach, and metallic blue velvet throw pillows swathed in Holly Hunt fabric. Très chic. Don't call this a rec room.

With children's needs not an issue in the master bedroom, B+G Design was able to focus on a different balancing act—one that has become something of their signature: the tension between male and female. If the lovingly quilted velvet armchairs by Moroso tend toward the feminine, the ribbed lacquered bed wall and wood panels, which Sugerman says illustrate "architectural integration," are more manly.

As a result, it's difficult to imagine a single woman or a single man inhabiting this bedroom. The chamber, which even in its softness manages to suggest the aerodynamics of a sports car, telegraphs a union. "We're always addressing gender balance," Loor says, "even when we're designing for ourselves." ♦



Construction of the stylish, 66-floor Aston Martin Residences tower is well underway in Miami.

+ Aston Martin Residences

Porsche Design Tower isn't the only prestigious residential building in South Florida to carry the moniker of an iconic vehicle brand. Across Biscayne Bay, the 66-floor Aston Martin Residences tower is rising in downtown Miami. Located on the waterfront with its own marina, the tower that takes the name of James Bond's preferred car will offer a range of units, from 698-square-foot studios to a dazzling triplex penthouse—391 residences in all. But what really makes **Aston Martin Residences** shift into overdrive are its four floors of so-called sky amenities, which include unexpected spaces like an art gallery, movie theaters and a teen center as well as a boxing ring, spinning room and an infinity pool that seems to float over Biscayne Bay. With residences priced from \$700,000 to \$50 million, the British motorcar-inspired building will be complete in 2022. —DL

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“Unleash nature into an interior by incorporating animal elements via different materials and textures with light and dark details. You can curate a timeless design by mixing these materials to balance a space.”

— Chad James, Principal and Founder of Chad James Group



FASHION FORWARD

Animal-inspired details result in nature-infused décor.

STYLED BY CHAD JAMES

1. Leonine Console by Lika Moore

Curved legs and natural wood make this a dynamic yet functional piece for a foyer or library. I currently have one in my Nashville office. blackmancruz.com

2. Tigress by STARK Carpet

STARK's Tigress print adds dimension and texture for a luxurious feel underfoot. starkcarpet.com

3. Renard Table Lamp by Currey & Company

This table lamp in vintage brass is a great call to the wild. It doubles as an artistic sculptural piece. curreyandcompany.com

4. Malibu Duvet and Shams by Peacock Alley

This jacquard ebbs and flows with a zebra-like quality; its soothing colorway provides a sense of calm. peacockalley.com

5. 1960s Decorative Ostrich Egg, France

I love using ostrich eggs as a decorative element on bookshelves with other pieces in similar colors for a monochromatic look. 1stdibs.com

6. Tibet by Clarence House

I like how this pattern plays with whimsy and texture. It works well on an accent chair or pillows. clarencehouse.com

7. Nob Hill Stool by Theodore Alexander

A classically designed stool—inspired by the Regency period in England—brings animal details into a space. theodorealexander.com

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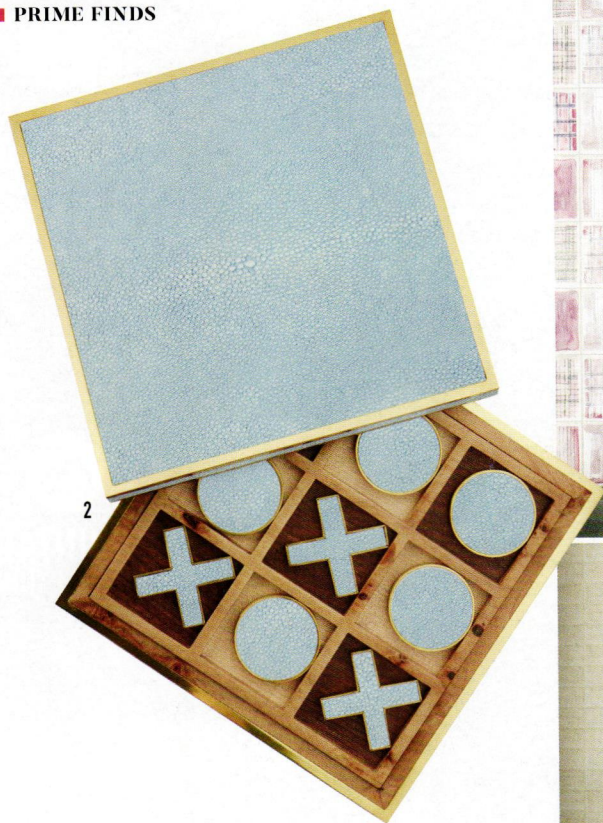
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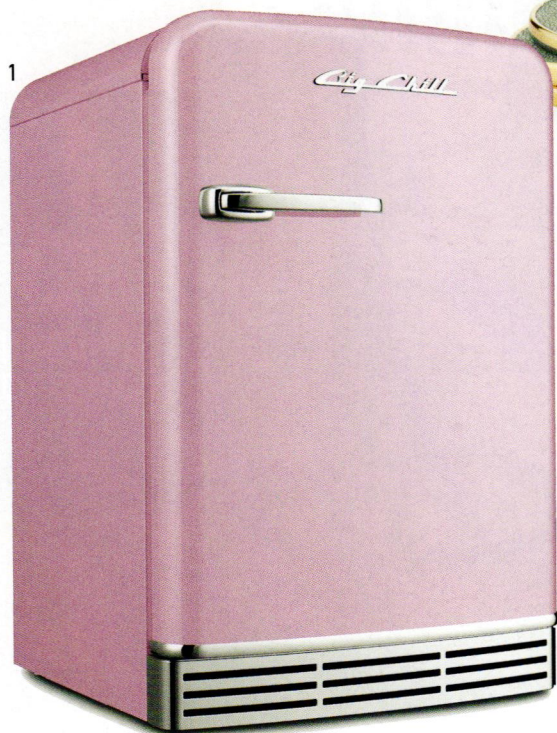
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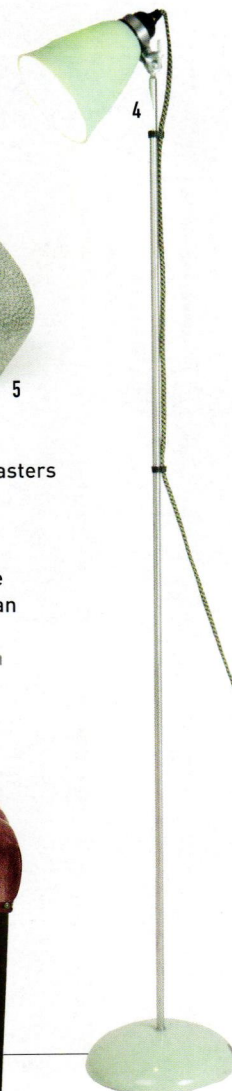
PRETTY IN PASTEL

Pastel hues have been a mainstay of spring décor for years, but it's only recently that they've started brightening interiors for winter.

STYLED BY MELISSA C. GILLESPIE



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6

1. Retro Mini Fridge
Big Chill
bigchill.com

2. Shagreen Tic
Tac Toe
AERIN
aerin.com

3. Gouache Collection
Nemo Tile + Stone
nemotile.com

4. Hector Medium
Dome Floor Light
Original BTC
us.originalbtc.com

5. Shagreen Coasters
AERIN
aerin.com

6. Harbor Large
Cocktail Ottoman
Ethan Allen
ethanallen.com

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OCEANHOMEMAG.COM

A wide-angle photograph of a rustic living room. A large stone fireplace with a wooden mantel is the focal point, with a fire burning inside. Above the mantel is a framed picture of a sunset. The room has a wooden ceiling with exposed beams, a chandelier, and large windows in the background. A leather sofa and armchairs are arranged around a coffee table.

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“The rooms are designed as freestanding tents merged in the jungle with amazing sea views. The main challenge was to maintain the environment as it was when we arrived. Not a single tree was cut or moved for the project.”

– Réda Amalou, Founder and Partner, and Stéphanie Ledoux, Associate Architect, of AW²



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ECO-LUXE

Meticulously positioned across 123 acres, Kasiya Papagayo's five luxury suites evoke exclusivity while connecting with nature. **BY MELISSA C. GILLESPIE**

Kasiya Papagayo, an oceanfront eco-retreat in Costa Rica, opened in 2019 with five tented suites: three overlook the beach and two more are perched on the hillside. Requiring zero impact on the surrounding environment, the owner wanted the land left unscarred so it looks the same for centuries to come—without compromising luxury or comfort. The designers took on the challenge of this very specific design brief by creating structures made from natural materials that rest on timber frame platforms—no need for concrete or nails. The spacious suites include a king bed, lounge space, closet, bathroom with indoor and outdoor shower, and private terrace.

+ Color Swatches

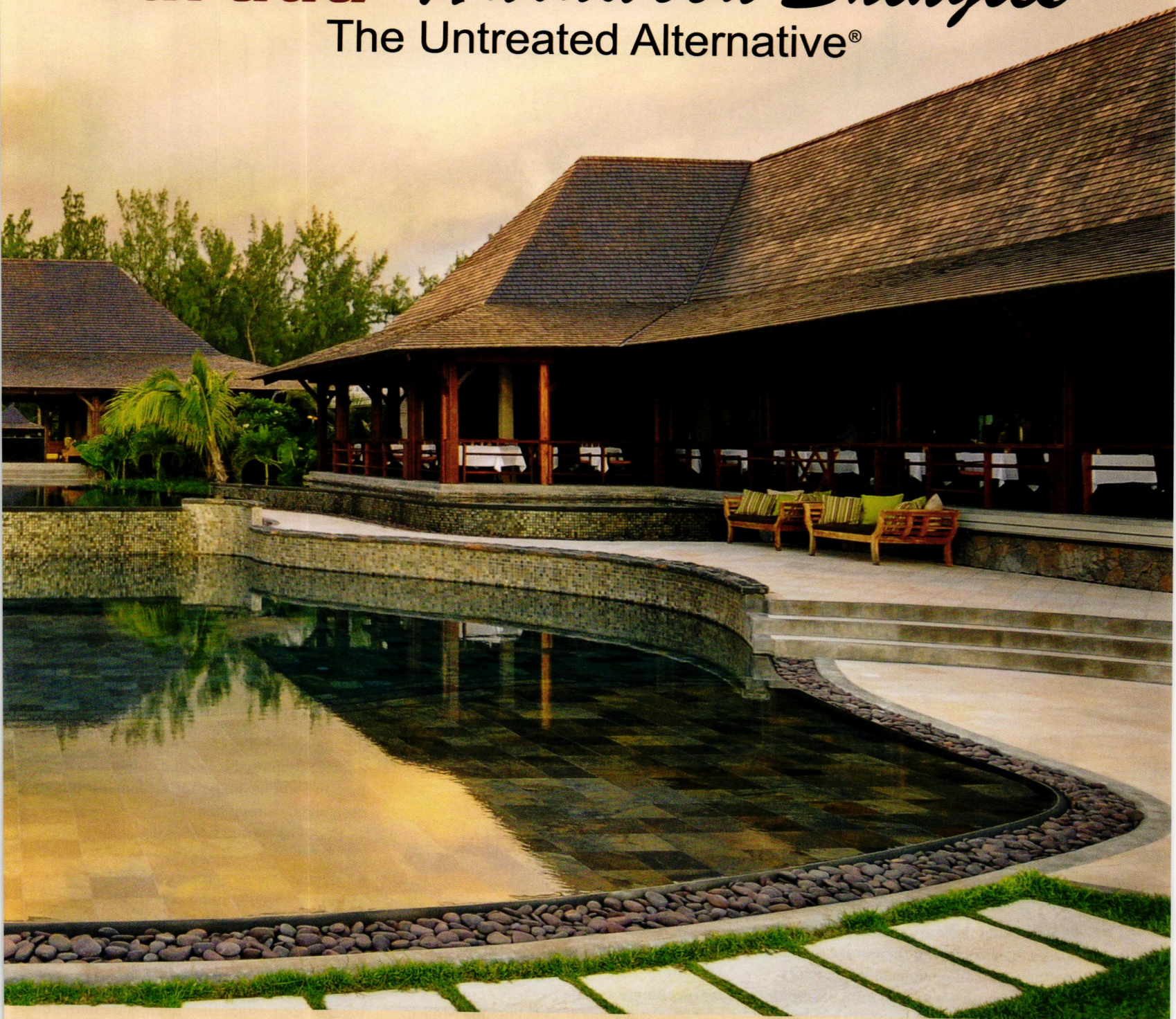


1. Percal bed linens, Rivolta Carmignani, rivoltacarmignani.com
2. Sofa cushions, Sunbrella, sunbrella.com
3. Brass lamps, design by AW², aw2.com
4. Oiled Mansonia headboard, design by AW², aw2.com
5. Oiled Mansonia bedside table, design by AW², aw2.com

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The homeowner says, "The living room with its gorgeous layers and sunset colors has such incredible warmth to it, yet it still feels fresh and casual enough for the beachside."

VA VA VERO!

DESIGNER STEVEN GAMBREL CREATES AN OASIS IN ONE OF FLORIDA'S MOST EXCLUSIVE RESIDENTIAL COMMUNITIES. BY KELLI DELANEY

"We love that there are so many comfortable spaces to relax in, with the terrace overlooking the ocean an obvious favorite. Every room has character and an aura of serenity and harmony. It's a home that's very hard to leave." An idyllic endorsement from longtime clients of superstar interior designer, Steven R. Gambrel, who recently designed this stunning oceanside retreat at Windsor, a private residential sporting club community in Vero Beach, Florida. "I have designed several projects for this young

family with three children including one in the Hamptons and one in Manhattan," says Gambrel. "This time they were looking for a warm climate escape."

"We always stay at La Mamounia while in Marrakech and find the design there breathtaking," the client adds. "Ironically, when Steven and I first talked about this project he had just returned from a trip to Tangiers. The house needed character and color, and I wanted it to feel well-travelled given my upbringing as the child of a British diplomat." And so

the stage was set to create an exotic oasis with a carefully curated collection of fabrics, vintage and antique finds, and custom furniture designed by Steven himself.

Here's what he had to say about the project.

KD: Windsor spans 425 acres of lush barrier island between the Indian River and the Atlantic Ocean. How did this private jewel community inspire the design?

SG: I love the spirit of Windsor, and the feeling of an historic established town; the exterior of the house has the whites and greys I love in colonial architecture, but the interiors are meant to evoke another culture altogether.

KD: Was there a mindset to avoid the expected beach chic look of Florida's Treasure Coast?

S6: Yes. We love that style, but we wanted to escape further away, to an unexpected land bursting with color and curiosity. Although we incorporated a multitude of custom pieces, we were able to complete the renovation in just four months. The clients called us in July, we started in August, and they were able to move in by Christmas.

KD: Color, pattern, and texture play an equally key part in all of the spaces. Was there an order of how these elements came together in the design?

S6: We chose this colorful palette to create an unexpected oasis. I needed to add texture and layering to the architecture so I hired plasterers to tint the walls and add depth. Once the background was established, I incorporated collected objects and exotic materials to further the illusion of a faraway destination.

HD: Break down the bold decision to create a pink living room?

S6: Nothing feels warmer and more exotic than pink, but we used it in all the right levels so it doesn't feel too fresh or strong; the key is tinted plaster, not paint. It integrates the color like an ancient wall.

KD: What turned out to be the greatest design challenge of the project?

S6: The salt air and strong winds make exterior spaces difficult to style and maintain, but worth it. The majority of the outdoor furniture is by Kingsley Bate, mixed with a few custom pieces by others. The beautiful outdoor fabrics are by Perennials and Link Design and will hold up to the seaside elements.

KD: The kitchen is so inviting to cook, dine, or just kick back to read on the tufted sofa. Is this the heart of the home?

S6: The entire family, three generations most often, congregates in the kitchen, where sofas and chairs at tables provide ample



Clockwise from top: The inviting kitchen, the game room, classic Windsor architecture and a kids bedroom



seating so they can all gather and cook and talk for hours. This is probably their favorite space in the house, where they all hang out to share in the evening action.

KD: Was there a specific inspiration for the landscape design?

S6: Yes, as soon as you walk into the courtyard, you immediately feel transported to another land. We worked with landscape architect August Schwartz to create a lush garden, like those found in a Moroccan riad, with bold pops of color in plants, diverse vegetation, and outdoor furnishings. ♦

SUPERYACHT STYLE

SUPERYACHT DESIGN FOR YOUR OCEAN HOME

BY BILL SPRINGER

For many of the world's best designers, the chance to imagine every element of a 300 million dollar superyacht (from the overall exterior lines and naval architecture down to the tiniest interior detail) and then see that vision be built and come to life would be a dream come true.

But Andrew Winch and his multi-faceted, award-winning design house in London are special. They do that—for yachts, private planes and high-end land-based architecture—all the time.

In fact, not only were six Winch Design yachts on display at the Monaco Yacht Show recently. Their 263-foot-long *Excellence* won the overall award for the "Finest New Superyacht" as well as "Best Exterior."

But here's where Winch and his team have done themselves (and us) one better. Instead of just resting on their considerable accolades in Monaco, they've launched several innovative collaborations that anyone

who might not be able to afford a 300-foot-long superyacht will love as well.

According to Winch, all of his design

teams are inspired by nature and the details behind each of collaboration comes from the colors and textures found in the natural world.

As a result, their collaboration with The Rug Company, "...captures moments of calm. Sunlight reflecting off water. A burst of golden morning sunlight. Inky skies after a storm, and the intricate textures of a fine coat."

Meanwhile, the Arc by Winch Design collection with Summit Furniture is a fresh, modern and beach club inspired play on the rattan weaving traditionally found on luxury yachts. Turnstyle Designs teamed up with Winch Design to create range of hardware.

And Tai Ping and Winch Design worked together to create a one-of-a-kind rug featuring a three-dimensional aerial view of a Japanese Zen garden made entirely using hand tufted techniques that was on display recently. ♦

Winch Design has teamed up with The Rug Company, Summit Furniture and other high-end manufacturers.



FOR MORE INFORMATION, VISIT winchdesign.com, therugcompany.com, summitfurniture.com, turnstyledesigns.com, and houseoftaiping.com



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lifestyle

YACHTS, ART, & THE FINER THINGS

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MUSEUM OF
JEWISH HERITAGE

HEAD TURNER

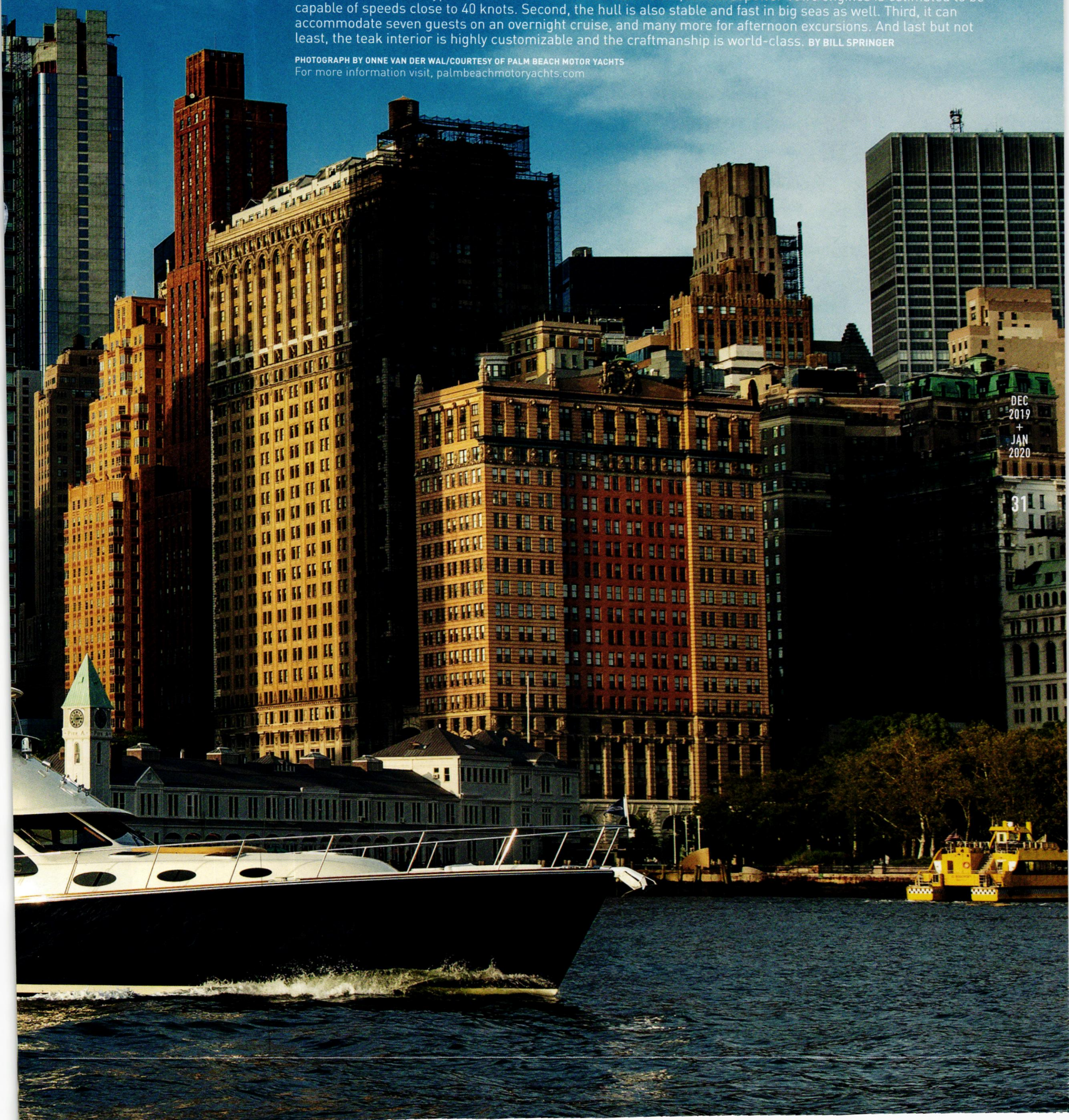
With her elegant lines, stately flybridge, huge windows and spacious interior, some might say the Australian-designed and built (Palm Beach, New South Wales) Palm Beach 70 may appear to be like other large flybridge yachts. But the simple truth is those people would be wrong for a number of reasons.

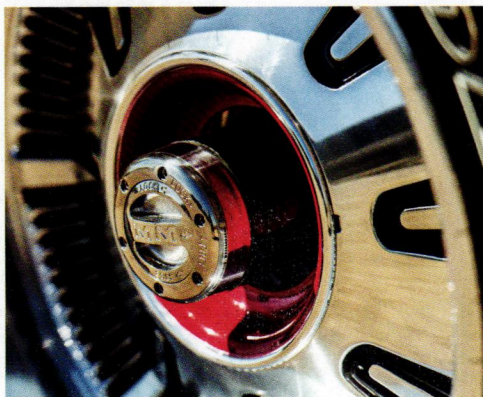
First, the PB 70's hyper-efficient hull combined with dual 1,350 horsepower Volvo engines is estimated to be capable of speeds close to 40 knots. Second, the hull is also stable and fast in big seas as well. Third, it can accommodate seven guests on an overnight cruise, and many more for afternoon excursions. And last but not least, the teak interior is highly customizable and the craftsmanship is world-class. BY BILL SPRINGER

PHOTOGRAPH BY ONNE VAN DER WAL/COURTESY OF PALM BEACH MOTOR YACHTS
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GATEWAY BRONCOS ARE AUTHENTIC (AND OFFICIAL) AUTOMOTIVE RESTORATIONS

BY BILL SPRINGER

Gateway Bronco is not the first company to look for classic 4X4's in barns and garages and then restore them to original condition with better-than-new upgrades under the hood. But Gateway Bronco is the first "Ford Motor Co. approved" manufacturer of the original Ford Bronco. And company founder Seth Burgett is not your typical automotive restoration specialist.

In fact, Burgett founded several companies, including an extremely profitable sport headphone company before he returned to his "car-loving, engine-building roots." And he's "builds" classic 4X4s in a way that would make Henry Ford himself proud.

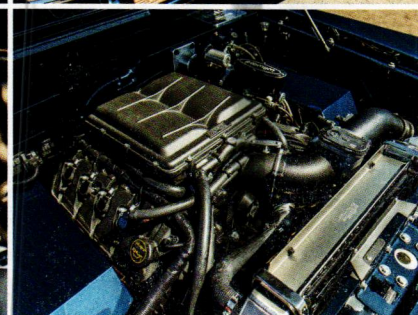
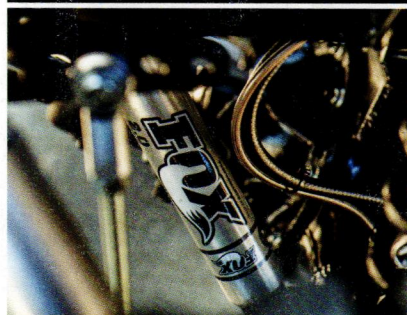
But first, he and his team have to find original Broncos built from 1966-1977. Then they restore each one on a production line in their 60,000-square-foot facility in Hamel, Illinois. Gateway's state-of-the-art facility not only allows them to produce high quality restorations that are officially

Gateway Broncos are as classic and as authentic as you can get.

licensed by Ford. In some cases, they can also guarantee you can have your custom-built, better-than-new Gateway Bronco in just four months. The company also offers a "Fast Track" service that will reduce the time you have to wait for your "new" Bronco down to only two months.

And don't forget, each Gateway Bronco they build has an unmistakably authentic Ford VIN, frame and body along with powerful, modern engines and suspensions that make each build a one-of-a-kind. ♦

FOR MORE INFORMATION, VISIT gatewaybronco.com

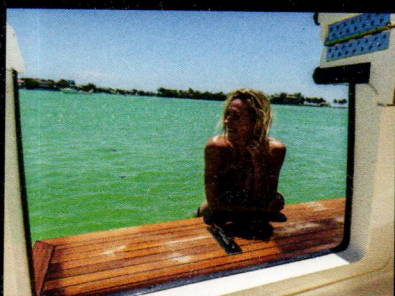




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CRUISE TO YOUR CRUISE

SEABOURN TAKES LUXURY TO THE NEXT LEVEL.

BY BILL SPRINGER

Seabourn's fleet of high-end, all-suite cruise ships have a reputation for providing a special brand of luxury to an exclusive group of travelers. So to make sure Seabourn continues to go above and beyond for their customers, the company is now capable of arranging private jet service to and from their cruises as well.

Seabourn Private Air service can accom-

modate groups of 5-16 people and comprehensive pricing is provided for each flight package. In fact, guests pay for the aircraft rather than by the seat, so the more passengers you have, the lower cost per person.

This probably comes as no surprise, but Seabourn has ensured that their guests' private jet experience is every bit as luxurious

as their cruise experiences. That means the planes will be stocked with chef-curated food and beverages including Regiis Ova caviar, K+M Chocolates, Montaudon champagne and a range of complimentary spirits. Guests will also enjoy private valet luggage service, free Wi-Fi, and Molton Brown amenity kits.

And of course, flying private is even more luxurious when cabin attendants (that are required on some flights, and available by request on others) are on hand to ensure a level of service that's worthy of Seabourn's higher-than-high standards. ♦

FOR MORE INFORMATION, VISIT seabourn.com



HIGH PERFORMANCE HYDRO CYCLE

THE MANTA 5 HYDROFOILING WATERBIKE IS AN ENTIRELY NEW WAY "RIDE" ON THE WATER.

BY BILL SPRINGER

As a beach lover, cyclist and rabid fan of ultra-high-performance hydrofoiling sailboats, the Manta 5 hydrofoiling waterbike ticks just about every box I have. And it's obvious that Manta 5's founder, New Zealand-based Guy Howard-Wills and I have very similar interests because he teamed up with bike designer Roland Alonzo to create the world's first hydrofoiling waterbike back in 2011. But creating something so radical was far from easy.

His design brief called for a "bike" that was lightweight, fast, agile, and easy to

The Manta 5 is the world's first hydrofoiling waterbike.

transport and assemble. It also needed to be capable of being launched from the beach, docks or deep water.

It took almost seven years of prototyping before they hit on the right balance of lift, thrust, speed and portability. But they knew they'd developed something special when they achieved their first submerged launch.

And when the prototype won a design award, and 350 million views on Facebook, the rest, as they say, is history.


According to published reports, it does take some practice to learn how to "ride." But, with its high-tech design and optional electric motor, the Manta 5 could just be the next hip thing. ♦



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This Morehouse
MacDonald and
Associates design in
the Caribbean takes
advantage of ample
available solar power.

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Sea Change

2020 brings new design trends
and challenges for coastal
architects and home owners.

BY J. MICHAEL WELTON



Challenged by advancing developments in sustainability, technology and the environment, architects are responding with creativity and pluck.

They're staying abreast of new tweaks in green building design – on the coast and inland too. They're juggling state-of-the-art technology that's wired into walls and ceilings, awaiting the tap of a hand-held device. And they're monitoring the shifting sands of climate change, reassessing where and how oceanfront homes might be built.

Ocean Home talked to a number of architects about these trends, and solicited some eyebrow-raising responses. So let's see what they said:

GREEN BUILDING

In South Florida, Max Strang, founder of the firm bearing his name, is reaching beyond geothermal heating and cooling to a new process called a "lake loop." Pipes can be plugged into a nearby body of water for an effect similar to geo-thermal drilling. "It makes heating and air conditioning much more efficient," he says.

In Connecticut, Jerry Hupy and Michael McClung, partners in Shope Reno Wharton, are designing for the long haul – with their sights on a 100-year window. "It's not just designing a building with a timeless design and aesthetic," Hupy says. "We use elements like passive

shading and overhangs that protect over time – and we'd rather use mahogany that's rot-resistant than new pine."

Massachusetts-based Nicholaeff Architecture + Design focuses on natural lighting, while working with consultants to create alternative heating and cooling systems that generate electricity for the homes they design. "The HVAC system is huge – so to bring in someone who understands that is important," says Doreve Nicholaeff, principal in the firm.

Chuck Hilton of Hilton Architects in Greenwich, Conn. is working along similar lines, using co-generation to create electricity with natural gas. "You don't lose energy in the transfers, and you recapture it to heat the building and to cool it," he says. "It's not cheap, but the payback is in seven to eight years."

John MacDonald of Morehouse MacDonald in Lexington, Mass. places a premium on understanding solar angles, wind direction and the use of glass and overhangs. "It's different in New England than it is in the Caribbean and the South – but we retain our energy, whether in winter or summer, to bring costs down," he says.

Anthony Frausto-Robledo, associate

Above and right: All coastal architects interviewed agree, energy efficient glass doors and windows are required to maximize the view and minimize the carbon footprint of the oceanfront homes their clients want.





Rising tide levels require many new oceanfront homes to be raised and supported by sturdy piles set deep in the ground.

principal at MacDonald's firm, is a big fan of geothermal for large lots or tight ones. "You can have a clean site free of any machinery, saving space that goes back to landscaping – and be a good neighbor by not producing noise," he says.

Tim Peck, chairman of OBMI, looks to proven ways of the past for sustainability, like passive design and climate control. "We work with nature in an innovative way, like using ICF foam block construction," he says. "We're designing to make sure we have natural ventilation and solar protection – we're creating a comfortable environment without the level of air conditioning the rest of the world seems to require."

TECHNOLOGY

Ten years ago, an architect might have installed one camera at an entrance, but that number's jumped to as many as 15. So technology to wire cameras, on/off switches, AV systems, lighting, and shades is crammed inside walls and ceilings. "There's so much

that when you're doing the framing plans, you're carefully placing every single stick of wood to accommodate it all," Hilton says.

Michael McClung of Shope Reno Wharton is seeing lighting systems that can be programmed and controlled, like window shades that protect a home when no one's there. "They're tied into both energy conservation and control, through phones or tablets," he says.

They can also mimic the sun. "We have a skylight at the top of the stairs of a home, but it's not really a skylight," he says. "It's a light fixture that looks like a skylight, and the light produced looks like what's happening outside.

Strang's enamored with an integrated technology called Delos, one the architect says offers an entire residential system lighting appropriate for the human body and soul, plus quality control for air and water. "When the kids come home from school, you'll see a blip from dirt and germs they're bringing into the house," he says. "It kicks in with filters and what-not – it's definitely a

trend, and one we're using in a house in Ft. Lauderdale."

Architect Mark de Reus, with offices in Sun Valley and Hawaii, has a favorite called Savant. "It runs the full gamut of options with control from a smart phone and hand-held device – you can make it as elaborate as you want, with the environment, security, lighting, and shading," he says.

Sound, light and plants rank high among Peck's priorities. He favors a Panasonic noise reduction system that's used also in the aviation industry. He likes the Sonos sound system too – where every speaker in a house is linked to the Internet and radio stations anywhere in the world. "Clients can control the speakers throughout the house, in zones," he says.

On the horizon is a lighting system that works with light frequencies to affect wellness, health and even skin conditions. "They can reinforce the circadian rhythms, and affect your body in a better way," he says.

Then there are the plant prescription consultants. "Rosemary next to a breakfast



Increasing a coastal home's ability to withstand storm surge can also be accomplished by adding a series of retaining walls.

nook is said to sharpen your mind and elevate your mood," he says. "Lemon balm in bedrooms improves sleep habits."

CLIMATE CHANGE

This is the most unpredictable trend of the lot, no matter the source to which it's attributed. "Everybody realizes it's happening, and quickly at that," says Hilton. "The biggest effect is on direct waterfront homes – they need to be raised – and that goes into zoning with height limits."

For a home in Carpinteria, Calif., Hilton sunk a series of caissons 50 feet below ground, then capped them with a network of two-foot-thick grade beams. "On this, rising out of the ground, are concrete piers about 10 feet tall, supporting the wood frame house," he says. "The building would be there if the soil washed away."

Strang sees Miami and Miami Beach as the most proactive municipalities in South Florida,

where ocean rise and storm surges are more frequent. In other places, if homeowners want to build higher, they often sacrifice height with eight-foot ceilings on the second floor. "The way municipalities like Miami handle that is by saying: 'If you want to build three or four more feet up, we're going to let you penetrate your height restriction by the same amount,'" Strang says. "That needs to happen in more places than just South Florida."

Nicholaeff's firm often builds in flood plains on the Cape in Massachusetts, and on piers that withstand waves coming in and rushing back out. Between the piers are panels that can break away if necessary. "That informs the design," he says. "You have to design for the weather conditions."

MacDonald just completed a home on Kiawah Island, elevated six to seven feet off grade – with similar breakaway panels. But he's also looking now at a site in the Caribbean, where his client wants to build

directly on the ocean. He'll elevate that house to protect it, but he'll have to deal with overhangs that can survive hurricanes.

"You have to create a diaphragm that will sustain winds at 70 to 80 mph," he says. "They're supported in all directions, tied into the roof rafter, and that creates a triangle every six or seven inches – the tension means they're not going anywhere because they're connected to verticals and rafters."

Architect de Reus relies on the basics when it comes to climate change. "There's not a direct effect except being smart about the normal master planning principles, as we lay out a resort project or a single building plan property for flood levels," he says. "Where you place the building – there's nothing new there."

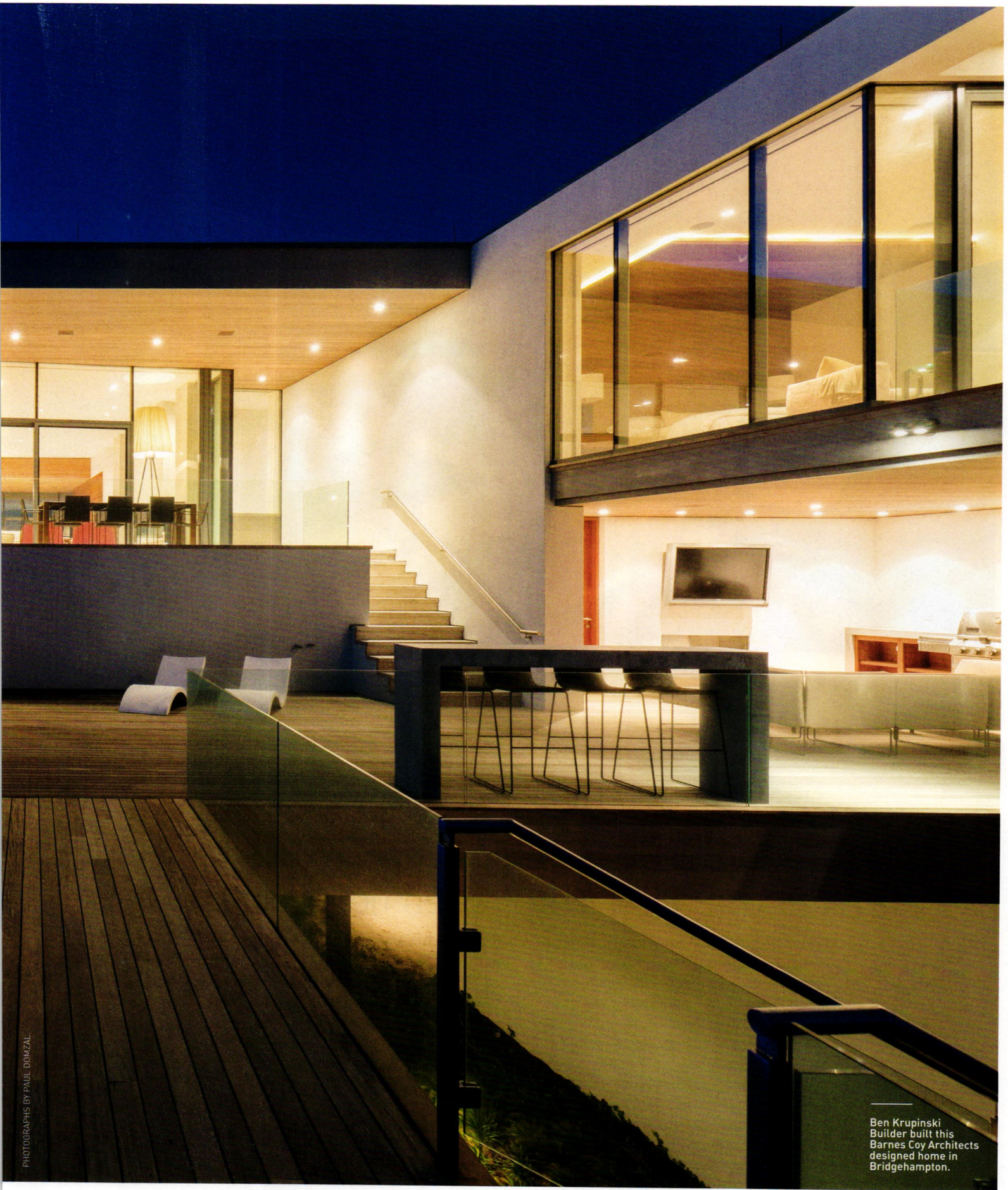
Good architecture always responds first to site and client – but in 2020, innovative solutions for a changing world will be de rigueur as well. ♦



Bespoke Beachfront Builder

Ben Krupinski Builder is the builder for
the stars in Connecticut and the Hamptons

BY MARY GRAUERHOLZ





Stratton Schellinger was deep in the nitty-gritty of constructing a sumptuous oceanfront home in East Hampton, New York, when he and the

project architect, Andrew Pollock, began to implement an exquisite detail: a slight flare in the shingles on the roof line and exterior ground floor of the 13,000-square-foot house. After all, here on the Hamptons waterfront, living is done in high style and each home is unique.

When a search for the particular flared shingles proved too difficult for the project's deadline, Schellinger, co-owner with Ray Harden of Ben Krupinski Builder in East Hampton, dug in and built a shingle-steaming shack on the building site. Shingle by

shingle, Schellinger and his crew created an artful turn in each piece of cedar. The embellishment is subtle yet grand, beautiful but without a speck of ostentation.

Bespoke features such as this give Harden and Schellinger a reputation in the region – primarily the New York metropolitan area, the Hamptons, and Connecticut – for precise, elegant work.

For Schellinger and Harden, conjuring beautiful homes is all in a day's work. The pair purchased Ben Krupinski Builder almost two years ago, after founder Ben Krupinski





BKBuilder's clients require precise, elegant and often complicated work.

died in a plane crash. Schellinger and Harden were both longtime employees of the company and Krupinski's long-term plan had been for the two men to assume its ownership if ever needed. "Ben was incredibly driven, and he wanted the company and all of us to go on. He wouldn't have wanted it any other way," says Schellinger.

Today, the company, commonly known as BKBuilder, has built a reputation for constructing homes that are lavish yet true to architectural roots. In the Hamptons, they are often called "the builders to the stars."

Therefore, BKBuilder clients tend to be high-profile people who value privacy. Harden and Schellinger agree. "Our respect to keep their privacy is a big selling point," Schellinger says.

However, some clients, like the author and style guru Martha Stewart don't mind a little publicity. In fact, her 1874 traditional shingled home in East Hampton has one of the best known interiors in the country and its well known that BKBuilder completely refurbished it.

BKBuilder's work is also expressed in other notable projects, such as the iconic home of The Parrish Art Museum in Southampton's Water Mill, New York, a project completed with the internationally renowned architectural firm Herzog & De Meuron.

BKBuilder's residential projects are a mix of modern and traditional, hewing carefully to high architectural standards. "They're very different," Harden says. "You can build on the ocean with either one."

Siting a home on the Atlantic, which alternately roars and whispers, calls for special materials. For modern houses, Harden says, "metal and concrete are always better." He cites one modern build that required a very particular type of steel, originally only thought to be available in Europe. The men started a deep search and discovered it in Ohio. "We love a challenge," Harden says. "The more difficult the project, the better."

Plans for modern homes must be especially precise in their logistics and mechanics. "You really have to plan ahead," Harden says. "HVAC, lights, everything, has to line up. You're always thinking about where you are ahead of the project, since you're very limited on space because there's so much



BKBuilders steamed each of the flared shingles on this home in East Hamton designed by Architect Andrew Pollock.



glass.” There is also no room for tolerance and no trim to cover space, Schellinger interjects. “It’s very challenging and fun.”

Architect Chris Coy AIA, the principal of Barnes Coy Architects in Manhattan and Bridgehampton, is known for his modern designs, many of them oceanfront. His projects with BKBuilder tend to be large houses with lots of glass and sleek, logical lines. Coy has teamed with Harden and Schellinger on some important homes, including a modern beachfront home in Bridgehampton. The combination of steel, glass, and unvarnished, weathered teak – all of it embraced in clean, crisp lines – is breathtaking. “Beauty is our first requirement,” Coy says.

Harden took the reins on the Bridgehampton build, a creative modern with sheets of glass facing the ocean. “The walls were framed so that each room on the west side of the house would have a south-facing window to view the ocean,” Harden recalls. “The window wall was a walk-out that extended the room with a full view of the ocean. We’ve built many kinds of windows, but this one was unique in the way it was designed.” Harden also appreciated the practicality and aesthetically pleasing design of the carpark, located under the house.

Several miles west, on an East Hampton jetty, is an ocean home with traditional looks (and the flared shingles) that was brought to life by BKBuilder, primarily Schellinger and architect Pollock.

The men and their crews worked slavishly to meet a fast-approaching deadline so that the family could be in their home for summer. Pollock recalls being on the East Hampton work site twice a week for 14 months with Schellinger. “We had to hand-make all the details,” recalls Pollock, the principal of Andrew Pollock Architect PC in East Hampton and Brooklyn. “It was a challenge.”

Add to this the fact that the home had to be built in record time. “That required a great deal of coordination. Communication with BKBuilder was wonderful,” Pollock says. The team not only met their deadline; they beat it.

Architect Pollock designed the front of the house to suggest the influence of famed archi-



The Parrish Art Museum in Water Mill, New York shows the level of craftsmanship BKBuilder is known for.

ects Stanford White and Edwin Lutyens. With its traditional design of easy elegance, the home seamlessly blends with the other mansions in the area. The details give it its individuality.

Schellinger explains, “Flared shingles must bend on a radius. If you order them, it’s a long lead time. I built the on-site steamer to manage time and quality of outcomes.”

“Stratton Schellinger is a magician,” Pollock says, remembering those days.

And the creativity, talent and attention-to-detail that Pollock has come to depend on to get his designs built helps Barnes Coy design and deliver magnificent oceanfront homes (which often call for huge technical challenges such as cantilevering an entire wing of a house) to extremely happy clients. “We do nothing but create horrible challenges for these guys,” Coy says. “They always succeed.” ♦



A SHOW OF RESTRAINT

Norway meets New England
on Long Island Sound.

The front entrance
features elegant stone
stairs and a glossy black
Regency style door.
Hunt Slonem artwork
hangs over the gas
fireplace in the entry.

By **MARNI ELYSE KATZ**
Photographs by **ERIC PIASECKI/OTTO**

M

Mark Finlay, principal of Mark P. Finlay Architects, is a master of the waterfront home, but make no mistake, his oeuvre is nothing if not diverse. In designing this 12,000-square-foot Regency style residence for a cosmopolitan couple with four grown children, Finlay took cues from his client's Norwegian heritage. "The home is very much a reflection of the clients' backgrounds and tastes," says the Fairfield, Connecticut-based architect. "The restrained aesthetic draws on northern European architectural principles."

Every aspect of the house, which has a smooth white stucco façade and sits on the shores of the Long Island Sound in Southport, Connecticut, is carefully considered. Finlay, along with the firm's director of interior design, Tina Anastasia, and landscape designer James Doyle of Greenwich-based Doyle Herman Design Associates, created a property that both embodies the homeowners' vision, and melds form with function.

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A Grand Arrival

An allée of cherry trees lead visitors down a gently swooping driveway on the half-acre double lot, slowly revealing the water view for a statement arrival. Doyle says, "We talked about this important sense of disclosure from the beginning." Doyle and lead landscape architect Cheryl Brown, echoed the straight lines of the home's architecture in their symmetrical landscape plan, but when it came to the drive, a curve was crucial. "The graceful turn is a function of getting from A to B," Doyle says. "It's how we were able to achieve the reveal."

Overall, the scheme is crisp and clean. "The northern European sensibility continues in the landscape," says Doyle. The well-organized, hard-lined arrangement of the oil and stone courtyard, bluestone paths, and boxwood shrubs is in perfect harmony with the architecture. While the color palette of the plantings is monochromatic, a variety of

texture, heights, and forms add interest. And, here and there, boxwood globes counterbalance the linearity. Brown says, "We used a lot of restraint."

A Formal Façade

Despite the ample square footage, this is no sprawling compound. Rather, the home's front elevation is absolutely orderly. The central portion is tall and strong, with a flared hip roof that lightens the impact. A double row of windows that measure nearly the same size—a whopping seven-feet tall—references European architecture. "Windows are exaggerated vertically," Finlay says. "but there are hard horizontal lines to help make the massing of the house not feel so big."

Symmetrical one-story wings are set back, reverential in their understated simplicity. And the glossy black door is framed by two uncomplicated columns. The effect is dignified and precise. "Norwegian architecture is about scale and proportion," Finlay says. "We kept it simple and classic."



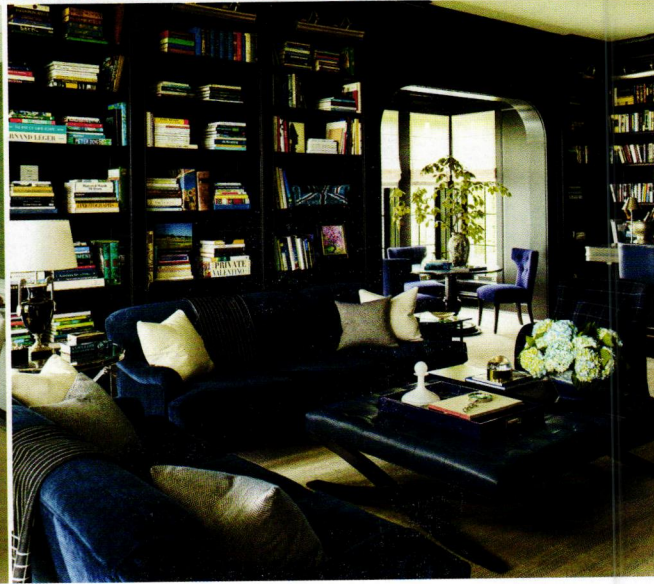


The structured arrival courtyard is complementary to the home's architecture. The open lanterns by Visual Comfort in the sunroom off the kitchen don't block the view. A rug from Holland & Sherry brings the color of the ocean into the great room.

Defying Convention

While there is a distinct formality inherent in the architecture, when it comes to the interior plan, rigidity falls by the wayside. Yes, beyond that grand black door lies a formal foyer complete with marble tile floor punctuated with absolute black cabochons, but the eye is drawn through the space to the water view out back. "When you enter the house, the water becomes part of it," Finlay explains. "You go from formal to informal on the same axis."

There is no central staircase around which rooms are organized. Instead, Finlay



implemented a more Northern European arrangement in which wide, welcoming rooms open one to the next. “You walk through rooms to get to rooms,” he says. “You’re always moving through it, and so you use the whole house.” Three large spaces—kitchen, great room, and library—unfold across the back of the house, all with spectacular water views and access to central patio and lush lawn out back. “The plan of the house is everything,” Finlay says.

Sophistication with Ease

The interior architecture—classically molded trim, painted paneling, and windows that reach up to 11-foot-plus high ceilings—is set off by high contrast finishes. Dark floors ground the space and light walls keep it light and airy. “The clients love the high contrast of black with creamy white,” Anastasia notes.

It’s an elegant backdrop to unfussy furnishings, as fitting for a home designed as a family gathering place. From the great room

This page: There are two sets of slipcovers for the dining chairs in the kitchen. The kitchen’s reclaimed Belgian bluestone flooring was the client’s idea. The sofas in the library are upholstered in blue velvet. The FontanaArte suspension light is a minimalist take on a medieval style.

Opposite: The nautical flavor of the pool house interior and furniture slipcovered in outdoor fabrics by Link make a wonderful outdoor space. There are two outdoor terrace areas; the covered one is for dining and the other for relaxing. Oversize bluestone pavers surround the pool.



to the sunroom to the master suite, relaxed silhouettes and intimate seating arrangements invite one to stay awhile. Soft blue accents are woven through the rooms to reflect the coastal locale. Even the formal dining room, with its pale blue grasscloth wallpaper, swirling abstract artwork, and simple drapes, has an air of breezy inclusiveness that's practically beachy.

The library is dark, dramatic, and even more alluring. Built-ins and paneling painted pitch black line the room, brightened by the homeowners' extensive collection of books that encompass a multitude of topics, from fashion and film, to art and architecture, to mythology and music. Luscious royal blue velvet-upholstered sofas are at once tailored and all-encompassing, windowpane plaid swivel chairs are conducive to conversation, and a tufted leather ottoman begs occupants to put up their feet. "The client wanted it be upscale," Anastasia says. "But also, comfortable and usable."

Relaxing Out Back

The back of the house is designed for relaxation and outdoor entertaining. Indoor rooms flow easily to well-defined outdoor areas paved in oversize bluestone. A covered dining patio opens off the library, which oc-

cupies the west wing, while the enclosed sunroom opens off the kitchen, which occupies the wing flanking the east side. In between, a double patio is bisected by horizontal pavers, on perfect axis from the front door. "The path is not just functional, it is integral to the design," says Brown. "It is a strong visual experience that takes you from the interior to the exterior."

A small breezeway adjacent to the mudroom

on the east connects the main house to the auxiliary spaces tucked behind the garage. An exercise room opens onto a seating patio that leads three steps down to a crisp rectangular pool set long to the view. The adjoining pool house is the epitome of casual chic, with tongue and groove paneling, slipcovered furniture, and navy accents that lend nautical flair. Its sliding doors open directly onto the spa. Finlay says, "You can jump right in." ♦

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LUXURY TRAVEL, RESORTS & DEVELOPMENTS

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■ DESTINATION: FRENCH POLYNESIA

UNSPOILED EXCESS

THE BRANDO IN FRENCH POLYNESIA IS SIMPLY ONE
OF THE BEST RESORTS IN THE WORLD. BY BILL SPRINGER



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The Brando Resort
delivers unparalleled
luxury and unspoiled
natural beauty.

Lots of tropical resorts have beautiful beaches. And many tropical resorts boast exquisite villas, decadent plunge pools and large private decks that are shaded by picture perfect palm trees. And of course, every ultra-luxe tropical resort features ocean views of some kind.

But, as I learned for myself during a visit last fall, The Brando Resort, located on a remote private atoll in French Polynesia is way more than just another tropical resort. In fact, I was lucky enough to see for myself why it's consistently named one the "best resorts in the world."

LOCATION, LOCATION, LOCATION

The Brando is located on the private island of Tetiaroa—an atoll comprised of a dozen small islands surrounding a crystal-clear lagoon 30 miles northeast of Tahiti. It's where the Tahitian royal family vacationed for centuries and it's the tropical paradise Marlon Brando fell in love with (and eventually signed a 99-year lease on) when he was filming *Mutiny on the Bounty* in the 1960's.

As you might have guessed, I fell in love too. But, I had a feeling The Brando was going to be something special as soon as I stepped aboard the resort's private plane in Tahiti. I knew for sure when I saw the sparkling shades of blue water surrounding the atoll when we came in for a landing 20 minutes later. And when I experienced the Brando's special brand of private luxury in my villa, it almost felt too good to be true.

PRIVATE LUXURY

Each villa is more than just luxurious. They blend into the environment while also providing guests with every amenity. Large walls of glass can be opened to eliminate the boundary between inside and outside. Rich wood decks lead out to not only to your own a private pool, but to your own private beach as well. In fact, the dense vegetation and generous space between each villa created a comforting cocoon of privacy that allowed me to connect to the natural beauty of my surroundings unlike any other tropical resort I've ever experienced.

I can't even believe I'm writing this but, I



Top to bottom: The villas have pools right on the beach, the dining at Les Mutinés by Guy Martin is legendary and the spa is heavenly.



felt so contented, and so connected, and most of all, so private and protected in my villa, I didn't even feel compelled put on my bathing suit when it was time to cool off in the pool. I just slipped in au naturel.

NATURAL WONDER

The intoxicating feeling of being connected to the natural beauty of Tetiaroa was only magnified when a group of us toured the outer islands on the other side of the three-mile-wide lagoon with a naturalist guide. These remote islands are home to diverse and important populations of birds, fish, and sharks. Whales often stop outside the reef during their annual migration from Mid-July to Mid-October. And the Brando's

famous beehives out on these outer islands make an exclusively pure brand of honey.

Other outdoor pursuits that will restore your body as well as your mind include, snorkeling, diving, and exploring the lagoon in a traditional Polynesian canoe or on a stand up paddle board. But, then again, you may never want to leave the private luxury of your villa. And it's possible to own a large residence on Tetiaroa as well. Turn to page 88 for a glimpse of a Brando private residence.

WORLD-CLASS GASTRONOMY

There may be more remote and more unspoiled islands in the world. But I'm pretty sure none can boast the level of cuisine that The Brando is famous for. The resort's two main restaurants feature Polynesian-inspired dishes, East/West fusion and classic French cuisine, created by Executive Chef Cédrik Ollivault. Meanwhile, the cuisine of Guy Martin of the Michelin two star restaurant Le Grand Véfour in Paris is featured in Les Mutinés by Guy Martin dining venue.

But for me, the Brando is not only one of the most exclusive resorts in the world because of its amazing dining, stunningly private villas, long list of activities or even its royal or even movie star connections (full disclosure: Lady Gaga, President Obama and many other A-list celebrities have visited). It also offers visitors a rare gift of luxury and unspoiled natural beauty at a resort that's committed to preserving and protecting its fragile habitat and providing *sustainable* luxury with a minimal carbon footprint.

I'm counting the days until I can return. And next time, I'm bringing my wife! It's just too romantic to experience alone! ♦

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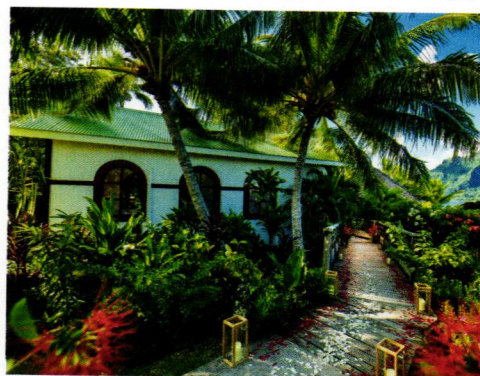
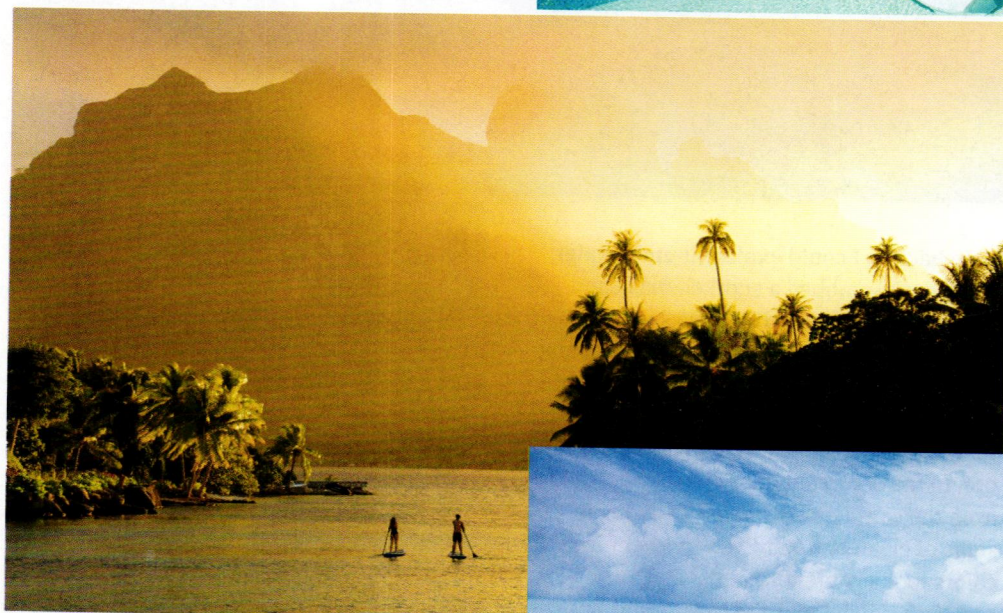
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UTTER IMMERSION

DIVE IN TO THE DELIGHTS OF THE CONRAD BORA BORA NUI.

BY BILL SPRINGER

The Conrad Bora Bora Nui is located on the most private side of the lagoon and features some of the largest over water villas too.



After sailing aboard a chartered 50-foot catamaran over 100 miles northwest from Tahiti, (and stopping at some of the most beautiful tropical islands in the world including Morea, Huahine, and Raiatea) arriving in Bora Bora was bittersweet. I was sad because my magical week of sailing and exploring Tahiti's Society Islands was over.

But since I went immediately from the deck of a private yacht, to the private deck of an ultra-lux overwater villa at the Conrad Bora Bora Nui, my immersion in the magic of French Polynesian hospitality and luxury was only just beginning.

In fact, my villa boasted similar views (and easy water access!) that we were treated to on the catamaran. But the villa was also much bigger to my cabin on the yacht. The air conditioning was much cooler. The sheet thread counts were much higher. And best of all, the Conrad's resort service was way more luxurious.

Located on the most private side of Bora Bora's world-famous lagoon, the Conrad Bora Bora Nui resort enjoys everything that Bora Bora is famous for: warm breezes, warm

water, warm people and nearly 360-degree views of the ocean and Bora Bora's dormant Mount Otemanu volcano. I soon learned that the Conrad also has six restaurants and bars (ranging from fine dining to beach casual), a full-service spa and beauty salon, a state-of-the-art fitness center, large infinity pool, and one of the coolest miniature golf course (every hole is a "water hole") I've ever seen.

But when I first arrived, settling into my

over water villa was what had the most profound effect on me. Maybe it's because I'm a sailor, but the reality of enjoying all the over-the-top comforts of a 5-star resort in a large private villa that's hovering over a warm and peaceful lagoon in the Pacific was hard to wrap my mind around at first. But, don't worry. I got used to it pretty quick.

It was only after I'd taken some serious time ponder stunning natural beauty of my

surroundings (in the villa and on my deck) that I started to wonder what the rest of the large resort was like. And since, dinnertime was approaching, I did what most of the Conrad's guests do when they need to get around. I grabbed one of the plentiful beach cruiser bikes they have in racks all over the resort and went for a spin. Soon the resort's wooden walkways were murmuring under the fat tires of my bike as I passed the pool, the spa and the virtually endless beach.

I even went for a quick sail on the resort's well-kept Hobie before attending the traditional *Ahi Ma'a* Polynesian dinner on the beach. We dined on a selection of meat, seafood and vegetables that were cooked by native islanders for up to 12 hours in a traditional Tahitian underground oven that's made from coconut leaves and rocks.

Then it was time to head back to the high-thread-count bliss that was waiting for me back at the villa. And let's just say waking rested and restored, and watching the sunrise from the comfortable high-thread-count cocoon of my king-size bed was one of the highlights of my entire Tahitian trip.

But there was one more thing I really wanted to do. Since we first sailed through the outer reef that rings the island, I wanted

to go back so I could explore it underwater. So, I simply grabbed a snorkel, mask and stand up paddle board (that was readily available at the beach) and started paddling. The paddle was a bit longer, and a bit harder than I was expecting to get out there. But it was sooooo worth it. I felt a primal connection to the ocean and gloriously unplugged from the world. I was treated to diving in some of clearest water I've ever seen. And the colors took my breath away.

That's when I realized the Conrad Bora Bora Nui is too special to visit just once. And since Tahiti is only an eight-hour flight from Los Angeles, I may have to make a yearly pilgrimage back. ♦



Clockwise from top: The villa, beachfront dining, and the spa.



FOR MORE INFORMATION, VISIT hilton.com/en/conrad



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MAXIMUM PRIVACY

CASA KOKO IN PUNTA MITA, MEXICO, IS THE ULTIMATE IN EXCLUSIVE OCEANFRONT DESTINATIONS. BY MELISSA C. GILLESPIE

With its combination of privacy and uncompromised amenities, Punta Mita is a utopia for luxury seekers.

The development began 20 years ago, when real estate developer DINE created the gated, 1,500-acre resort community just outside Puerto Vallarta, Mexico. That year, Four Seasons Resort Punta Mita opened its doors, and a master plan to make Punta Mita the future home of five hotels and various residential communities was launched. Today, its 17 communities include high-end condos and spectacular custom homes.

"Punta Mita truly is a sought-after resort development for visitors or second home buyers who desire a strong sense of community, luxurious amenities, and the most beautiful beaches in Riviera Nayarit," comments Carl Emberson, director of marketing and operations for Punta Mita. "It continues to be Mexico's leading luxury resort community and destination."

Nestled within these highly desirable

residential communities, in one of the most luxurious sections of Punta Mita, is Casa Koko, a breathtaking oceanfront vacation villa that exudes Zen vibes with décor inspired by Japanese aesthetic philosophy.

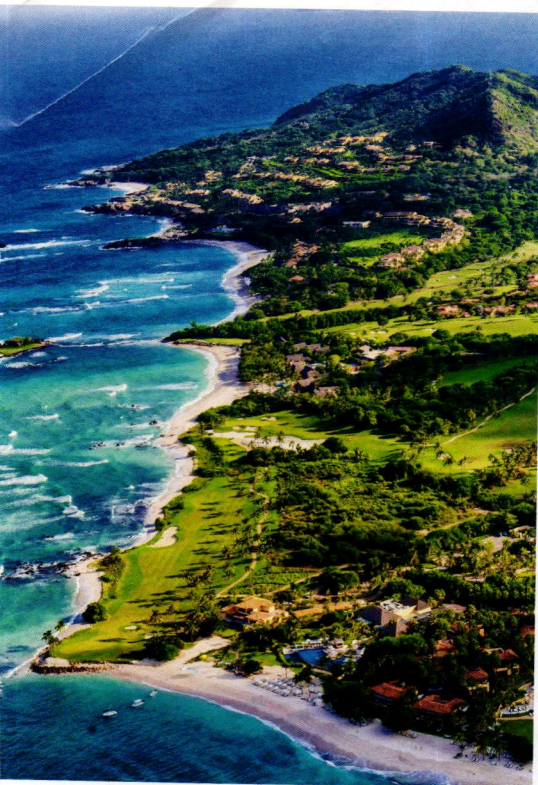


View from Casa Koko's pool deck

Above, the private pool and beach



The stunning Punta Mita coastline.



Designed by architect Juan Collignon and interior designer Karen Collignon, the nine-suite, 24,000-square-foot sanctuary includes a spa, fitness room, and an infinity pool that fades into the Pacific Ocean's horizon. With expansive floor-to-ceiling windows and an open indoor/outdoor floorplan, Casa Koko indulges in its oceanfront setting with hammocks, chaises, a dining palapa, and in-pool spa.

While you relax the day away, Casa Koko's full-time staff attends to every need: unpacking your luggage (what a treat), scheduling private sailing excursions, arranging onsite spa treatments, and serving multicourse gourmet meals courtesy of the property's five-star chef. With its promise of family time, dedicated service, decadent seclusion, and so much more, Casa Koko delivers an ultra-luxe vacation experience.

Although you'll have no need to leave the villa's full-service luxury, take advantage of the multitude of activities and gourmet dining options throughout Punta Mita. Casa Koko guests have full access to Punta Mita's Kupuri Beach Club, Resident's Beach Club, and have preferred access to the development's two five-star resorts and the



Casa Koko's spacious indoor and outdoor living spaces.

Left, views of Punta Mita's coastline, golf courses, and luxury estates.

Pacifico and Bahia golf courses. Casa Koko also provides driver service to explore beyond Punta Mita.

Whether you choose to stay close to your home away from home or spend the day out on the water or exploring nearby towns,

Casa Koko's team will be ready to greet you with fresh ceviche, a refreshing margarita, or just about anything you desire. Grab a book, settle into a hammock, and enjoy the casual, barefoot luxury of this perfect, ultra-private sanctuary. ♦

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SUNNY SORRENTO

A FIVE-STAR HOTEL, VIEWS OF VESUVIUS AND CAPRI, AND ANCIENT ROMAN RUINS MAKE THIS TOWN A MUST-STOP ON THE AMALFI COAST.

BY NANCY E. BERRY

Skimming the water along Italy's sunny Amalfi Coast with prosecco in hand and listening to Luciano Pavarotti belting out "Nessun Dorma" over the sound system, I can't help but believe this is possibly one of the most perfect days.

Today I am a guest (along with two other travel writers) of Guido and Ornella Fiorentino. Guido owns Sorrento's Grand Hotel Excelsior Vittoria, which has been in his family since 1834. Throughout its storied past, it has hosted European royalty and Hollywood celebrities as well as a host of iconic singers, artists, and musicians. Perched on a cliff overlooking the Bay of Naples, Mount Vesuvius, and the island of Capri, the five-star

Grand Hotel Excelsior Vittoria has been welcoming guests since 1834.



hotel—complete with Michelin-starred dining—is spread over three historic buildings. It's the perfect basecamp from which to tour this classic Mediterranean landscape, rich in both natural beauty and ancient history.

We speed past the calcareous rock coastline and its mysterious caves, grottos, Roman ruins, terraced vineyards, and lemon orchards—one scene more breathtaking than the next. Not only are the sights, salt air, operatic tenor, and

prosecco perfection, but also the warmth and hospitality of this gracious and handsome powerhouse couple unyielding. Their welcoming, relaxed demeanor is infectious and makes the trip all the more sensational.

We stop for lunch where the Gulfs of Naples and Salerno begin to turn at Marina del Cantone. Just offshore, located between the Bays of Recommone and Ieranto, lies Li Galli island, where the Sirens in Homer's epic poem *Odyssey* were said to have lived.

The tiny cove is home to Ristorante Maria Grazia, which opened in 1901. We eat family style at a long table with a pale blue tablecloth and white china overlooking the sea. Plate after plate arrives from the kitchen: fresh tomatoes and mozzarella, green olives, and heaps of spaghetti and zucchini topped with fresh basil. This spaghetti dish was invented by founder



Top: The views are as grand as the interior decor.

Bottom: The luxurious spa.



Maria Grazia and passed down through generations—it is simple but exquisite. Falanghina wine flows freely while Guido describes his childhood growing up on the Amalfi Coast and the history of his famous hotel. He shares that it was built on the ruins of Roman Emperor Augustus's villa; a series of tunnels still run beneath.

Satiated and even more intrigued, we hop on the boat and return to our ultra-luxe accommodations. A quick elevator ride brings us from the port directly back to the hotel. The afternoon is spent touring and shopping in town with Ornella. She shares some of her favorite boutiques selling everything from handmade sandals to the region's lemon liquor, limoncello.

Back to the hotel's champagne garden, we talk about the day under the wisteria-laden pergola as the sun begins to set. Before heading to dinner, I wander around the hotel's ancient grounds, taking in the Mediterranean plants and citrus and olive groves and soaking in the beauty. The hotel's interiors parallel the surrounding grounds and gardens. Its 18th-century columns, frescoed ceilings, and antiques mirror the region's unsurpassed history and sophistication.

I join my new friends at the Michelin-



starred restaurant Terrazza Bosquet, helmed by chef Antonino Montefusco, whose regional and Mediterranean cuisine incorporates fresh, local produce—even a variety of citrus fruits from the hotel's orange grove. The presentation of each dish is divine. We are fortunate to have Guido and Ornella join us for the evening and learn more about the hotel's iconic guests: poet and playwright Oscar Wilde, German composer Richard Wagner, and turn-of-the-last-century Italian opera singer Enrico Caruso. The hotel still keeps the Caruso Suite, where Caruso spent many months, decorated in Victorian fashion. I can hear "O Sole Mio" when I tour the famous suite—an homage to this great Italian talent.

The next morning after breakfast, we head to the little square of Termini in the small village of Massa Lubrense for a guided hike on San Costanzo mountain. Vegetation sprouts from the rocky terrain and our guide

points out tiny blue flowers called *Lithodora rosmarinifolia*, a common plant of the Sorrento peninsula. We continue our journey to the eastern peak where the small chapel of San Costanzo dates back to the 16th century. The hike is a must for any trip to the region: Seeing the landscape up close with views out to Capri is otherworldly and worth the exertion.

After this glorious walk, I head back to the hotel's boutique La Serra spa for a signature massage and facial. The experience is the ultimate in wellness and relaxation—and much needed after the coastal walk. After having a glass of wine on the terrace of my two-story suite overlooking the sea, I head to Ristorante Museo Caruso—literally a shrine to the great tenor—where I indulge in delicious Mediterranean and Neapolitan flavors. Caruso serenades in the background. It's the perfect way to end my trip to such a memorable destination. ♦

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Boca Beach House

LOCATION, LOCATION

The latest in oceanfront real estate and resorts **BY MELISSA C. GILLESPIE**

Set on one of the last developable waterfront parcels in east Boca Raton, Florida, **Boca Beach House** will offer 32 residences, a private marina, and membership to the Boca Raton Resort & Club. With design by Linda Ruderman Interiors and landscaping by Raymond Jungles, residences will have two to five bedrooms, each with private elevator access and expansive outdoor terraces. Boca Beach House is co-developed by Key International and Integra Investments. This will be the area's first luxury waterfront condo development in the last decade. Pricing from \$2.5 million to \$8 million. bbhresidences.com

CABOT SAINT LUCIA

Cabot, Canada's premier luxury golf resort and residential community, recently broke ground on a new master planned resort community in Saint Lucia. Located on Point Hardy, a 375-acre peninsula at the island's northern tip, **Cabot Saint Lucia** will boast Coore &

Crenshaw's first Caribbean golf course, magnificent real estate, and an oceanfront resort. Residential real estate offerings include a collection of hillside townhomes and single-family homes along with customizable beachfront and bluff-top estate lots. Residents and guests

will have exclusive access to the property's amenities, including three restaurants, a spa, and wellness center. Prices range from \$760,000 to \$10 million. cabotsaintlucia.com

VALLEY TRUNK

Set on 19 acres of gardens and white sand



Cabot Saint Lucia



Little Palm Island Resort & Spa

beach on the island of Virgin Gorda, **Valley Trunk** reopens December 2019 following a substantial restoration and redecoration after Hurricane Irma. The property encompasses 10 suites across five standalone villas and accommodates up to 20 guests. All villas and guest rooms were updated to a clean coastal aesthetic with light and bright interiors featuring natural materials. New

windows and folding French doors encourage indoor-outdoor interactions. All-inclusive rates start at \$5,000 per night in the low season and range up to \$12,000 per night during high season. valleytrunk.com

LITTLE PALM ISLAND RESORT & SPA

Little Palm Island Resort & Spa—part of the Noble House Hotels & Resorts collection—will officially

begin welcoming guests on April 1, 2020. Following a two-and-a-half-year closure due to Hurricane Irma, and subsequent re-imagination, the 5.5-acre private island resort includes 15 redesigned thatched roof bungalows with ocean views and all-new interiors. The spa features a two-story atrium with carved architectural details and a handcrafted tile fountain. Private cabanas have been added to the oceanfront pool area and the well-loved Palapa Bar will return as well. littlepalmisland.com

VISTA ENCANTADA SPA RESORT & RESIDENCES

Vista Encantada Spa Resort & Residences opened in September 2019 in Cabo San Lucas, Mexico. The property has 37 one- to four-bedroom suites, each with a sitting/dining area, private plunge pool, balcony, and kitchen. Culinary offerings include piano bar Cantomar and signature restaurant Mestizo del Mar, a rooftop, seafood-forward contemporary eatery overlooking the Sea of Cortez and helmed by chef Oscar Rodríguez García. The state-of-the-art Milagro Wellness Spa and rooftop pool round out the property. vistaencantadaresort.com



Valley Trunk



Vista Encantada Spa Resort & Residences

FOR ADDITIONAL PHOTOS AND OPENINGS, VISIT oceanhomemag.com and our digital edition

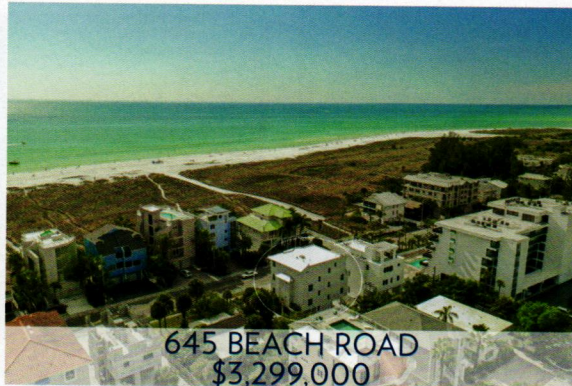
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8230 SANDERLING ROAD
\$6,000,000



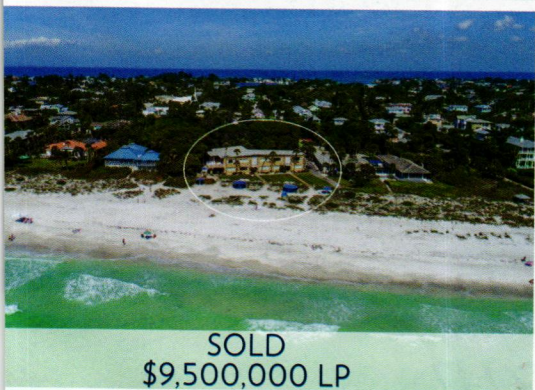
4137 & 4153 HIGEL AVENUE
\$16,000,000



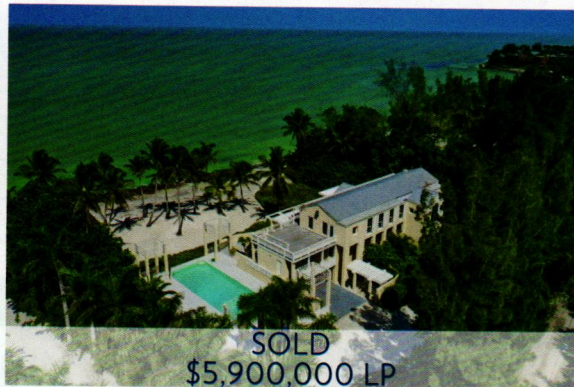
645 BEACH ROAD
\$3,299,000



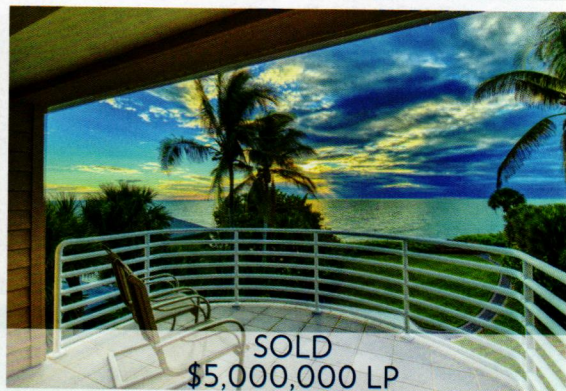
6200 MANASOTA KEY ROAD
\$2,995,000



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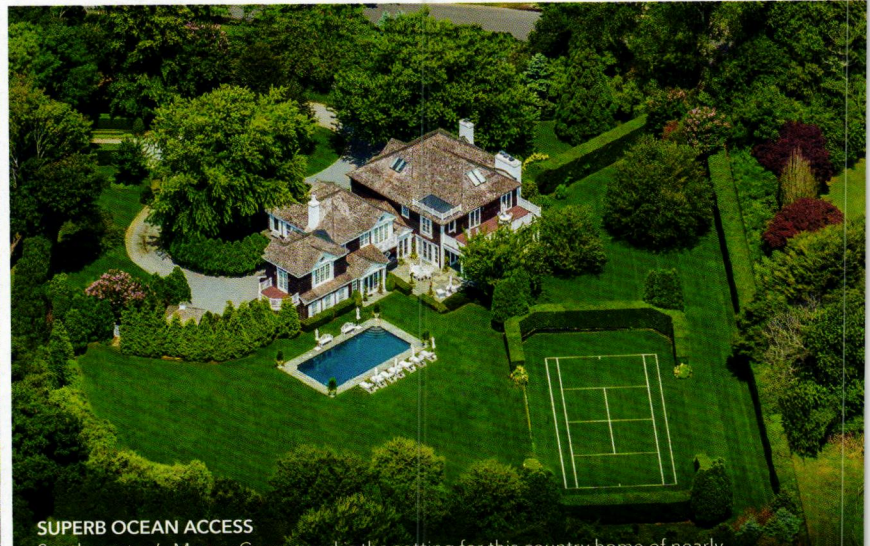
A WORLD CLASS 190 ACRE HORSE FARM FACILITY WITH RACE-TRACK

Unique in any market and particularly on the East End of Long Island, this a once in a lifetime opportunity for the equestrian enthusiast or gentleman farmer. With pre-existing zoning elements such as a 44,000 SF indoor arena and a one mile race track, this property includes 2, thirty stall Horse Barns, a Main House, Cottage, Recreation barn with granite pool and tennis court. Other important elements included in this offering: 190 acres, 35 developable acres (rights intact), plus an additional mixed use parcel with office and 2 oversized garage bays. **\$12M WEB# 347949**



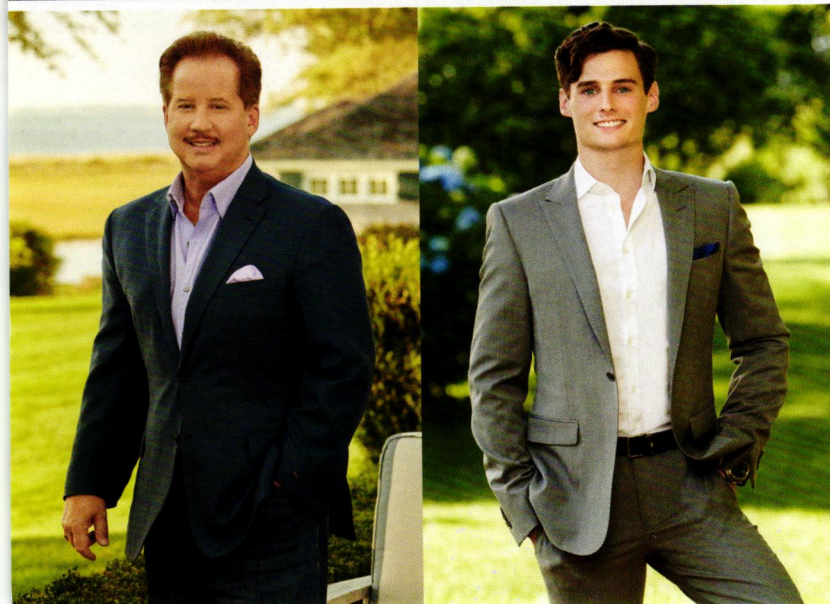
ENCHANTMENT BY THE SEA

You will be enchanted by the sound of the ocean when you arrive at this special 5 bedroom home with beautiful pool area and a tennis court. A well appointed home with library, den, and living space for relaxing as well as entertaining during the Hamptons summer season. Don't miss this opportunity to be by the beach and in the Village of Southampton. Call for an appointment. **\$6.85M WEB# 343577**



SUPERB OCEAN ACCESS

Southampton's Murray Compound is the setting for this country home of nearly 8,000 SF on 2 acres with deeded ocean access. This secluded hedge-lined property features sprawling lawns, perimeter landscaping, a heated Gunite pool, and a grass tennis court. There is a large study/library, open kitchen, living room, dining room, junior master suite. In total there are 8 BRs, 8.5 BAs. **\$11.95M WEB# 346845**



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Licensed Associate Real Estate Broker
Regional Brokerage Advisor East End
o 631.702.9211 | tgDavis@corcoran.com

Thomas Davis

Licensed Real Estate Salesperson
m 631.885.5739 | o 631.702.9226
thomas.davis@corcoran.com



SOUTHAMPTON VILLAGE ESTATE SECTION

Along one of the most premier village lanes whilst within close proximity to the village center and the ocean, is this recently listed traditional home on 2 acres. This wonderful home is in beautiful condition and offers an ideal floor-plan for entertaining. 9 BRs and 11 BAs and plenty of room for fun living. Outdoors you will find open and covered porches, pool with spa, tennis court, 2-car garage and a party barn/game room with full BA and kitchenette. **\$15.95M WEB# 109030**



JUST LISTED QUOGUE VILLAGE ESTATE SECTION

Nearly 6,000 SF of living spaces on three floors includes a first floor with rooms that are perfectly proportioned and positioned for optimal living experiences. From the country kitchen with adjoining dining porch to the library, dining, living and family rooms with 3 fireplaces. The second floor with 5 BRs including a beautiful master suite. Outside amongst tall privet hedges lies "the best private tennis court" in Quogue Village. **\$7.25M WEB# 346596**



MEADOW LANE OCEANFRONT TO BAYFRONT ESTATE WITH DOCK

Reigning over 3.35 +/- acres, an impressive beach side estate with its own private dock on Shinnecock Bay commands imposing 360° views. Offering over 9,000 SF +/- on 3 levels of fully articulated living space, the multi-layered interiors have been curated by Steven Gambrel. An elevator connects all floors to the beachfront finished lower level and covered patio. Expansive mahogany decking overlooks the ocean side pool with spa and a private walkway to the pristine sandy beach. **\$44.75M WEB# 347263**

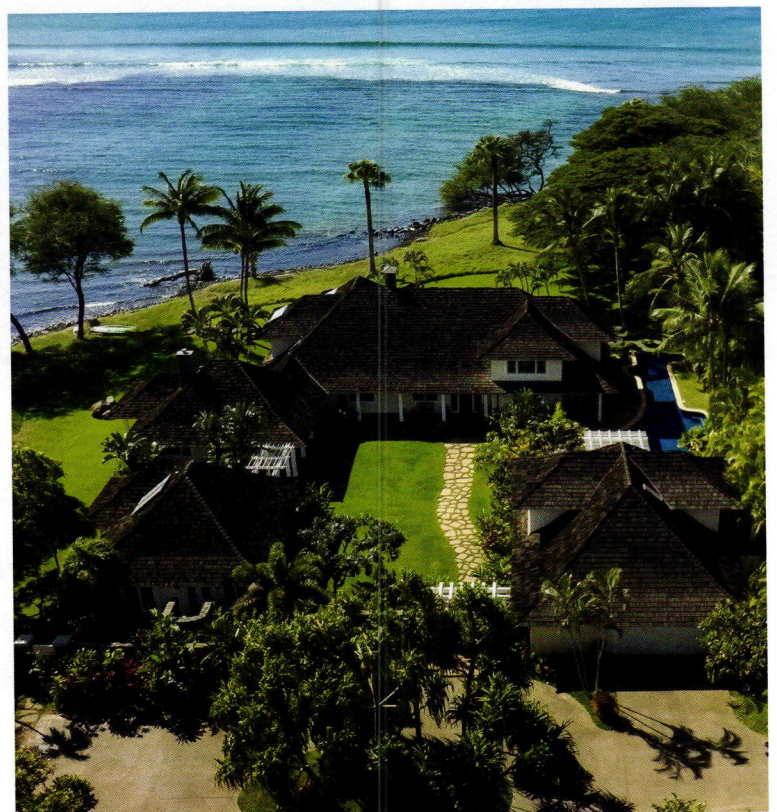
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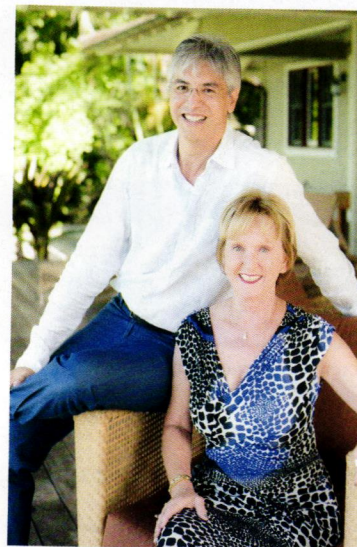
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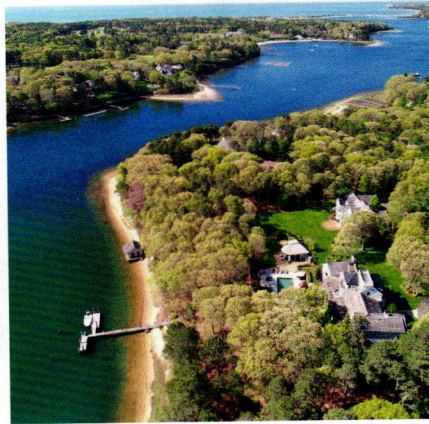
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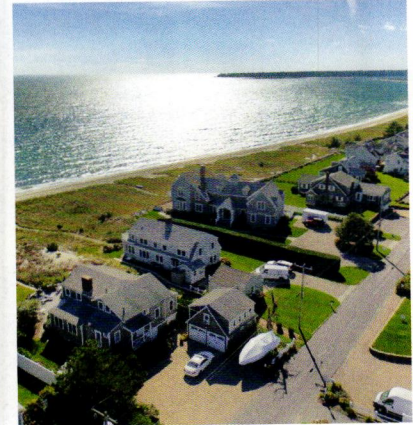
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Once in a lifetime opportunity, Osterville \$4.995M
Jack Tobin 508.280.8875



Cotuit Bay waterfront w/ pool & dock, Cotuit \$8.5M
Paul Grover 508.364.3500



Oceanfront w/ sandy beach, Centerville \$2.2M
Robert Kinlin 508.648.2739



6BR waterfront with deeded dock, mooring, Chatham \$2.195M
Guthrie-Mabile Team 508.246.3236



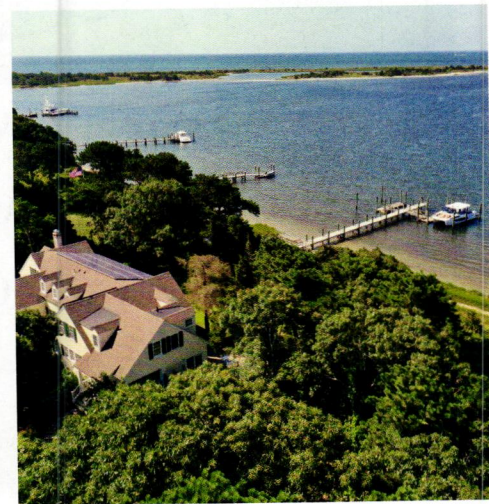
Pinnacle of luxury beachfront living, New Seabury \$5.495M
Paul Grover 508.364.3500



Spectacular Vineyard Beachfront, Chilmark \$9.995M
Paul Grover 508.364.3500



Architecturally significant waterfront home, Barnstable \$3.999M
Robert Kinlin 508.648.2739



Oyster Harbors Waterfront estate, Osterville \$7.795M
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Custom w/ expansive Eel River views, Osterville \$7.250M
Robert Kinlin 508.648.2739



Waterfront with private dock, beach, Osterville \$8.5M
Robert Kinlin 508.648.2739



Oceanfront residence on Great Island, West Yarmouth \$2.9M
Robert Kinlin 508.648.2739



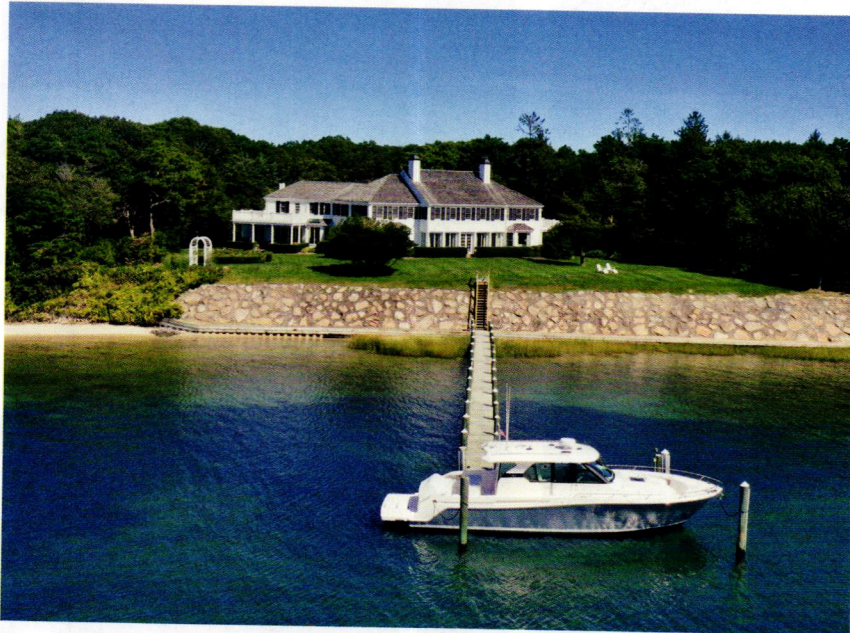
Nantucket Sound Views, New Seabury \$3.450M
Paul Grover 508.364.3500



Handsome Cape with dock and pool, Marstons Mills \$3.395M
Paul Grover 508.364.3500



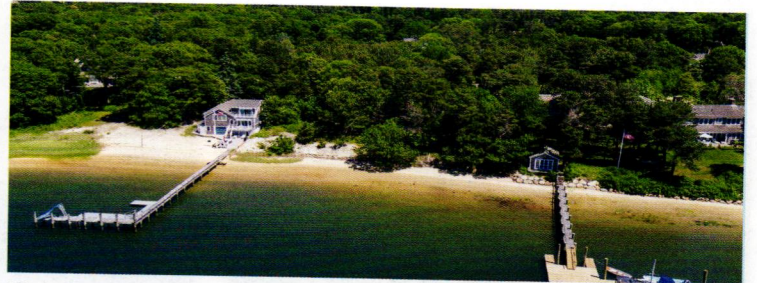
Waterfront estate w/ dock, pool & tennis court, Cotuit \$8.875M
Paul Grover 508.364.3500



Rare offering on Oyster Harbors, Osterville \$16.5M
Robert Kinlin 508.648.2739



Nantucket Sound beachfront estate, Cotuit \$6.9M
Paul Grover 508.364.3500



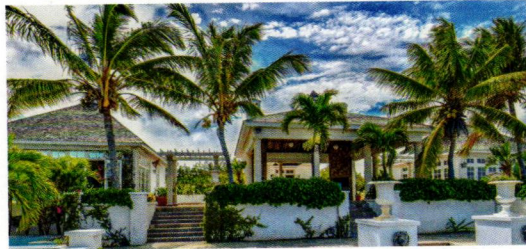
Waterfront parcel overlooking West Bay, Osterville \$3.895M
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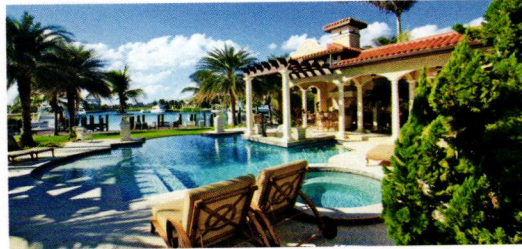
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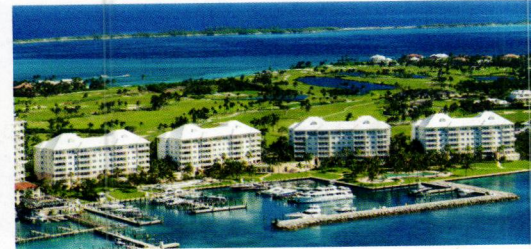
Windermere Island Beachfront Home
\$4,999,000
PROPERTY ID | 37551
SIRbahamas.com
Damianos Sotheby's International Realty
Angelika Bacchus | Joan Braithwaite
Angelika.Bacchus@SIRbahamas.com +1 242.376.1288

PARADISE ISLAND, BAHAMAS



Villa Florentine, Ocean Club Estates
\$15,995,000
PROPERTY ID | 28755
SIRbahamas.com
Damianos Sotheby's International Realty
Nick Damianos
Nick.Damianos@SIRbahamas.com +1 242.376.1841

PARADISE ISLAND, BAHAMAS



Ocean Club Residences & Marina, B4.4
\$2,350,000
PROPERTY ID | 8FWKHQ
SIRbahamas.com
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Craig Pinder
Craig.Pinder@SIRbahamas.com +1 242.457.2282

PARADISE ISLAND, BAHAMAS



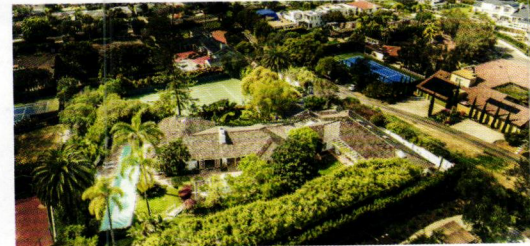
Ocean Club Residences & Marina, C1.4
\$2,290,000
PROPERTY ID | 38683
SIRbahamas.com
Damianos Sotheby's International Realty
Nick Damianos
Nick.Damianos@SIRbahamas.com +1 242.376.1841

PARADISE ISLAND, BAHAMAS



Ocean Club Residences & Marina, C5.4
\$2,650,000
PROPERTY ID | 37369
SIRbahamas.com
Damianos Sotheby's International Realty
Vanessa Pritchard-Ansell | Christopher Ansell
Vanessa.Ansell@sirbahamas.com +1 242.359.3947

SAN DIEGO, CALIFORNIA



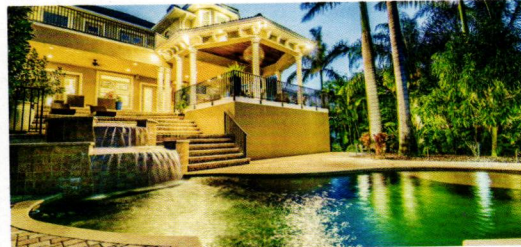
Private Road By La Jolla Shores
\$7,500,000-\$8,500,000
PROPERTY ID | KBSXLB
sothebysrealty.com
Pacific Sotheby's International Realty
Brett Dickinson Team
Brett@BrettDickinsonTeam.com +1 858.822.9699

KEY LARGO, FLORIDA



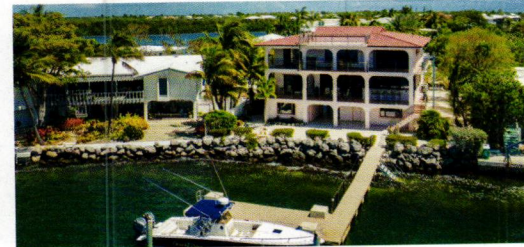
2 Osprey Lane
\$11,500,000
PROPERTY ID | 2SEBTX
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Helena Morton
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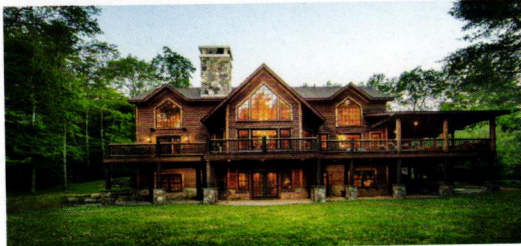
1849 Bayou Grande Blvd. NE
\$3,350,000
1849BayouGrandeBlvdNE.com
Premier Sotheby's International Realty
Jessica Denig
JessicaDenig@premiersir.com +1 813.713.1301

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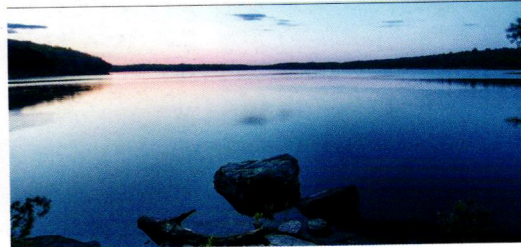
158 Redwing Road
\$2,950,000
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BETHEL, NEW YORK



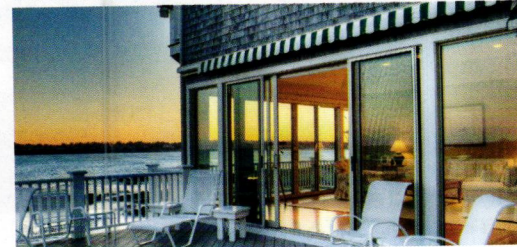
427 Woodstone Trail
\$1,675,000
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6 Tuckerman Terrace
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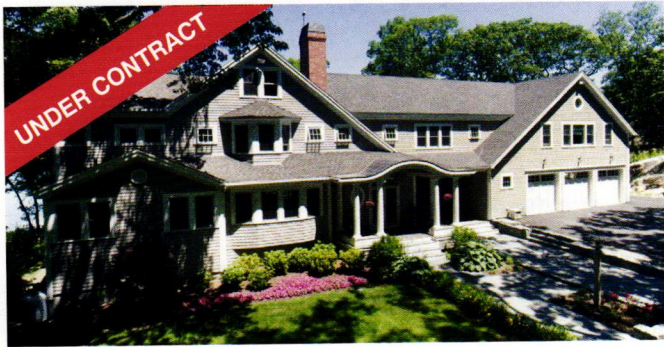


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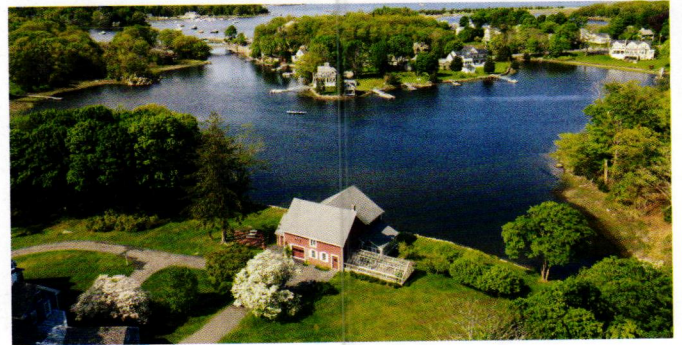
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Cohasset | 46 Gammons Road | \$4,195,000

Amazing 7,000-sq.-ft. home on Little Harbor with a dock and 500 feet of waterfront in one of Cohasset's most coveted waterfront neighborhoods. Private 1.2 acres with 180-degree water views. Major renovation includes a state-of-the-art chef's kitchen, new hardwood floors, new bathrooms including a new master suite and master bath.



Cohasset | 70 Black Horse Lane | \$4,895,000

This exclusive, private direct waterfront estate located on Cohasset Harbor boasts 4+ acres, including access and use of a private 7 acre island. This offering does not include the other two lots nor the swimming pool. This is now being Sold separately as a stand-alone or could be still part of the entire Estate. 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.



Cohasset | 131 Atlantic Avenue | \$7,200,000

Spectacular oceanfront property on exclusive Sandy Cove. The house was renovated in 2013 and has new electrical, insulation, plumbing, and HVAC systems. All new flooring, windows, trim, fireplaces, stairways, and beautiful cabinetry in the kitchen. New roof, white cedar shingle siding, new windows, and the decks are IPE. The Barn has a new roof, new bath, and a new gas fire pit. Steps to your own private beach.



Cohasset | 481 Jerusalem Road | \$3,599,000

Vibrant sunrises and sunsets from this Colonial on Jerusalem Road's Gold Coast featuring ocean views from every room. Rebuilt in 2001 to custom design by Carr, Lynch and Sandell Inc. and recently updated. 200+ feet of oceanfront property looking out to Minot's Light, Marblehead and Massachusetts Bay. A stunning oceanfront home providing vacation lifestyle all year round!



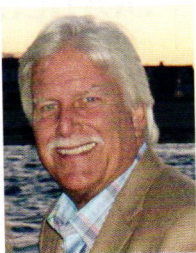
Cohasset | 240 Cedar Street | \$2,895,000

New Custom Designed 3700 sq. ft. shingled/clapboard golf front home meticulously landscaped on 1.5 acre private estate lot with seasonal panoramic views. Magnificent open floor plan with designer kitchen, granite counter tops, full appliance Energy Star package by Thermador. Extensive custom interior trim, coffered and v grooved ceilings. A Must see!



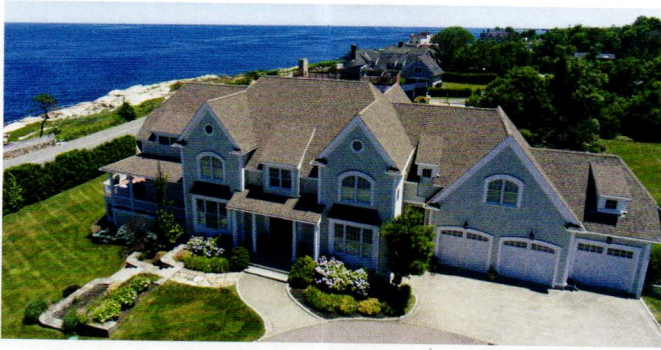
Cohasset | 3 Jerusalem Lane | \$2,745,000

Set atop a hill, this magnificent property overlooks the Atlantic Ocean with breathtaking views of Minot's Light. An entertainers dream, featuring an open floor plan for large gatherings of family and friends, gourmet kitchen with high end appliances opens to the family room. Expansive dining room and living room which steps out to the generous deck.



Frank Neer | FrankNeer@comcast.net | **781.775.2482**

11 South Main St, Cohasset, MA 02025



Cohasset | 6 Deep Run | \$3,775,000

Breathtaking panoramic ocean views command your attention on this magnificent shingle-styled Colonial. 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. The lower level includes a home theatre, wine cellar and home gym.



Cohasset | 129 Nichols Road | \$2,999,000

Dramatic views of Minot's Light and Sandy Beach from nearly every room. This Celeste Cooper-designed luxury home features a gourmet kitchen and butler's pantry with English Sycamore diamond inlay cabinetry, Thermador range and double ovens. The first-floor master suite is a dream with a private seating area with a fireplace, bath, double closet, steam shower and full size. An ocean-view paradise!



Cohasset | 55 Ocean Ledge Drive | \$2,095,000

Exquisite custom designed shingle style home beautifully sited with landscaped grounds offers unique architectural detail and custom millwork throughout. Offering over 5700 sq ft of living area that includes 4 bedrooms, great room, family room, home office, dining room, mud room. Gourmet Chef's Kitchen, four full marble baths, one half baths, three car attached garage! Additional detached two car garage. A private walking trail to Cohasset Golf Club.



North Scituate | 143 Border Street | \$3,990,000

First time on the market Lions Head is a spectacular 4190 sq ft direct waterfront home on Border Street. A prime 6 Acres with spectacular views of the Gulph River Rare and unique opportunity to own a piece of waterfront "heaven". This 5 bedroom, 3.5 baths home has total privacy, nestled in among the ledge and tree line of Lions Head, making it one of the most sought-after locations on the South Shore.



Cohasset | 26 Little Harbor | \$3,100,000

Fabulous location with views of Little Harbor and the ocean beyond right off Jerusalem Road, in a private, highly sought after neighborhood. This newly renovated home has 10 rooms, 4 bedrooms and 2 full baths and 2 half baths. Open floor plan with walk-out lower level family room. New siding, roof, copper gutters. Propane fueled generator, new electrical, plumbing, radiant heat in bathrooms. Surround sound home theater. Easy walk to Sandy Beach.



Cohasset | 82 White Head Road | \$3,495,000

This magnificent Open Air home captures dramatic views through crystal clear, floor to ceiling sliding glass panels that span the entire length of the home. The entire front and back of the home can be opened to the elements, creating a seamless transition to your own private beach. Soaring ceilings let ocean breezes flow through the home. This one of kind home is not just near the beach... It is ON THE BEACH! - a contemporary master piece.



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\$7,950,000 3 bedroom cottage on 2 acres

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Janette Goodstein M: 516.380.7341



Sag Harbor Village | \$10,950,000
8-BR, 8-BA, 3 Half-BA | Web# H107412
Erica Grossman O: 631.204.2723 M: 917.710.2512



Sag Harbor | \$7,450,000
5-BR, 4.5-BA | Web# H346548
Richard Kudlak O: 631.725.0200 M: 631.379.3570



Sag Harbor Village | \$6,500,000
4-BR, 4.5-BA | Web# H343997
Richard Kudlak O: 631.725.0200 M: 631.379.3570



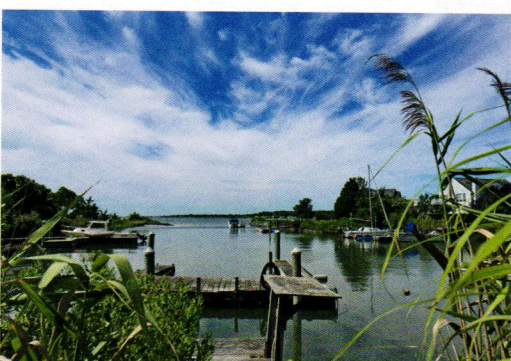
Bridgehampton | \$4,495,000
4-BR, 5.5-BA | Web# H345286
Erica Grossman O: 631.204.2723 M: 917.710.2512
Linn Turecamo M: 516.695.8471



Southampton | \$3,995,000
4-BR, 4.5-BA | Web# H347837
Aaron Curti O: 631.204.2744 M: 516.903.8406



East Hampton | \$1,999,999
5-BR, 4.5-BA | Web# H110729
Richard Kudlak O: 631.725.0200 M: 631.379.3570



Hampton Bays | \$1,549,000
4-BR, 3-BA | Web# H347286
Constance Porto O: 631.723.4324 M: 917.731.4317
Anne Marie Francavilla M: 516.509.1609



Hampton Bays | \$1,150,000
6-BR, 6.5-BA | Web# H347838
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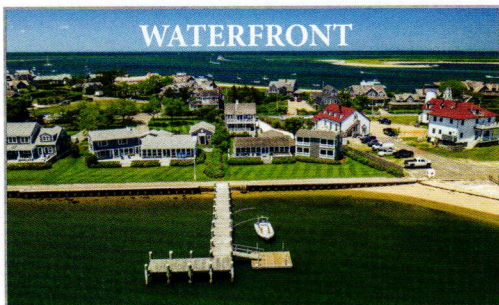
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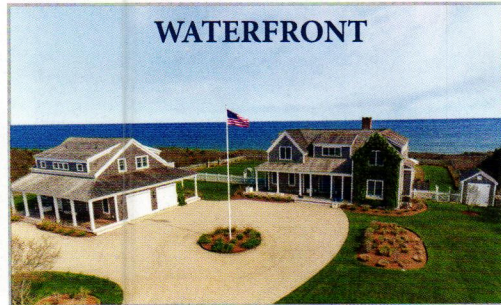
NANTUCKET ISLAND



Brant Point | \$19,875,000



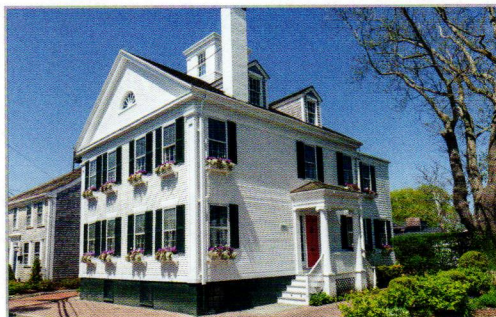
Wauwinet | \$9,995,000



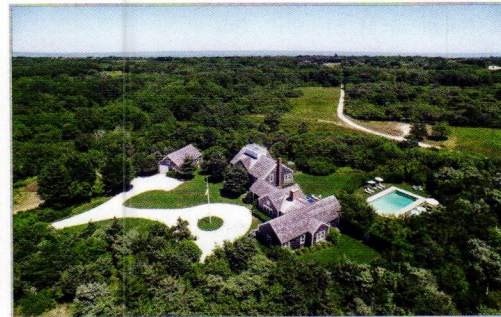
Tom Nevers | \$7,995,000



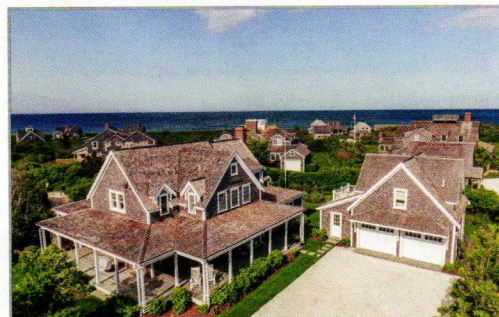
Town | \$6,745,000



Town | \$5,995,000



Wauwinet | \$4,995,000



Wauwinet | \$4,195,000



Town | \$3,980,000



Cisco | \$3,495,000



Madaket | \$2,750,000



Brant Point | \$2,195,000



Sconset | \$2,195,000



Wauwinet | \$1,495,000

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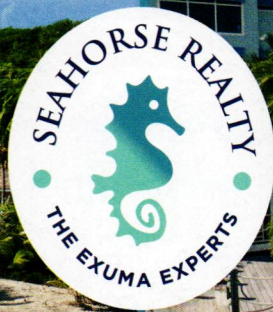
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\$3,490,000



\$3,600,000

A BAHAMIAN GETAWAY

Silver Beach Estates, Tar Bay, Great Exuma, The Bahamas

ICF-constructed, hurricane-proof home. Enjoy 5,200 square feet of living space. Six king en suite bedrooms. Featuring solar-heated saltwater infinity pool and spa, cabana with kitchen, grill, dining area and lounge under 800-square foot roof. Excellent vacation rental history. www.thebahamasmls.com - MLS #34880

THE WHITE HOUSE

February Point Resort, Exuma, The Bahamas

Beautiful ocean front home comes with its own dock plus a private boat slip in the Marina. 3,600 square feet under air & 1,400 square feet of decks, patios & walkways. The stunning Master Suite occupies the entire third floor with broad patio offering gorgeous views of Elizabeth Harbour and off-shore cays. Conveniently located close to George Town, the central hub of Great Exuma island. www.thebahamasmls.com - MLS #38866



\$2,495,000



\$1,390,000

HOLIDAY AFFAIR

Silver Beach Estates, Tar Bay, Great Exuma, The Bahamas

Delightfully renovated Bahamian-style cottage on one of three large beachfront lots fronting a white powder-soft sandy beach and the crystal-clear blue waters of the Exuma Sound. Take advantage of the opportunity to build two more vacation homes or keep the lots vacant for added privacy. Exuma is one of the top vacation rental destinations in the Bahamas. www.thebahamasmls.com - MLS #39182

SILVER SANDS

Silver Beach Estates, Tar Bay, Great Exuma, The Bahamas

Beautiful three story, 5 bedroom, 5 full bath home on one of the prettiest and longest beaches on Great Exuma. 180 degrees of glass on the main and upper floors offer fabulous ocean views and cool breezes. Master bedroom suite has own sitting room. On the ground floor is a one bedroom guest suite. This home would make an excellent vacation rental property. Included in price is a residential lot across the Queens Highway. www.thebahamasmls.com - MLS #32907





SOUTHAMPTON

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Offered at \$19,999,000



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CHRISTIAN ANGLE REAL ESTATE



1920 South Ocean Boulevard, Manalapan

Gorgeous Ocean-to-Lake 8BR/9.1BA estate with commanding water views. Home is perfect for entertaining with formal foyer leading to reception room, dining room, formal living room with fireplace, and oversized family room with marble bar. Covered loggia and terrace with fireplace open to 40 foot swimming pool, summer kitchen, and BBQ, all overlooking the Intracoastal and private dock. Gourmet eat-in kitchen features chef's island and waterfront breakfast room. No detail has been overlooked, with gorgeous finishings, intricate ceilings, wine room, elevator, media room, and beautiful flooring. Winding staircase leads to second floor with four waterfront balconies. Four car garage with 2 bedroom guest house.

Exclusive - \$14,750,000 | www.1920SouthOceanBlvd.com

C 561.629.3015

T 561.659.6551

E cjangle@anglerealestate.com

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179 Bradley Place
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WEST BAY STREET, NASSAU, BAHAMAS



Serenade House | \$4,500,000

Located just off West Bay St., Serenade offers ocean views, 7,500 sf, 4 BR, 5 full baths, and a private caretaker's unit. Hilltop 17,474 sf lot.

Property ID 38290

Samira.Coleby@SIRbahamas.com +1.242.376.6248

WINDERMERE ISLAND, ELEUTHERA, BAHAMAS



Allamanda | \$18,000,000

750' Atlantic Beach, 3,000 sf, 4 BR, 4 baths, 13.5 acres on Private Island.

Property ID 38471

Angelika.Bacchus@SIRbahamas.com +1.242.470.9019

Joan.Braithwaite@SIRbahamas.com +1.242.376.1288

PARADISE ISLAND, BAHAMAS



38 Ocean Club Estates | PRICE UPON REQUEST

Immaculate home offers 121 feet of protected sandy beach, 6 BR and 6½ baths. Golf, beaches and resort amenities. Offered furnished.

Property ID 38779

George.Damianos@SIRbahamas.com +1.242.424.9699

OLD FORT BAY, BAHAMAS



8 Fincastle Island | \$6,995,000

Idyllic family retreat with 240 feet of canal frontage. 7 BR, 7 full baths, 13,200 sf, guest cottage, movie theatre and more. 0.8264 acres.

Property ID 36240

Ridley.Carroll@SIRbahamas.com +1.242.424.5801



CHRISTIAN ANGLE REAL ESTATE



Bellaria Penthouse 4, Palm Beach

Stunning ocean-to-Intracoastal 4BR/4.1BA plus den Bellaria penthouse. Featuring 7,400 +/- total square feet and water views from all major rooms. Oceanfront living room with soaring ~14' ceilings, marble flooring, and beautiful built-ins opens to large balcony. Formal dining room leads to oversized terrace overlooking the Intracoastal waterway. Master suite with ocean views, dual walk-in closets, and large bath with shower, soaking tub, and dual sinks and powder rooms. Gourmet kitchen with top-of-the-line appliances, granite counters and backsplash, chef's island, and breakfast bar. Enjoy sunrises and sunsets from this stunning condo. Full service condominium with exercise room, full time manager, theater room, and oceanfront pool and spa.

Exclusive - \$7,350,000

C 561.629.3015

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Palm Beach, Florida 33480**

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last look

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PRIVATE POLYNESIA

The “residences” at the Brando on the Tahtian atoll of Tetiaroa are more than just on the other side of the island from the resort. Each can provide approximately 6,000 sq ft of living area, (around 3,000 sq ft of enclosed air-conditioned space and around 3,000 sq ft of outside deck and pool area). Owners will also enjoy full access to resort activities and amenities including The Brando’s award-winning restaurants and spa. But since each residence (like the one pictured here) is set on a stunningly private beach and built so owners and guests can commune with the spirit and natural beauty of this very special atoll, you may never want to leave. **BY BILL SPRINGER**

FOR MORE INFORMATION, VISIT thebrando.com/resort/accommodations/the-residences/