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DECEMBER 2023 + JANUARY 2024

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by CHAD DORSEY

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editor's letter

■ NOTES FROM THE COAST

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Theresa Obermoser designs a coastal bachelor pad in Ibiza

AROUND THE GLOBE

It's exciting to see what interior designers and architects are creating in coastal designs around the world.

Los Angeles architect Steve Straughan fell in love with a tiny surfing village in Troncones, Mexico, and purchased a beachside condo to make his own. He worked with interior designer Jen Dallas to personalize the space and open it up to the sea. To blend the indoor and outdoor spaces, Dallas took inspiration from the Mexican seaside elements—the grasses, pebbles, rocks, bamboo, blue skies, and sunsets.

On Ibiza, founder and creative director of TO Design, Theresa Obermoser, created light and comfortable spaces in a hilltop farmhouse for a young bachelor. Due to the island's magical energy and beautiful landscapes of fig, olive, and lemon trees with the Mediterranean Sea beyond, Obermoser chose muted tones for furnishings so the striking blue and green vistas could shine.

In Tel Aviv, architect Oshir Asaban personalizes a penthouse for his home and showroom that overlooks the Mediterranean. Midcentury-modern furnishings, marble, and dreamy textures fill the space. Asaban

brought in Ella Shlomov to collaborate on interiors. Her color palette was inspired by the sandy hues of the Mediterranean beaches. The result is a reflection of Asaban's impeccable style by the sea.

We hope you enjoy this issue showcasing some of the best seaside design on our coasts and around the globe!

Nancy Berry

Nancy E. Berry, Editor
nberry@rmsmg.com

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■ MEET THE TEAM



ALEXANDRA PECCI

Alexandra Pecci grew up on the North Shore of Massachusetts and writes about its coastal living around the country. Her travel, food, and lifestyle stories appear in *Rachael Ray Every Day* and the *Washington Post*.



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Marni Elyse Katz is a freelance design, fashion, lifestyle journalist as well as the art curator/consultant and blogger behind StyleCarrot.com. She lives in Boston and Truro with her husband, two sons, and a cat. Follow her adventures on Instagram @StyleCarrot and @StyleCarrotCurates.



J. MICHAEL WELTON

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■ INTERIOR DESIGN

ENCHANTING ISLAND HOME

DESIGNER THERESA OBERMOSER
GLAMS UP AN AN IBIZA ABODE.

BY MARY GRAUERHOLZ

PHOTOGRAPHS BY TOBIAS HOLZWEILER

Generously sized windows open on views of fig, olive, and lemon trees, and further on, the Mediterranean Sea.

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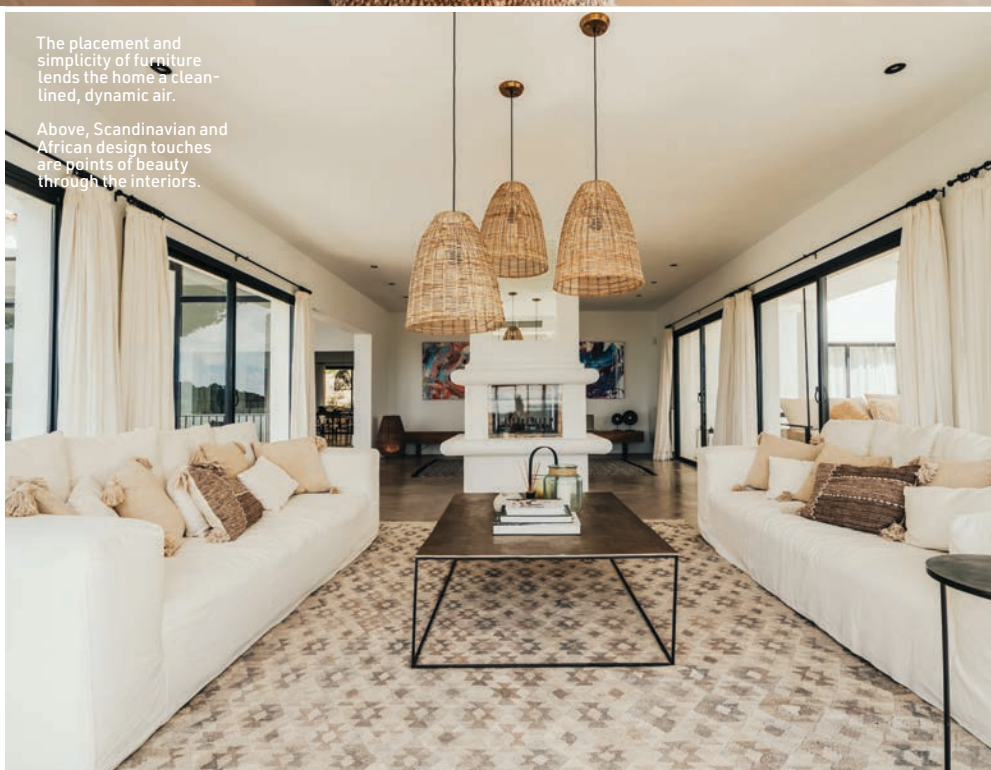
When designer Theresa Obermoser's longtime friend, Tobias Punga, a single man in his 30s, asked her to help him with furniture for his new house in Ibiza, the designer leaped at the chance. Obermoser, the founder and creative director of TO Design, with offices in London and Vienna, coveted another visit to the famed Spanish island for many reasons.

"Ibiza is enchanting," Obermoser says. "It has so many different sides. Mostly, it's known for its parties and glam scene, but it also has a magical energy and beautiful landscapes." Many others have sensed Ibiza's ethereal draw: The early Phoenicians who settled the island—a World Heritage Site—believed it to be a magical place blessed by the gods, and by all appearances, it is.

After Obermoser arrived, the consultation on furnishings turned into much more. The client, who works for Morgan Stanley,

The placement and simplicity of furniture lends the home a clean-lined, dynamic air.

Above, Scandinavian and African design touches are points of beauty through the interiors.





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■ INTERIOR DESIGN

originally wanted some simple tweaks to furniture, Obermoser says. “But when I arrived, I saw the potential of the place and convinced him to do a whole renovation.”

Right away, Obermoser saw the staggering beauty of the home’s location, in the village of Sant Josep de sa Talaia, on the west side of Ibiza. The property, a sanctuary of verdant green dotted with fig, olive, and lemon trees, is backed by rolling terrain and the foothills of the island’s tallest mountain. Just beyond is the ever-beautiful Mediterranean Sea.

Punga bought the house from a French family four years ago; the interior redesign began immediately. Obermoser, who has won various awards for her work, drew on European design, functionality, and multicultural touches for the project.

Built in the 1970s, the house has the traditional elements of a finca—a rural property with the spirit of a farmhouse—enlivened with dynamic contemporary lines. Obermoser drew on that spirit, creating a chic Bohemian atmosphere punctuated with Scandinavian and African design touches.

Color palettes are earthy and muted, allowing nature’s green and blue hues to shine. A large indoor seating area draws in guests with facing sofas wrapped in off-white linen, built-in shelving, modern pendants, and one of the Moroccan rugs she purchased for the home at a souk, an open-air market, in Marrakesh.

Slender black framing around the room’s windows, including a striking multipaned style bookended by simple wood shelving, plays up the views. Throughout the house, vintage rustic elements, including pottery, baskets, and nubby woven fabrics, lend an intimate air. The art, including vintage photographs of local surroundings, was curated by Lawrence Van Hagen, founder of LVH Art.

Although Obermoser’s work did not change the architecture of the finca, she reached beyond simple décor design. For instance, in the home’s bathrooms and the indoor kitchen’s floor and counter worktop, she applied microcement, a thin cement-based coating that can be used on various surfaces, including wood. The result is a clean, bright look that lends functionality, as well as heightening the finca aesthetic.



Top to bottom, In the dining area, the design aesthetic of a finca—a rural property reminiscent of a farmhouse—is emphasized by furnishings.

The art, curated by Lawrence Van Hagen of LVH Art, gets the spotlight here against bare wood and natural tones.

Six bedrooms, including this cozy nook, offer plenty of room for homeowner Tobias Punga’s guests.



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The deck offers plentiful opportunities for outdoor living.

Equipped with another kitchen—an open-air space next to the swimming pool and a grove of lemon trees—and six bedrooms, the 5,400-square-foot home affords many opportunities to cater to guests, Punga’s friends and family. The pool, a small cinema, and a garden are perfect for finding quiet solitude or for entertaining.

A house that offers both options, in Ibiza’s seaside setting, is very special, and mirrors the island’s dual identities. As Obermoser says, “the essence of Ibiza can be encapsulated in the phrase ‘detox and re-tox.’ Families arrive seeking relaxation and quality time, while others come to revel in nonstop partying before embarking on a detox regimen with daily massages to ease back into reality.”

The balance that Ibiza offers—opportunities for both healing quiet and glittery parties with world-class DJs—is what drew the homeowner when he was house shopping. “Every island or destination I’ve been to has had a unique signature experience,” Punga says, “It might be a party place, a spiritual retreat, or a very family-oriented escape. Ibiza struck me that it encompassed it all.” ♦



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WORKING THE ROOM

From a 1970s-inspired lounge chair to a marble coffee table, here are several ways to spruce up the home this winter.

WRITTEN BY JENNIE NUNN



1. Gypsum Marble Coffee Table, Coco Republic, cocorepublic.com

2. Forum Coffee Table in Fog (right) and Forum Side Table in Chalk (left), Phase Design, phasedesign.la

3. Laurel Console, Abner Henry, abnerhenry.com

4. Barelli Dining Chair, Abner Henry, abnerhenry.com

5. Holstein Lounge Chair in Andes Toast, McGee & Co., mcgeeandco.com

6. Ripple Side Table in Buff, Holly Hunt, hollyhunt.com

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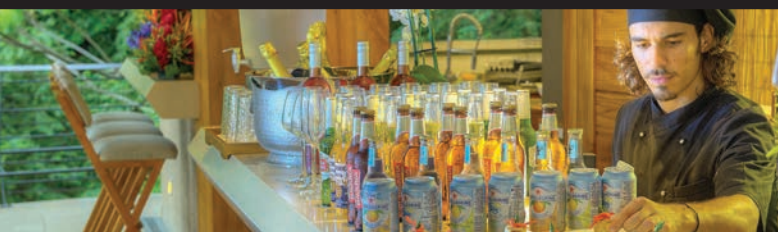
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“Our client wanted a fun design for the refrigerator panels and decided to go with a chevron pattern. They also fell in love with the Tabarka backsplash tiles, and we designed the kitchen around them. We wanted lot of layers and different textures while remaining timeless. Brandon Architects also brought in a wood ceiling to give the kitchen warmth.”

—Erica Bryen, Principal Designer and Owner, Erica Bryen Design, Newport Beach, California



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BEACH CHIC

A former vacation rental in Newport Beach takes on a new life with a stylish kitchen featuring striking woodwork, hand-painted tile, and unobstructed ocean views.

BY JENNIE NUNN

STYLED BY ERICA BRYEN

1. Fritz Rope Counter Stool in Natural by Palecek; Seat Leather, Keleen Leathers.

“These counter stools were specifically chosen to bring in an added layer of texture with the black-and-tan rope seat backs. Our client also wanted counter stools that wouldn’t block the striking slab countertop or take away from the beauty of the island.”

2. Refrigerator and Freezer Custom Panels in Black Stain; cabinets with clear/natural seal on White Oak by Ziething

Cabinets Inc. “It was really important to bring some contrast into the kitchen with the two-toned cabinetry surrounding the island. The showstopper piece has to be the custom oversized refrigerator/freezer panels in a striking chevron pattern and black stain.”

3. Custom White Oak Ceiling Installed by Warren Christopher; designed by Brandon Architects.

“Brandon Architects is known for their incredible wood ceiling details in all the homes they design, and this

one is no exception. The ceiling woodwork adds warmth and depth to the entire space, leaving no drywall in the whole kitchen.”

4. Refrigerator and Freezer Custom Panels in Black Stain by Ziething Cabinets Inc.; Appliance Pulls by Colonial Bronze.

“We wanted the appliance pulls to be grand enough to complement but not take away from the incredible detailing of the woodwork. Colonial Bronze is also great because you can customize them to any size you want to accommodate all your design needs.”

5. Hand-carved vase from Mexico, Designer’s Resource Collection.

“We wanted to create repetition by tying in the countertop slabs and custom hood, while also

bringing in a very unique and one-of-a-kind piece.”

6. 5300 Contemporary Extended Reach PLP Pulldown Faucet and Toggle Sprayer by Waterstone.

“We used this company specifically because you can customize all the finishes and accents so we could match the custom hood and range. Those little details really make a huge difference.”

7. Presidio Medium Pendant by Ian K. Fowler, Visual Comfort & Co.

“We loved how the gold band matched the band on the custom hood. Since one of the main objectives was to have an ocean view while cooking, we wanted to ensure we selected lighting that wouldn’t inhibit their view.”

8. Custom Hood by Gonterman Construction; Range by Blue Star.

“It was so great to be able to customize both the range hood and range so finishes could work off each other and be a repeated theme throughout the space.”

9. Mediterranean 5 Tile by Tabarka Studio, Mission Tile West.

“We first started the design process with these beautiful hand-painted and handcrafted tiles and worked around them to finish off the overall kitchen design.”

10. Countertop Slab in Black Zimbabwe; Island Slab in Calacatta Luxe, Ollin Stone.

“We wanted the island to be crisp white with splashes of black to accent the custom hood and refrigerator panels.”

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SECOND ACT

With help from an interior designer and architect, a Corte Madera, California, couple receives a calming and inviting owner's suite complete with a retreat-like primary bathroom.

BY JENNIE NUNN

Instead of moving to another home in Marin, California, with more space, a busy family of four reinvented their own—by building up. The goal was to create a second story addition replete with a separate owner's suite encompassing a primary bedroom, bathroom, walk-in closet, and office. The owners turned to interior designer Cristina Lehman of C. Lehman Home and Matt Waitkus of MW Design for help. "The inspiration for the design was marrying the wife's love for more traditional design with the husband's love for something a bit more modern," says Lehman. "We ended up with a transitional design, with a California casual influence that has a blend and contrast of tones in both the primary bathroom and bedroom."

Designing the interiors entirely virtually, Lehman collaborated closely with Waitkus and the contractor to ensure the bathroom was exactly what the couple envisioned. "The words that my clients kept using to describe their dream space were calming, inviting, relaxing, and spacious," explains Lehman. "I presented a color palette that had a mix of warm and cool tones to blend the couple's preferences and add visual interest without leaning too cool or too warm."

By designing windows to highlight second-story views and using floor-to-ceiling tile behind the vanity and window

"I love that we were able to create a separate space for the homeowners, where they could start and end their day in peace. Being the only bathroom and bedroom on the new second story allowed it to be an owner's sanctuary and retreat that was just for them."

—Cristina Lehman, owner, C. Lehman Home, Pleasant Hill, California



wall, they maximized the space.

"Taking the tile all the way up to the ceiling on both these walls added an elevated, impactful accent and made the space feel bigger than it actually is," adds Lehman.

They also incorporated arched niches in the bathtub area and shower to echo the arched mirrors above the vanity and tub, and used a Schluter edge in brass to add contrast and match the hardware. "We couldn't find a close enough matching tile trim, so we

decided to use a contrasting Schluter edge for the shower and arches," says Lehman.

"This ended up being a great accent and helped tie the bathroom together nicely."

1. Brittany 72-inch Double Basin Poplar Wood Vanity with Carrara Stone, James Martin Vanities, [build.com](#)

2. Parow 1 1/8-inch Square Cabinet Knob in Champagne Bronze, Franklin Brass, [build.com](#)

3. Cassidy Widespread Bathroom Faucet, Delta, [build.com](#)

4. Vintage Update Vanity Light, 2-Light, Shades of Light, [shadesoflight.com](#)

5. Arched Gold Antiqued Classic Accent Mirror 35-by-24-inch, Home Decorators Collection, [homedepot.com](#)

6. Handcraft White 2.5-by-8-inch Gloss

Ceramic Tile, Alexander James, [alexanderjames.com](#)

7. Cassidy Floor Mounted Tub Filler, Delta, [build.com](#)

8. Iseo 59-inch Double Ended Freestanding Hydro-massage Tub, Randolph Morris, [vintagetub.com](#)

9. Regent Carrara Nevoso Hexagon 8-by-10-inch Matte Porcelain Floor Tile, Satori, [lowes.com](#)

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■ INTERIOR DESIGN

DOUBLE DUTY

IN TEL AVIV, AN ARCHITECT COLLABORATES ON A PENTHOUSE DESIGNED AS HIS HOME AND SHOWROOM.

BY J. MICHAEL WELTON

PHOTOGRAPHS BY SIVAN ASKAYO



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Architect Oshir Asaban selected furniture with neutral tones and black touches for a peaceful atmosphere. Large artwork and textiles add splashes of color to the spaces.

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Asaban worked with Ella Shlomov of Ella Décor on all textiles, curtains, and blinds.

When an architect like Tel Aviv's Oshir

Asaban decides to design his own living space, he does it for two reasons.

First, he can explore and embrace all the features and details his clients might hesitate to consider.

Second, he can create a space to show the world what an uninhibited architect can do.

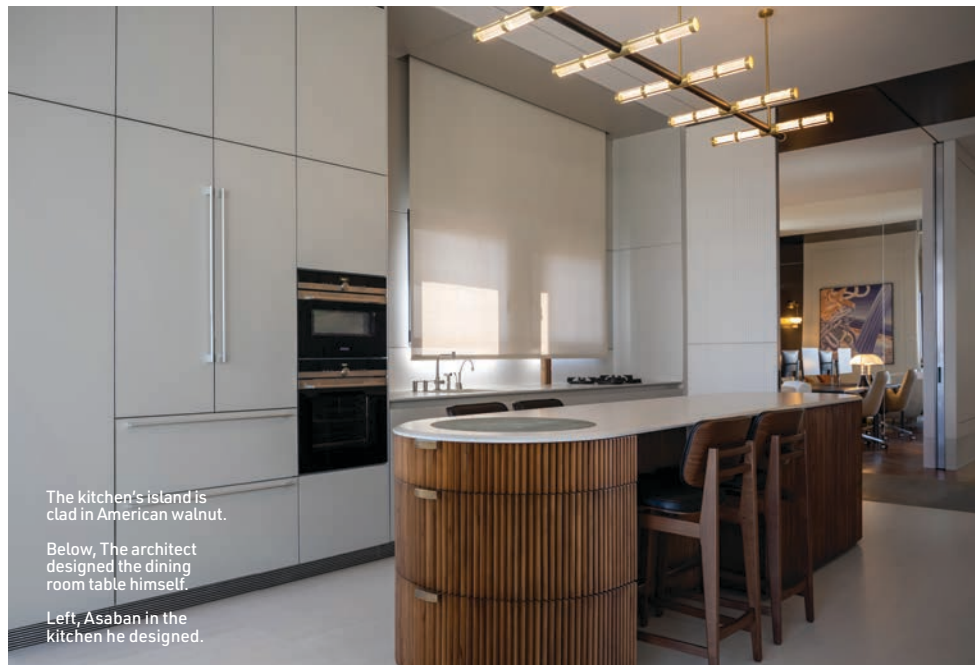
So in a penthouse on the 17th floor of a Tel Aviv high-rise, Asaban began to craft a new kind of home out of a nearly 2,000-square-foot concrete shell, with two balconies and a view of the Mediterranean Sea.

"It took thousands of hours," says the architect, who was educated at Ariel University. "You're your own supervisor, and I was here every day—sometimes twice a day—to see it done just like I wanted."

A dedicated fan of midcentury modern



Asaban collaborated with Yossi Gol of Smart Home Company on all lighting and audiovisuals.



The kitchen's island is clad in American walnut.

Below, The architect designed the dining room table himself.

Left, Asaban in the kitchen he designed.



architecture, Asaban designed not only the interiors, but much of the furniture as well, including the dining room table, coffee table, bed, and lighting fixtures. “It’s 100 percent by me—including the textures and the marble,” he says. “When I’m working with my clients, sometimes I have to convince them to use furniture they’re afraid of, but here, I was not afraid at all.”

He awoke one morning at the start of the project with the idea of sliding walls instead of doors to divide interior spaces (except for baths). At one moment, the penthouse could be all one room; at another, he and his partner could enjoy their own activities as they chose.

The main space is the kitchen area, and since the couple works from home, someone is always cooking while the other is working.

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“There are two rooms that open into one big space, and there’s a big balcony with dining, a barbecue, and a view to the sea,” he says.

Off the master suite is a second balcony, where the couple planted a garden. The master bath is clad in natural lilac marble from Turkey, arranged in an irregular vertical pattern on the walls, with Hamat bath fixtures. “We used large format tiles, with floors laid in slabs, to make it quieter,” he says.

Asaban, who’s designed four hotels in Germany and Hungary, did not create this penthouse space by himself alone: His partner also had a say. “I did whatever I wanted, but opened my ears to his comments for good ideas, too,” the architect says.

And he collaborated with experts in interior design and audiovisual and multimedia effects. For textiles, blinds, and curtains, he turned to Ella Shlomov, owner of Ella Design. On the technology side, he enlisted aid from Yossi Gol, CEO of Mart Home Company.

Gol started with discussions about Asaban’s A/V wants and needs at the start of the design, then spec’d them out. “We did sketches, and it was like ping-pong

Clockwise from top left, The primary suite features a walk-in closet and bath. Off the primary suite is a balcony with garden. The primary bath is clad in natural lilac marble from Turkey.



Opposite page, clockwise from left, The architect says the home is like a canvas for furniture and art.

The apartment is in the penthouse on the 17th floor of a Tel Aviv high-rise.

An outdoor kitchen is a major feature of the balcony off the main living area.



between us until we had all the systems decided on,” Gol says. “We did all the spaces like that, together.”

They aligned speakers in the ceilings with light fixtures. They created different zones for A/V and multimedia systems, including the outdoor balconies. “There’s a party mode for them all to work together, or you can listen only in the kitchen,” he says. “But if you do use it for the entire home, you may want it louder in some parts and quieter in others.”

Asaban decided where to place keypads, while Gol’s technicians worked with a team of electricians to handle wiring, installation, and programming. Once installed, the

architect stepped in for modifications. “What we do is very personal, especially when the client is an architect,” Gol says. “It’s not like you go to the store, buy it, and bring it home. It’s just the opposite—you plan it and then install it.”

Designer Shlomov used the sandy tones of Mediterranean beaches as a reference point for her color palette, selecting textures in wools, cottons, and linens. The fabrics, she says, are as unique as her client. “We wanted to make exactly what he wanted—for his dream come true,” she says. “We wanted a special apartment with details that no one else has because he’s unique in how he thinks outside the box.”

Asaban’s well known for an intense passion in the details for all his interiors, she says. “This is not just a white carpet treatment, because he’s so very open-minded,” she says. “I don’t know of any other architect like him—everything was correct, because the name of his game is details.”

That’s in part because he designed the home for himself and his partner, and in part because it’s his professional showroom. “You want it to be everything on one hand, and on the other, it has to be restrained,” he says.

And by working with collaborators he trusted implicitly, he managed to strike that balance. ♦



Interior designer Monica Fried worked with her client on a home adjacent to a golf course.

A FAMILY AFFAIR

ON LONG ISLAND, A NEW HOME'S INTERIOR MAY LOOK LIKE A MUSEUM—BUT IT'S DESIGNED FOR CHILDREN.

BY J. MICHAEL WELTON

PHOTOGRAPHS BY NICOLE FRANZEN

A family of five's new home on Long Island, with interiors that took nine months from start to finish, opened its doors just as its newest member arrived.

"Our client moved in the week they had their third child—a sweet baby girl," says interior designer Monica Fried of the New York firm that bears her name.

The clients wanted a home that would grow with their family, but that didn't feel like it was built for three children. Instead,

they sought to strike a balance between luxury, style, and the younger set.

The thirty-something couple first turned to architects at Mojo Stumer Associates, who sited the home carefully on a cul de sac at the edge of a golf course, then screened it so it's barely noticeable. That was a deliberate gesture, since this family cares about its privacy.

"It's a big home, but we're under-the-radar people," the client says. "On the

outside, you're not sure what to expect when you pull up—it looks traditional, but inside it's so modern."

That's because interior designer Fried, who was called in when Jon Bijari Custom Homes was halfway through the project, understood how to close the gap between conservative and contemporary. Her clients wanted interiors that were transitional, modern, and clean, but in no way trendy. "She gave us four or five choices for everything, and I loved each one," the client says. "It's smart and warm—and it just works."

Fried says the design process was a two-way street, with clients who gave her freedom to present the best possible ideas. Their directive was to be timeless, to be young-feeling and to be modern, and in 15 to 20 years, to be still relevant.

Toward that end, she worked with the builder and clients on material finishes like



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The dining table is
by Ruemmler, and
the chairs from
Dmitriy & Co., with
Pierre Frey fabric.



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Clockwise from above left, The kitchen features onyx quartzite for its counters.

Fried collaborated with the builder and client on material finishes such as oak-paneled walls.

In the kitchen dining area are plaster pendant lights by Condor, a table from Stahl + Band, and David Gaynor dining chairs.

white oak paneling for gallery walls, travertine marble for entry floors, and onyx quartzite for kitchen counters. “The powder room has a marble, a beautiful Calcutta Viola, with fluted tile walls and a matching vanity,” Fried says. “The floors in the main living room are white oak, and the kitchen has tile floors, a dark granite.”

The oak-paneled front entry leads to a formal living space, with the dining room, kitchen, and family room flowing off that entry. Upstairs are five bedrooms and a large playroom. Below grade is a full basement, with a walkout to a swimming pool behind the house.

Fried chose subtle tones throughout the interior, with wood and stone that create depth and interest for each space she designed. “The homeowners are interested in collecting art, and the neutral tones give them more flexibility as their collection continues to evolve,” she says. “They’ve already acquired several contemporary pieces by Jacob Hashimoto and Orly Maiberg.”

The home is 7,500 square feet, so one of the designer’s challenges was to bring



One of Fried's goals is to use materials and window treatments to make a space feel cozier.



The primary bedroom features a Ruemmler bed and Makrosha custom carpet. Beside the bed are Atelier de Troupe pendants.



Left and right, The client wanted space that felt transitional, modern, and clean, but not trendy.



it down to human scale. “That’s one of our strengths—creating a warm environment in a large home,” she says. “And we create intimate spaces by using warm materials and window treatments to make it feel cozier.”

She sought out curated furnishings that were both functional and chic. The Brazilian lounge chairs by Jorge Zalszupin in the living room are excellent examples; they also offered a refined influence to help guide remaining selections. “There are some beautiful pieces that don’t feel like throwaways,” Fried says. “They feel really good, and are heirlooms in the making.”

Still, this is a house that’s designed to be home to three young children. It’s modern, to be sure, but it’s meant to be practical and super-livable, too. The designer used an abundance of indoor/outdoor materials for fabrics and rugs. Passing from the family room to the kitchen means moving through the living room—something that might have proven a challenge for any other designer

anticipating children’s steps along the way.

But not Fried. She managed to make it childproof and stylish, while paying attention to her client’s tastes. “It can stand up to some wear and tear, but it’s elegant and feels more sophisticated too,” she says. “She has an elevated sense of style that we homed in on here—I chose an aesthetic with things she would react well to.”

That meant presenting some of her own favorites—Pierre Frey, Dedar, Mokum, and Crosby Street Studios—but focusing on

finding durable and forgiving pieces that would work for a young family. “Nothing’s too precious here,” she says.

Her thoughtfulness wasn’t lost on the homemaker she collaborated with. “She can walk into a space and make it feel cool, and that you are important,” her client says. “She can bring in warmth so it’s doesn’t feel like a museum.”

That’s because Fried knew from the start that this would be a forever home for a family of five. ♦

j

journeys

LUXURY TRAVEL, RESORTS & DEVELOPMENTS

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■ DESTINATION: MEXICO

PIECE OF HEAVEN

AN ARCHITECT DISCOVERS HIS HAPPY
PLACE SOUTH OF THE BORDER.

BY NANCY A. RUHLING
PHOTOGRAPHS BY MANOLO LANGIS



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During his travels in Mexico, Los Angeles architect Steve Straughan couldn't help but fall in love with the sleepy little surfing village of Troncones, which is some 20 miles north of the resort city of Zihuatanejo.

He doesn't have a surfboard, mind you, but he figured "this little piece of heaven," which has a population that barely tops 500, would be a good place to entertain family and friends who do like to ride the waves.

His beachside vacation condo, one of 35 in the Pacific Coast development Punta Majahua, was still under construction when he acquired it, which allowed him to customize the interior to suit his lifestyle and his sizable collection of contemporary Mexican artworks. "I wanted to make it mine," he says. "I wanted the interiors to look different from those of the other units."

The half-dozen low-rise buildings in the development, which includes a communal swimming/lap pool and a paddleboard





court, attracted his attention because they are chic beach creatures—undulating, organic sculptures whose gentle curves mimic the waves of the water they front.

With the help of Los Angeles interior designer Jen Dallas, Straughan created a more contemporary space by reconfiguring the condo's layout, enlarging the kitchen and opening up the rooms to create a central living and dining area that melds into the outdoor living room, which is appointed with a plunge pool and a shower.

"The three spaces feel good as one space, but each is comfortable and unique," Straughan says. "The art and furniture connect them, and a large sliding-door system brings the outdoors in. In Mexico, the weather's beautiful, so I want to spend as much time outside as possible."

To merge the indoor and outdoor spaces, Dallas says, "we played off the Mexican seaside, which is grey and rustic, and

Clockwise from top left, The open front door, made of parota wood, welcomes visitors.

The shower in the primary bathroom has an abstract mural, designed by Straughan and painted by a local artist.

A vintage chair and portrait that Dallas pulled from Straughan's LA home, create a cozy corner in the primary suite.



brought in the idea of grasses, pebbles, rocks, bamboo, blue skies, and sunsets through textures and colors.”

They began with the interior finishes, selecting troweled-smooth white plaster for the main walls and grey plaster in the two bedrooms to create a rich yet neutral background for Straughan’s art, much of which is displayed on the curved wall of the entry hall.

The floors, Mexican limestone, “have the look and gritty feel of Troncones beach sand,” Straughan says.

Instead of built-in furniture, which the other units have, Straughan and Dallas created custom designs that were executed by Mexican artisans.

“There’s not a lot of furniture, but each piece is significant and adds value to what we were creating,” Dallas says.

The interior design scheme was inspired by a whimsical floor lamp whose base is the three-pronged branch of an olive tree and whose top is crowned by a skirt of raffia. The bamboo pendant that hangs over the dining table, which Straughan says is “magical” when illuminated, complements the lamp.

Their forms echo those of the vine-entwined metal and bamboo trellises at the community’s swimming pool and are a nod to the bamboo overhang of the condo’s outdoor room.

The round dining table, which like many of the furnishings is made of local parota wood, is a foil for the ceiling fan in the adjoining guest bedroom, which is separated from the main spaces by elegantly casual sliding shutter-like slatted doors made of parota wood.

Its chairs are upholstered in an orange-hued performance fabric that adds a casual air to their formality. “They are made,” Straughan says, “for sitting in your bathing suit.”

In the primary bedroom suite, a vintage French-style chair and a colorful portrait, taken from Straughan’s Los Angeles house, set the stage for the voluminous linen-cotton draperies, in a terra-cotta color, that partition the bed from the bath.

The primary shower picks up on the home’s artistic theme: It features a black-



The pendant over the dining table, which Dallas sourced in Indonesia, references the living area’s floor lamp and the trellises at the community’s pool. Sliding glass pocket doors separate indoor and outdoor spaces.



A slatted sliding door separates the guest bedroom from the main living area. The ceiling fan in the guest room complements the dining room table designed by Straughan and Dallas.

and-white abstract mural, envisioned by Straughan and painted by a local artist.

The kitchen, which is where Straughan’s friends and family hang out when he cooks, is defined by the central island, which, like the counters, is topped by white Caesarstone, a treatment that Straughan says was selected to create a “light, bright, airy, and fresh look.”

Dallas and Straughan had so much fun working together that they were almost sorry when the project was completed.

They are kicking around the idea of doing another project together soon.

“I have enough art for three homes, but I only own two,” Straughan says. “I’ll just have to find a second home in Mexico.”

Let’s do it, Dallas replies. ♦



Montage Punta Mita, Riviera Nayarit, Mexico



Forté Luxe, Jupiter, Florida



ORA by Casa Tua, Miami, Florida



One&Only Mandarin Private Homes, Riviera Nayarit, Mexico

ON THE HORIZON

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

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Punta Mita, located on Riviera Nayarit's private peninsula, is a luxurious 1,500-acre resort with 9.5 miles of beaches. It boasts 23 residential communities, five beach clubs, and three top hotels: The St. Regis, Four Seasons Resort Punta Mita, and Four Seasons Resort Naviva. Just 45 minutes from Puerto Vallarta, it offers two Jack Nicklaus golf courses, world-class dining, and water activities like kayaking and whale watching. In 2026, two new resorts, Montage Punta Mita and Pendry Punta Mita, will open. Montage, on 63 acres, will have 140 guest rooms, a spa, fitness center, and 91 private residences. Pendry will feature 115 guestrooms on 30 acres, multiple dining options, and 30 private residences. puntamita.com

FORTÉ LUXE, JUPITER, FLORIDA Situated on a peninsula opposite Jupiter Island, **Forté Luxe** is a waterfront community with 15 multilevel residences boasting Intra-coastal and some Atlantic Ocean views. Designed by Alfonso Jurado with interiors by The Decorators Unlimited, homes range from 3,550 to over 5,000 square feet. Features include modern architecture, private elevators, floor-to-ceiling windows, and designer kitchens. The pet-friendly

enclave offers 13 private boat docks for 60-foot vessels and a resort-style pool. Completion is set for March 2025, with prices from \$4.35 million to over \$8 million. forte-luxe.com

ORA BY CASA TUA, MIAMI, FLORIDA **ORA by Casa Tua** is a 76-story development with 540 fully furnished residences in Miami's Brickell neighborhood developed by Fortune International Group in partnership with Casa

Tua. The development will offer workspace amenities and resort-style offerings, including a second pool on the 12th floor with a sun shelf, loungers, cabanas, and jacuzzi. Other amenities will include an entertainment lounge, a two-floor fitness and wellness center, and a three-story open sky garden. Prices start at \$800,000, and residences will range from 500-square-foot studios to 2,400-square-foot four-bedroom units. orabycasatua.com

ONE&ONLY MANDARINA PRIVATE HOMES, RIVIERA NAYARIT, MEXICO RLH Properties, the developer of Mandarin, a 636-acre residential and resort

community located in Mexico's Pacific Coast in Riviera Nayarit, has launched sales for Phase 2 of **One&Only Mandarin Private Homes**. Starting at

\$5.27 million, the three- to six-bedroom homes are designed to seamlessly blend indoor and outdoor living. Residents at One&Only Mandarin



Gale Miami Hotel & Residences, Miami, Florida

Private Homes enjoy an array of amenities, including the Mandarin Polo & Equestrian Club, exceptional dining, beach clubs, water activities, and a spa. discovermandarina.com

GALE MIAMI HOTEL & RESIDENCES, MIAMI, FLORIDA

Gale Miami Hotel & Residences, developed by Keith Menin and Marisa Galbut, offers a blend of hospitality and residential living in Downtown Miami. Slated for completion in spring 2024, it features studios to two-bedroom units, ranging from 410 to 910

square feet. Shared amenities with Natiivo Miami include a resort pool, cabanas, kids' playroom, and vast event spaces. A dedicated business floor offers advanced tech conference rooms, ballrooms, and private meeting areas. Wellness amenities include a fitness center, yoga lounge, steam room, sauna, hammam spa, and juice bar. The development has smart building features, 24-hour lobby, and valet parking. Units are priced from mid \$400,000s to over \$1 million. galemiami.com

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Arya and Michael Martin, partners and designers at Studio OSKLO, designed their new home on a half-acre lot in Hollywood Hills. Opposite, The home's two-story, center-atrium layout offers 8,000 square feet of living area with private terraces from each of four bedrooms.



ROCK SOLID

A PAIR OF L.A. DESIGNERS
TURNS A STONE OUTCROPPING
INTO AN ASSET, OUTSIDE AND
INSIDE THEIR NEW HOME.

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BY
J. MICHAEL WELTON
PHOTOGRAPHS BY
NILS TIMMS



A new home in the Hollywood Hills community of Doheny Estate is as layered and complex as the two partners who designed and built it. Arya Martin is Persian, but went to school in Orange County, where he studied business and finance.

Michael Martin is from Northern California but was educated in Germany and worked as a travel writer for U.K. magazines until he moved on to a career in interior design. He started out in Los Angeles. “I was doing my first house in Encino, and he helped me finish it when we met,” Arya says.

Before long, they were partners for life and in business, too, as designers and developers in a firm they call Studio OSKLO.

Its newest project is also the Martins’ home, and sited on their half-acre lot. They’ve lived in Doheny Estates for almost two decades now, and spent three years planning and building their 8,000-square-foot home, one that backs up to a massive granite outcropping.

They knew they wanted to create a modern estate that blended contemporary and midcentury modern architecture—a nod to the 1960s ranch that had to be taken down to make way for the new house.

And they let the natural landscape surrounding the home define their direction. “We chose the earthy tones of the granite hillside in the rear of the property as direction for the herringbone oak floors,” Michael says. “Then we added a front and rear colonnade typical of homes found in L.A. in the 1960s and ’70s.”

A four-sided symmetrical structure can feel like a box, but a wraparound colonnade and planted second-floor courtyards lent this one the ambience of a modern agora. “It makes the interior feel like it’s part of that rocky landscape,” he says.



They brought in landscape architect Joel Galarza to create a terrain that blends into the natural hillside from each side of the property, as well as the inside atrium. “The site features that upslope granite rock exposure to the rear and a higher retaining wall on the front side,” he says. “For some, those would be obstacles, but we played into it and created exaggerated privacy in front and an Aman resort-like setting in the rear.”

The designers used a muted white on outside walls, with creamy tones that soften the columns in sunlight. Wood paneling wraps second floor terraces for privacy. Interior plaster is a sheen-free muted white. “For the kitchen, we picked Calacatta Paonazzo because we wanted it to have a vintage feel and warm up the space,” he says. “For the bar in the living room, we used Calacatta Gold for something that has the same tone as the kitchen stone.”





Clockwise from top left: Galarza used native plants and species typical of the Los Angeles hillside areas.

In the kitchen, the Martins selected Calacatta Paonazzo marble for a vintage feel.

The kitchen has full bar seating and an open-plan dining room.

Landscape architect Joel Galarza's intent was to make this newly constructed project feel like it's been on site for generations. The Martins used knotty wood paneling on the exterior, adding a front and rear colonnade typical of homes found in LA during the 1960s and '70s. Because the house is very tall, Galarza planted larger tree species for privacy and scale. Galarza used native plants and species typical of the Los Angeles hillside areas.



They used oversized corridors around the atrium, with full-wall wood paneling of white oak, which is repeated also in the upper hallway and TV room. In public rooms, they chose tight groupings of furniture to create a cozier ambiance for evening talks and small cocktail parties.

All the interior furnishings were custom designed by the two partners, and the art

came from their own collections. “So much of our personalities are reflected in the interior, like the carpets brought from Iran by Arya’s family,” Michael says. “We used collectibles, found in cities like Madrid, Sao Paolo, and Marrakesh, that express our love of travel and art.”

The home may be in the Hollywood Hills, but it’s chock-full of Japanese antiquarian

accents. Antiques were sourced from local shops and stores in Tokyo—and even nearby flea markets. A close look reveals Japanese pottery, 19th-century bronzes and clay collectibles on built-in shelves and tabletops.

But their tastes favor works that can only be called eclectic. One of the pair’s favored pieces is a 1960s bronze bust on a pedestal up in the second-floor hallway. The dining room



Left, clockwise from top left, The living room features Studio OSKLO's travertine coffee table made of solid stone. Inside, the Martins mimicked the earthy colors of the granite hillside in the rear of the house.

Hinoki-inspired wood wraps second floor terraces.

Neighborhood homes are owned by Leonardo DiCaprio, Keanu Reeves, and Ariana Grande.

The designers wanted a muted white with tones of cream for the bedroom.

Right, top to bottom, The home blends Hollywood living with accents of antiquarian Japan. All furniture was custom made, yielding gentle abstract shapes.

The designers chose art for the home from their own collection.

features artwork believed to be by Polish painter Tamara de Lempicka. "The living room features our Studio OSKLO travertine coffee table of solid stone," he says. "It's one of our favorite pieces, and available at 1stDibs."

Sure, it's a highly personal, peel-back-the-onion approach to architecture, landscape, and interior design. But it's clean and crisp—and for these two, it works like a charm. ♦





Rock

Star

44

Strong geometry and a consistent materials palette unites
a contemporary design with a stunning cliffside site.

BY MARNI ELYSE KATZ / PHOTOGRAPHS BY MANOLO LANGIS



Since nothing could be irrigated, the designers got creative with hardscape. A fire pit faced in Ocean Blue lava and concrete planters set against an illuminated black stone backdrop welcome guests on the front patio.

Rather than demolishing the entire 1970s home that stood on this Solana Beach, California, bluff overlooking the Pacific Ocean, Hayer Architecture's design folded in some of the original structure.

"Coastal setback and city zoning requirements for new construction would have greatly decreased the size and negatively impacted the location of a new residence in terms of capturing views," architect William Hayer explains.

Hill Construction Company, which built the home for the family of five who relocated from a nearby community, seamlessly blended those original elements with Hayer's new design. The firm brought Hayer's strong contemporary design to life, making the most of the stunning views within state regulations and coastal requirements. The

key? A symbiotic relationship between indoors and out.

A consistent materials palette makes the design feel cohesive. Hayer collaborated with interior designer Anita Dawson in choosing interior and exterior finishes. "I wouldn't

necessarily say one drove the other," the architect says when asked which set of finishes came first, interior or exterior. "The materials have to work in concert from inside to outside with an indoor-outdoor design such as this."



When the frosted glass pivot door opens, you can see straight through the house to the Pacific Ocean.

Above, Large format porcelain slabs that resemble steel-clad parts of the exterior at the entry and integrated lighting make the stairs seem to float. Steep stairs between homes offer beach access.



Clockwise from top left, Black-stained pivot doors open to the vestibule of the primary bedroom suite, where a Matt Devine wall sculpture hangs over a black granite shelf. The angled backs of the Jiun Ho modular sofa nod to the rocky formations of the cliffside site. A stainless steel soffit houses the hood for the induction range in the island and helps define the kitchen while the walnut peninsula offers a dramatic ocean view for informal dining.





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A linear pattern of concrete pavers that alternate with skinny strips of pebbles defines the entry court, where a fire pit faced in Ocean Blue lava (a material that repeats on portions of the façade) and concrete planters set against an illuminated black stone backdrop, offer instant ambiance. Snow White quartzite makes up the stairs that lead to the large, frosted-glass pivot door, then beyond it, running underfoot throughout the main level, out to the back

patio. “The home takes a beating with salt spray, so we needed strong durable materials inside and out,” Dawson says.

The foyer opens into the dining room. Here, a rusty-orange table pops in front of a glass enclosure with raked limestone tiles that displays wine, two bottles deep, on a black metal shelving system. “They needed conditioned wine storage, but the open floor plan didn’t lend itself to a separate room, so



Clockwise from top, The graphic pattern of the Modern Nature Design rug plays off the veining of the Ocean Blue lava fireplace wall and angles of the sofa.

The top of the floating console in the entry is the same material—black granite—as the stair landing which is visible through clear glass.

In the dining area, Poliform woven leather chairs surround an outdoor table with an open mesh base by Kettal, melding maximum function with the room’s elevated design.



In the primary bedroom, an ebony leather headboard reaches the ceiling, flanked by blue dotted hide blue panels.

Below, Shades hidden in the ceiling slots provide privacy for the monolithic black granite tub that is nestled into a glass corner of the primary bathroom.



we turned it into a design feature,” Dawson says. The top is quite spare; the lower (less visible) half is more utilitarian.

The condenser hides in the adjacent console with black granite top that pushes through the glass enclosure. “I don’t like when pieces just end,” Dawson says. “I need them to pick up again.” The treatment

highlights the designer’s stone-wrapped built-ins, which in turn reinforce what she calls “the solid, masculine masses” of Hayer’s architecture.

An expanse of Ocean Blue lava—the floor-to-ceiling fireplace surround—anchors the living room. Walnut ceiling panels, a thick, patterned carpet, and plush, espresso-

colored linen velvet upholstery soften the swathes of stone, as do the forms of the sofas themselves. “The homeowners wanted lounge seating, but a square sectional would have pinched circulation to the patio,” Dawson says. Her solution? Modular seating in organic shapes by San Francisco-based furniture designer Jiun Ho.

Dawson plays with geometric volumes of wood and stone in the kitchen, too. While bleached wood cabinetry and a back-painted glass backsplash blend into the background, the Ocean Blue lava island floats above a recessed black plinth, and a walnut peninsula offers casual ocean-front dining. “The perpendicular orientation of the table allows more people to face the view,” the designer points out. “It’s also another way of accentuating the building’s many right angles.”

Tucked around the corner from the wine display, in the middle of the house, a floating staircase rises from a pebble floor that ties to the exterior entry area. Charcoal-stained oak treads meet charcoal-stained oak floors and doors on the second level, contrasting with the white Venetian plaster walls.

The large primary suite dominates the back half of the upstairs. The bed is sheltered within a cozy niche, its ebony leather headboard reaching the ceiling. Opposite, the hazy-blue back-painted glass wall echoes the ocean view. An oversize slider opens wide to the covered patio, blurring the lines between indoors and out as effectively as the floor-to-ceiling sliders in the living spaces downstairs.

In the bath, Dawson incorporates massing that relates to the blocky architecture. The monolithic black granite tub fills a glorious glass corner, wraps a wall of book-matched marble, then pierces the frameless glass shower enclosure, turning into a bench. The designer likens marble slabs to artwork, noting that this particular one, with its graphic marks, is reminiscent of an etching.

The kids chose the stone slabs for their bathrooms, where Dawson used white pebbled tile on the floor and designed a waterfall vanity that just pushes through the shower’s glass divider. “I’m nothing if not consistent,” she laughs. It makes for good modern design. ♦

Sunny Disposition

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A family says goodbye to Manhattan and hello to Palm Beach in a newly renovated, "put-your-feet-up kind of house."

BY ALEXANDRA PECCI / PHOTOGRAPHS BY CARMEL BRANTLEY



For a family of four from Manhattan,

the lure of true indoor-outdoor living proved too much to resist during the pandemic, and they found exactly that lifestyle in Palm Beach, Florida, in a beautiful home located just steps from the ocean.

“They literally are across the street from the beach,” says Jennifer Mehditash, principal and owner of the New York- and Newport Beach, California-based Mehditash Design. “We really wanted there to be that indoor-outdoor living experience.”

The house presented some initial challenges in the form of its layout, with features like a too-large entryway with lots of unusable space and a small living room that was cut off from the kitchen. So the clients tapped Mehditash, along with Jupiter, Florida-based architecture and construction firm Thomas Melhorn and Palm Beach-based landscape architect Environment Design Group, to reimagine the home inside and out.



The home was reimaged by Mehditash Design, Thomas Melhorn, and Environmental Design Group.

A wall of steel doors leads from the welcoming living room out to the pool, spa, and outdoor kitchen.



CLEVER TRANSFORMATIONS

The team transformed the front entryway and stairwell from a space that was “sort of empty and not very welcoming” into one that not only made an architectural statement with the reconfigured stairs, but also added storage and functionality with vestibule-style laundry room and powder room and did so with incredible style.

Mehditash loves the powder room’s geometric, black, white, and gray tiles that cover the floor and the bottom half of the walls, as well as the “surprise” of custom glitter grout. Those same black-and-white geometric materials repeat in the family room on the coffee table and the marble sideboard that was custom made in Portugal. Throughout the downstairs Venetian plaster on the walls gives a beautiful, textured finish.

A too-small TV and fireplace wall and oddly configured entryway from the living room to the main bedroom were reworked by creating vestibules on either side of the TV and fireplace that are camouflaged with wide, shiplap-planked doors. When the doors are closed, it gives the feeling of a single, wide wall, but each door opens to something different: the main bedroom on one side with a more private entrance, and a pretty, “jewel box” home office on the other.

MAXIMIZED SPACE

In addition to maximizing space in the entryway and living room, the team also opened up the space between the kitchen and living room areas, allowing for a customized kitchen island and bar area, as well as a custom built-in banquette wall dining space. The kitchen is bright and clean, with a large, custom walnut and marble island and cabinetry that extends to the ceiling, along with pops of interest from large gold-accented globe pendants hanging over the island; a coffee bar in a black metal finish; bursts of color from vintage Murano glass pieces; and a zinc table that’s not only beautiful but sturdy, letting the family’s kids “live their best life on it,” Mehditash says.

Throughout the house, more color and visual interest come from pieces from artists like James Perkins, Sarah Meyohas, Paul Kneale, and Rachel Lee Hovnanian from Voltz Clarke Gallery in New York and County Gallery in Palm Beach.



The front hall was transformed into a welcoming space. The living room space was also maximized. Pops of color are found throughout the house by the way of artwork.





Clockwise, The floor-to-ceiling tile adds interest to the primary bath. Wallpapers are found in the powder room and children's room. A vanity adds a pop of pink in the bathroom.



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INDOOR-OUTDOOR LIVING

Part of Palm Beach's appeal is its indoor-outdoor lifestyle, and the team wanted to create those moments wherever they could throughout the house.

"We really wanted there to be that indoor-outdoor living experience," Mehditash says.

In addition to enlarging the pool and making improvements to the outdoor lounge and loggia dining space, the team used large, windowed doors from the company Brombal that swing wide open onto the pool from the living room, kitchen, and main bedroom and that Mehditash calls a "key feature."

"The most important thing was opening up the windows and having those windows be stackable," Mehditash says. "All those back sliding doors open up and stack and so you really do feel like you're in the outside when you're in the living room."

Those touches of the outdoors are echoed in other ways, too, from the natural, cool-toned European oak flooring; to the main bathroom's rainfall shower; to wallpaper in the bedrooms (think green palm fronds and blue-and-white wave pattern); to the surfboards that not only stand in as décor but that the family really uses; to the performance fabrics that won't be ruined if someone sits down with a damp bathing suit.

"It's definitely a put-your-feet-up kind of house, while still looking very chic and elevated," Mehditash says. ♦





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EXPLORE THE SOUTH SHORE



Cohasset, MA | 45 Joy Place | \$1,375,000

This WATERFRONT property on Little Harbor in Cohasset offers an exciting opportunity. With 3 beds, 1 bath, and a 2-car garage, it's a project home that holds immense potential. Conveniently close to The Village and within walking distance of Sandy Beach, its location is a major advantage. This property allows you to personalize it to your preferences and turn it into your dream home. The combination of its waterfront setting, nearby amenities, and scope for renovation makes it a promising prospect for those seeking character and investment opportunities. Close to the Commuter Rail and Hingham Ferry into Boston. Includes recent architectural plans for 4 bedroom 2 and ½ baths with 1st floor primary bedroom suite. Perfect for entertaining and family living in the heart of downtown Cohasset.



Hull, MA | 1 Longbeach Ave - Unit 302 | \$1,949,000

This stunning property boasts unobstructed, panoramic views of miles and miles of the sparkling Atlantic Ocean, picturesque Hingham Bay, World's End, Nantasket Beach, City of Boston Skyline and Boston's North Shore. Imagine waking up to the gentle sound of the waves & the sight of sailboats gliding by, all from the comfort of your home. With weather-resistant glass walls throughout, and a 650-sq ft private terrace, this one-floor living home, remodeled in 2018, provides the perfect vantage point to take in spectacular sunsets and the ever-changing seascape.



Hull, MA | 155 Nantasket Ave | \$629,000

Berkley Place, At the Straight, perched in the heart of Hull's Boardwalk. This one plus bedroom 2nd floor unit features modern design with a coastal flair. Stunning views of Nantasket Beach, the Atlantic Ocean and Boston Light. Beautifully designed and thoughtfully planned, you will love to call Berkley Place HOME. Walk the long stretch of white sandy beach and relax on your own private balcony. The kitchen features beautiful quartz countertops and a large island with pendant lighting, stainless appliances including a gas stove. This bright kitchen opens to a spacious living room with gorgeous windows, spectacular views and a gas fireplace.

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2540

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AQUA DREAMS, CASA DEL MAR

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Aqua Dreams is professionally designed & furnished in a coastal theme. The 4 bed, 4 bath main house leads out to a covered patio and pool area just steps from a powder-soft, white sand beach. A 1 bed, 1 1/2 bath guest cottage with kitchen, outdoor spa and laundry room completes the property. Constructed in GigaCrete to withstand Cat 5 hurricanes, including the Bermuda style roofs. Located close to Exuma's International Airport and Sandals Emerald Bay with Greg Norman-designed golf course and Marina. MLS #47357

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