

DAVID A. PORTER

david@atlascommunications.com • 347-324-7557

Skype ID porter1306 • @porter1306

**PORTFOLIO
REAL ESTATE**

Industry Magazine

First There Is a Mountain

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A Ski Palace in Vail Reaches a New Apogee in Modern Alpine Living

On his album, *My Griffin Is Gone*, troubadour (and the dad in *Gremlins*) Hoyt Axton sings, “would you like to go to Colorado?/Heaven’s there I’m told...” Anyone who’s visited Colorful Colorado and its magnificent ski towns will vigorously agree with Axton.

Vail is one of the state’s heavenly gems, flush with sunshine and pine-scented breezes all summer and covered with thick powdery snow during ski season, which begins mid-November. Vail Mountain is a magnet for skiers worldwide, with 195 trails across a 3,450-foot vertical rise: base elevation is 8,120 feet; peak elevation, where the mountain kisses the bluest of skies, is 11,570 feet. Vail gets 354 inches of snow on average annually. It’s a winter *and* summer wonderland.

Many of Vail’s homes are as magnificent as its setting, maybe none more than Apogee House at 165 Forest Road, an 8,801 square foot ski manse on .43 acres nestled against the mountain and surrounded by pines and sky. You’ve got room to roam here: six bedrooms, six full baths, two half-baths and a 75-foot glass-bottom lap pool suspended from the third-story terrace off the home’s great room and demurely situated behind a curtain of pines.

The exquisite Gore Range is the indoors here, thanks to expansive glass-view corridors and sliding walls that bring the interior living areas to the home’s exterior decks – 6,500 feet of heated outdoor space, perfect for hot chocolate and stargazing. Within Apogee House you can travel between floors in a freestanding, glass-ceilinged elevator, and the destinations are worth the trip, particularly the spa with hot and cold plunge pools – with a waterfall – and the home gym; the former is of course the perfect après ski spot, the latter best for off-season training. There’s also a four-car garage.

The structure of Apogee House is steel and concrete, which enables a reduced use of columns to create generous open spaces, continuous walls of windows and sprawling terraces. Local architect Hans Berglund, principal of Berglund Architects, has built numerous homes in this high-altitude paradise, and his firm built Apogee House in “mountain modern style.”

“At Apogee House we used very cleanly-detailed, traditional organic materials, like stone and wood, and we combined them with exposed steel, floor-to-ceiling windows and doors, copper,

zinc and cement,” says Berglund. “We drew on the tradition of exposed roof structures with wood ceilings and stone as a grounding foundation material, at the base of buildings and for site walls, and we made the fireplaces the focal points of the interior space.”

The building materials themselves create a perfect blend of grandeur and gemütlich, bringing the craftsmanship of Apogee House to the fore inside and outside, where the stone veneer references another legendary and luxurious high-altitude locale.

“The exterior features a thin cut, coursed rectangular, stone veneer similar to the Vals Quartzite found in the Swiss Alps,” says Berglund. “The ultra-smooth stucco was applied for a pristine look, while the interior uses natural stone slabs for accents on the walls and countertops. Much of the flooring is large format porcelain tile.”

Apogee House doesn’t just complement its mountain home, it’s built into the mountain (think of the 19th century Neuschwanstein Castle, in Hohenschwangau, Bavaria, the inspiration for Disney’s Sleeping Beauty Castle). According to Berglund, to fit his program into the house, its two lower levels were cut into the hillside 26 feet on the ascending side.

“The two lower levels are cut into the mountain, which required an approximately 30-foot by 100-foot permanent shoring wall to retain the hill side. To maximize the usable area of the house, and to minimize costly excavation, we decided to use a technically difficult single-sided concrete pour method typically used only in commercial subgrade parking garages!”

Given its pristine surroundings and local codes and regulations, Apogee House is a marvel of environmental engineering and a wonderful model for modern building.

“All of the lighting is energy efficient LED,” says Berglund, “and all of the interior paints, glues and sealants are low- or non-VOC (volatile organic compounds) which, combined with ERV (energy recovery ventilation) air-to-air heat exchangers to continuously bring fresh air into the house, create a healthy indoor environment. The plumbing fixtures are luxurious, but they’re also water-efficient, and the landscaping uses indigenous, drought-resistant, low-water plantings and native grasses to reduce water consumption from irrigation.”

19th century American poet and novelist Thomas Bailey Aldrich once wrote of the heart-stopping beauty of the Alps: “Come watch with me the shaft of fire that glows In yonder West: the fair, frail palaces, the fading Alps and archipelagoes, and great cloud-continent of sunset-seas.”

“The incredible views, abundant natural light and high ceilings at Apogee House create an uplifting experience, one I’d even describe as transcendent,” says Berglund, “while its beautiful palette of materials creates a relaxing, luxurious environment. The architecture of the house has a positive effect on the mood of residents and visitors alike – I feel it connects them to each other and to the house itself. I think of Apogee House as the ultimate luxurious, inspirational retreat, one with a powerful physical and emotional connection to the surrounding mountains.”

Simply put, it’s heaven up here.

Industry Magazine
Come Fly with Me
July-August 2019

You Can Keep Your Head *and* Your Feet in the Clouds in this Stunning Midtown Penthouse

How do you get away from it all smack in the heart of it all? You can always live in the sky, or as close as one can get to living in the sky, in Penthouse 1 at 135 West 52nd Street, a 48-story tower equidistant from Carnegie Hall and Rockefeller Center. Penthouse 1 is a 5,153 square-foot glass palace, with more than 1,000 square feet of exterior space, spread across three terraces; it comprises five bedrooms, four full baths and two half-baths. It's a nest set apart, indeed, a triplex replete with 18' ceilings. Zing will go the strings of your heart – with night and day views that might stop it.

Interior Designer David Attias of The StaginGroup let the amount of light the space receives dazzle and inspire him when he set about designing Penthouse 1. "The space receives so much light from its southern and western exposure, both daytime and nighttime," he says, "and our team put tremendous effort into creating the perfect design, one that serves the space and its epic daytime and nighttime high-rise views."

On the main level, a custom windowed kitchen features a broad center island, Miele appliances and the kind of finishes that would make any serious cook salivate, including Calacatta Vision marble countertops and Dada Italian Walnut and custom glass cabinets. Beyond the kitchen awaits a 24'-long formal dining area for grand meals served beneath stratocumulus clouds. "The ceiling heights create real drama in the space," says Attias, "and we did everything possible to contribute to, and amplify, this drama."

The upper level of Penthouse 1 is accessible by a private elevator from the 46th floor or via a triple-height glass staircase; the staircase also dramatizes the double-height living room from which it rises, while a double-sided stone fireplace divides the level's east and west wings. The east wing includes a 32'-wide living room with a wet bar and powder room and the master bedroom, an almost impossibly luxurious suite with a private, east-facing terrace, an expansive dressing room and a sprawling bath with a pass-through shower, free-standing tub and two toilets.

The west wing is home to three smaller bedrooms, one with an en suite bathroom; the other two bedrooms share a Jack-and-Jill bathroom – all the west wing bedrooms enjoy northern exposure. "I love the key-operated elevator on the 46th Floor, which gives you direct access to the penthouse," says Attias. "It's especially lovely after traveling or returning from a late dinner – you can go straight to your bedroom!"

Penthouse 1's sky-high skyline lounge is enclosed entirely in glass and bookended by two large terraces, one east and one west, with views that will leave you starry-eyed – and a wet bar. The

east terrace is an entertainer's dream, with an outdoor kitchen, replete with a gas grill – and the entire world spread beneath you.

“A penthouse is always synonymous with luxury and uniqueness,” says Attias, “and this informed our design and the decisions we made about furnishings and finishes. For a home like Penthouse 1, we always select distinctive, unique pieces from our inventory. We will even make custom pieces, such as window treatments, depending on our clients' needs and predilections.” The building's amenities match the space, with a 75-ft lap pool, a fitness center, a luxurious spa, a golf simulator and a kids' playroom. Fit for the Chairman of the Board, you might say.

“I was actually thinking about ‘New York, New York’ while I was working on Penthouse 1,” says Attias, “and ‘Empire State of Mind’ by Jay-Z and Alicia Keys. Both songs convey the same message – if you can make it here, you can make it anywhere. Also, as a New Yorker and as a true lover of New York, I was also thinking about that line, and I don't think this is exact, but: ‘New York, New York: It's so nice, they named it twice!’”

Up here in Penthouse 1 the air is rarefied, come rain or shine. And the stardust, in the wee small hours, is all yours.

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Beyond the Sea
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A Bridgehampton stunner reinvents the beach house to bring the outdoors topside.

In “maggie and milly and molly and may,” ee cummings writes, “it’s always ourselves we find in the sea,” and Ocean Deck House architect Viola Rouhani of Stelle Lomont Rouhani Architects, of Bridgehampton, NY, couldn’t agree more. “Going to the beach, for even a short while, has a way of reminding us of our place here on earth,” she says.

Which brings us to Ocean Deck House, an award-winning luxury home beside the dunes at Bridgehampton and just a few surfboard lengths from its white sand beach. This beachside gem, which floats between sea and sky like a Cubist galleon, is a perfect and full-throated expression of the concept of indoor-outdoor living. The awards bestowed upon Ocean Deck House include a Gardenista Outdoor Living Space Award (2018), an HC&G Kitchen Award (2016) and an Archi Award Winners Residential Commendation (2015). The general contractor was Fred G. Lappe of Southampton, with landscape architecture by Edmund Hollander.

Ms. Rouhani and her team, Luca Campaiola and Jessica Twiggs, were tasked with designing a multi-story indoor-outdoor space wherein its occupants could cook and entertain on every level, thus Ocean Deck House’s extraordinary cantilevered decks and roof decks. “Current FEMA regulations require we houses a full story at times, as is the case here, for the first ‘habitable’ level to be out of harm’s way,” says Ms. Rouhani. “Our approach was to break down the volumes and make the lower level as transparent as possible to minimize the feeling of having a heavy structure plunked down on the beach. We came up with generous outdoor decks at each level, creating indoor-outdoor living, even if elevated. And each outdoor deck has direct access to the ground level.”

Ocean Deck House provides distinct experiences on each of its three levels. The ground or “dune” level features a mixed wood and concrete patio with a pool and outdoor fireplace, and concrete and glass walls enclose the entry to this level and this level’s storage space; there are neither bedrooms nor a kitchen here, as the home’s utility for entertaining and outdoor lounge space increases as the building ascends. “The house is designed as an ‘upside-down’ house,” says Ms. Rouhani. An exterior cantilevered stairway climbs from the ground floor to the second floor, arriving in a central, light-filled atrium. The second floor is the main floor of the house and home to its bedrooms and a spacious family room. From here a second cantilevered stairway, parallel to the first, leads upward to magnificent top floor of Ocean Deck House.

British novelist Lawrence Durrell wrote, “you rise each morning to a new day, a new world...a brilliant improvisation with full orchestra – the light on the sea.” There might not be a better place on the East Coast to rise each morning and view this brilliant improvisation with full orchestra than the top floor of Ocean Deck House. This floor comprises the dining, living and kitchen areas, each open to the sea and sky. The incomparable views reference the lido deck of a cruise ship, where you have the ocean, and its wondrous music, to yourself. If you were a surfer, and you could perchance stand here with a café au lait to check the waves breaking beneath you, you’d probably have to pinch yourself. A few times.

Beneath a summer sky dense with myriad constellations, however, the brightest star here is the outdoor kitchen. “This ocean view outdoor kitchen isn’t only intended for entertaining, but for producing ‘serious’ food,” says Ms. Rouhani. “Special detail was given to the built-in, wood-fired grill, and a large cast-in-place concrete counter holds all the amenities and tools necessary for outdoor cooking, with appliances and a storage cabinet specifically geared for the outdoors.”

The dining table, which is open to sky, can be shaded from the sun with bespoke, retractable sun sails; once the sun sets, and the Atlantic mirrors the sky, globe string lights above the deck create a festive, romantic, shipboard atmosphere.

“People come out here to enjoy what nature has to offer, and our goal is never to detract from the main attraction,” says Ms. Rouhani. “The house, and the decks almost become the platforms from which to enjoy the landscape.”

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Mar/April 2019

This Just In – A Bit More Wow for Williamsburg

Williamsburg will shimmer just a bit brighter this summer when Brooklyn's first ground-up, speculative commercial building in 50 years, and the burg's only all-new office building, rises from the lot at 25 Kent.

Situated between McCarren Park and soon-to-be-expanded Bushwick Inlet Park, this WiredScore Certified Platinum and LEED Gold targeted building will offer tenants incomparable, unobstructed views of the East River and the Manhattan skyline. Construction began in 2016 and will be completed by summer of this year. Once completed, the property will occupy an entire city block.

25 Kent is co-owned by Rubenstein Partners and Heritage Equity Partners. Rubenstein Partners is an investment advisor and fund manager for a series of private equity funds focused on office investments throughout the USA – the firm provides investment services on behalf of its investor base, which comprises some of the country's preeminent public and private pension funds, university endowments and family offices. Heritage Equity Partners is a leading middle market investment banking firm.

25 Kent was designed by HWKN (Hollwich Kushner), a Whitehall Street architecture firm famed for marquee projects like "Wendy", which won the prestigious MoMA PS1 Young Architects Program in 2012, and the Journal Squared project underway in Journal Square, Jersey City, a trio of towers adjacent to the Journal Square PATH Station and one of the first large-scale developments in the Journal Square area in decades. Design development architect Gensler is one of the world's preeminent interior design firms thanks to landmark projects such as adidas NYC, L'Oréal's 10-story U.S. headquarters at Hudson Yards and Facebook Headquarters in Menlo Park, CA.

A pedestrian avenue runs through 25 Kent, doubling frontage, opening the building to its context and creating a vibrant social core, while red brick and factory-sized windows reference Williamsburg's architectural history. HWKN designed each floor of the building to be adaptable to the specific needs of each tenant: smaller companies can lease subdivisions of a floor and benefit from cross-pollination, while larger, established companies can occupy a full floor to create cohesive work environments. There will also be retail and restaurant space in the building as well as manufacturing space, something it would be quite cost-prohibitive to create in Manhattan.

Potential tenants have already expressed interest in the property, including large companies, content and creative firms, startups, "makers" and manufacturing concerns. "The key to this project is the scale, and that there are so many different uses that combine with each other to create an ecosystem," said Jeff Fronek, Vice President and Director of Investments at Rubenstein Partners.

Rubenstein Partners and Heritage Equity Partners believe Williamsburg is a stellar location for this type of development because of its direct connectivity to Manhattan – one stop on the L train from the Bedford Avenue/North 7th Street Station to 1st and 14th – and its neighborhood feel. For established companies and startups, it's significantly cheaper and, for Brooklynites, it's a much shorter commute – one that doesn't require crossing the East River.

Fronek believes 25 Kent is unique amongst developments in Brooklyn, as no other project combines brand new, Class-A space with such proximity and access to Manhattan and such a comprehensive menu of amenities. According to Fronek everything about 25 Kent is new – the market, the construction and the concept.

"We cite buildings in Manhattan that seemed crazy at the time, such as 51 Astor Place," said Fronek. "Minskoff Equities was dismissed early-on for that project, and now 51 Astor is one of the marquee buildings in Midtown South. It's headquarters for IBM's Watson Group division."

25 Kent is central to everything everyone loves about Williamsburg. This includes the Wythe Hotel, a boutique 70-room hotel in a converted factory, and two of New York's best-loved live music venues, Brooklyn Bowl and the Music Hall of Williamsburg. The area abounds with bars, cafes, restaurants and chic shopping. It's one of the city's most alluring and engaging tableaus, the perfect place to live, work, dine, drink and dance, all with a stunning view of Manhattan. Rubenstein Partners and Heritage Equity Partners are bullish on Williamsburg, and 25 Kent is just the beginning.

"Rubenstein's belief in the Williamsburg market is perhaps best conveyed by our plans for the future," said Fronek. "We are partnering with ACME Smoked Fish Corp., which was founded in Brooklyn in 1905, to construct an expansion of its headquarters expansion and additional office space about two blocks from 25 Kent."

Williamsburg was the birthplace of some of America's most legendary companies, including Pfizer, Standard Oil (which began here as Astral Oil), Corning Ware (formerly Brooklyn Flint Glass), Domino Sugar and publisher D. Appleton & Company, U.S. publishers of *Alice in Wonderland* and *The Origin of Species*. The driving idea behind 25 Kent is to develop an office building that also functions as an urban campus, one that brings together established tech entrepreneurs with innovative startups to share a collaborative, truly 21st century workspace.

In "Crossing Brooklyn Ferry" Walt Whitman exalts the sky above Manhattan: "Gorgeous clouds of the sunset! drench with your splendor me, or the men and women generations after me!" Could 25 Kent incubate a new generation of blue-chip companies? It's going to be a whole new kettle of fish...

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Dutch Master

325 Pacific Street Is A Masterpiece of Light and Space in Boerum Hill – with a Treetop View of Brooklyn

Boerum Hill is named for Dutch colonist Simon Boerum, whose family settled in Brooklyn in the mid-17th century. Boerum was a farmer and miller and a member of the Continental Congress who, unfortunately, died in 1775 before he could sign the Declaration of Independence. His legacy is a leafy neighborhood dense with brownstones and other magnificent prewar residences. One of Brooklyn's most sought-after enclaves, Boerum Hill borders some of Brooklyn's other best-loved neighborhoods, including Brooklyn Heights, Carroll Gardens and Fort Greene.

The Dutch Masters, who came to prominence around the time Boerum's family left The Netherlands for New York (formerly New Amsterdam), include legends such as Franz Hals, Rembrandt and Vermeer, the "Master of Dutch Light." These painters were known for their mastery of light and space, as we see in Vermeer's *The Girl with the Pearl Earring*. In New York, light and space are of course much-coveted. If you love them the way the Dutch Masters did, you'll love 325 Pacific Street, a four-story, single-family townhouse in Boerum Heights. 325 Pacific Street gives you a full palette of light and space across five bedrooms, seven baths, radiant heated floors and a private heated garage over a snow-melt cobblestone drive. And an elevator.

Developer Philip Mendlow planned 325 Pacific Street to include two features he and his wife had sorely missed after more than three decades living in Brooklyn brownstones, a garage and an elevator. "While these features could have been achieved in a more contemporary or modernist design," says Mendlow, "we chose the carriage house vocabulary prevalent in downtown Brooklyn."

Mendlow's 5800 square foot, energy-efficient masterwork welcomes more light than a museum full of Dutch paintings. "Zoning restrictions limit the height of buildings in Boerum Hill, so the sky exposure plane is naturally at a lower angle than elsewhere in the city," says Mendlow, "and the school opposite is only two stories, opening up a lot more sky than usual, particularly when viewed from 325 Pacific Street. Additionally, our site plan pushed the façade of the building back 10 feet from the property line, creating an even lower angle for sky exposure."

Light and space are the obvious overarching themes from the moment one enters the bluestone foyer on the first floor at 325 Pacific Street, where several closets and a brass and marble half-bath are arrayed beneath 11-foot ceilings; these themes are underlined by the dazzling open dining area – with a wood-burning fireplace and a dining table with seating for 14 – and 700 square foot skylighted kitchen. This is a true chef's kitchen, replete with Wood-Mode custom cabinets with built-in Miele and Sub-Zero appliances, an extra dishwasher, a wine cooler and

French doors with oversized windows. These doors open onto a bluestone patio decorated with fieldstone walls and exposed brick in a private backyard.

Downstairs from the kitchen the lower level, like the foyer, has 11-foot ceilings. Lit by an exterior skylight and accessible by staircase or elevator. This floor includes additional storage, a powder room and a second full laundry, with plenty of space for a gym or entertainment center.

In a typical Brooklyn townhouse, the stairs are stacked from cellar to roof near the front entrance, which impedes the passage of natural light. Mendlow designed 325 Pacific Street with two staircases: a handcrafted white oak stairway winds from the ground level foyer to the second floor living room; a second staircase ascends from an atrium at the center of the second floor to the third and fourth floors. “The entire 25 foot south-facing façade is exposed,” says Mendlow, “with sunlight streaming through three oversized windows into an unusually large room.” The front living room on this floor is complete with a marble gas fireplace and a wet bar. Beyond the silver-toned half-bath, French doors open into a spacious library and Carrara marble full bath.

A skylight illuminates the staircase to the third floor and fourth floors – the staircase is wide enough for sunlight to reach the rooms at the rear of the second and third floors. The third floor comprises an enormous master suite with a windowed, walk-in, custom-built closet, two generous guest bedrooms, another full bath and laundry. The five-piece master bath features Bianco Dolomite marble floors, a Grigio Dolomite marble tub surround, polished Waterworks nickel fixtures and a rain shower with thermostatic controls. A flush full-length mirror conceals a linen closet.

Wend your way up the staircase to the fourth floor, where your ascent concludes beneath a skylight eight feet in length: the landing here is large enough for an office with a view of the gardens to the east and the bright lights of downtown Brooklyn to the north. There’s also a large room on this floor with 12-foot cathedral ceilings, an en suite bathroom, a voluminous walk-in closet and a romantic south-facing deck overlooking the leafy treetops of Boerum Hill.

325 Pacific Street integrates all the conveniences of modern living with a curb appearance typical of historic Boerum Hill. Mendlow designed the interior to accommodate all lifestyles. “There are three potential master bedroom suites, including a penthouse accessible by elevator for privacy, and a large family room wedded to a true chef’s kitchen,” Mendlow says, “as well as ample public rooms, space for a few home offices and luxuriously-appointed bathrooms and half-baths.”

This is a perfect house in a perfect location, walking distance from Atlantic Terminal, Barclays Center, the Brooklyn Academy of Music, Fort Greene Park, the Transit Museum and, a few blocks to the south, the Royal Palms Shuffleboard Club. A bit further east is the incomparable Brooklyn Museum, where you’ll find *Portrait of a Man* by Franz Hals. Serendipity? “I think of this as a house for all seasons,” Mendlow says. “Natural light is one of its most significant decorative and functional elements.”

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Not Tilting at Windmills

**In a Hamptons Hamlet Beloved of Some of America's Most Renowned Writers,
31 Pigeons Tells a Singular Story**

Like a few other legendary authors, Joseph Heller and Kurt Vonnegut among them, Nobel Laureate John Steinbeck lived and worked in Sag Harbor, in a cottage walking distance from the windmill at the end of Main Street. It was here Steinbeck, living in a "little fishing place," planned a cross-country journey with his poodle, Charley, which he would document in the best-selling *Travels with Charley* (1962). Steinbeck might have had the windmill – originally built in 1760 – on his mind when he purchased "a three-quarter-ton pick-up truck" and named it Rocinante after Don Quixote's horse: "...under the big oak trees of my place at Sag Harbor sat Rocinante, handsome and self-contained."

Sag Harbor also inspires great works of architecture and interior design. Welcome to *31 Pigeons*, a four-bedroom home designed by architect Thomas Warnke of space4a and interior designer Pol Theis of P&T Interiors – for Theis. This "handsome and self-contained" house, equal parts urban loft and country retreat, is nestled in a small grove of big oak trees overlooking Lily Pond, which is covered with fragrant water lilies in summertime. "I chose Sag Harbor because of its proximity to the water, bay and sea," Theis says. "I like that the house is on a pond, in the middle of the forest, which has a very calming effect."

The backstory? "*31 Pigeons* started with my personal story," Theis says. "Being the interior designer and my own client at the same time was a new experience. It forced me to take on these different roles simultaneously." The story Theis wanted to author at *31 Pigeons* is one of family and friends, of community and shared space, and he has created an elegant novella wherein each floor, rather than each room, is a single chapter.

31 Pigeons tells its story with a minimal materials palette of concrete and wood, which extends the footprint of the building envelope visually and physically, and with its steel-framed glass curtain walls, which open to views of the surrounding landscape while welcoming daylight into the house. "The trick was to make *31 Pigeons* feel larger than its perimeter," Theis says, "by creating an ongoing dialogue between the exterior and the interior."

The living room, kitchen and dining room are islands within a single uninterrupted space, with floor-to-ceiling sliders that turn each segment of the floor into individual paragraphs. Here the kitchen is the centerpiece; it is also home to an installation of hand-painted papier-mâché dolls from the 1930s Theis acquired from a Portuguese factory just before it was shuttered.

The living room welcomes visitors with a double-sided fireplace, which serves as an exterior or interior hearth, and an island sofa with a view of the outdoor pool, the television or the dining table. The living room is also home to a unique chandelier made of 31 stuffed pigeons, each one

holding a light bulb. “Pigeons are a city bird, gray in color, and this aligns with the material and color palette for *31 Pigeons*,” says Theis. “They were part of the design, a reference to the urban environment.” There is also a small, private study strategically adjacent to the living room but invisible from it. Theis is a cigar lover, and his design for the study was inspired by the interior of a cigar box: once inside the box, it’s only a few short steps to a combination humidor and wine cellar.

The second chapter of *31 Pigeons* is its second floor, where two master bedrooms, as opposed to just one, bookend two guest bedrooms; two perfectly-mirrored bathrooms between each master and guest bedroom serve as buffers for privacy. One master bedroom overlooks the garden, the other the pool, and if the guest rooms are unoccupied the master bedrooms can be transformed into master suites, each with its own bathroom – clerestory windows bring sunlight into the bedrooms and make each room feel even larger. Lighting fixtures made of stuffed squirrels climb the walls in the bedrooms, referencing the 31 pigeons soaring above the living room and serving as a reminder that nature is omnipresent here, an equal partner in the story of *31 Pigeons* and the source of its allure and its atmosphere.

The exterior spaces, each a diverse experience, narrate the third chapter of *31 Pigeons*. The simple front yard is set apart from the small road through a concrete wall, while the patio adjacent to the pool is a hinge to the house – from here one can see back into the house and beyond toward the forest and Lily Pond. Choreographed views, stone walls, trees and waterlines define the site, rather than fences and other physical thresholds.

Was it a challenge to undertake such an autobiographical endeavor, to “narrate in the first person” after so many client-driven projects?

“All P&T Interiors projects are in the first person,” Theis says. “They are all a part of me, and thus my story, but they are also collaborative stories the client, the space and I tell together. At P&T, we like to think our narration is in the ‘royal we.’”

That windmill at the end of Main Street might not have been on Theis’s mind when he designed and built *31 Pigeons*, but he might have more than *Don Quixote* in common with Steinbeck, who once said, “I think perhaps I am one of those lucky mortals whose work and whose life are the same thing.” Like the best writers, Theis has a curious eye. He finds inspiration everywhere.

“My work and my life are certainly the same thing,” he says. “But does that make me lucky? Even when I’m on vacation, I’m sourcing for projects! It’s impossible to turn it off – it’s difficult to even slow it down. It’s a non-stop process.”

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For Today, and for All Time

If you were an adolescent or young adult during the late 70s or early 80s, you know at least some of the songs from *Paradise Theater*, the 1981 album by Styx. Paradise Theater, which is no longer extant, was an ornate Chicago movie palace with seating for more than 3,500 moviegoers which opened in 1928. If you had a vinyl copy of *Paradise Theater* it was a gatefold cover, and the inside featured a reprint of a *Chicago Star* article from July 7, 1958 about the demolition of the theater: “Not for Today – But for All Time.”

“Not for today, but for all time” is an apt description for the homes designed by legendary Brooklyn architect Montrose W. Morris, who built the five-story, seven-bedroom, three-and-a-half-bath limestone mansion at 17 Prospect Park West. A starchitect before such a term existed, Morris had a taste for grandeur, and his preferred scale was epic: in his own home, at 234 Hancock Street, the billiard room boasted an 18-foot glass-domed ceiling and a Dutch fireplace; the hand-painted metal walls in his octagonal dining room were imported from a castle in Germany. Built in 1889, 17 Prospect Park West is a 6,500 square-foot monument to the Gilded Age, the kind of building that reminds you the people who built this city built it to last forever – not for today, but for all time. Hence Morris’s choice of limestone: it might last forever, as evidenced by the Pyramids at Giza, which were built with limestone blocks.

“There are so many different elements that come together to make this house utterly spectacular,” says Lindsay Barton Barrett of Douglas Elliman Real Estate. Approach this astonishing gem and you’re immediately in the presence of one of New York’s finest American Queen Anne mansions: the asymmetrical façade, attic dormers and second-story loggia – with six Ionic and two Doric columns – are classic elements of Queen Anne architecture, a style which reached the apex of its popularity in the USA between 1880 and 1910, during Morris’s prime. Walk through the arched front door on a sunny afternoon and the house feels flooded with light, as sunlight enters the building from three sides.

The main living room on the parlor floor delights with high windows, filigreed moldings, an ornate wooden mantel above a working gas fireplace, and a herringbone hardwood wooden floor: it was this kind of soaring interior, dense with loving details, yet spacious and uncluttered, for which Morris was famed. A second, corner living room overlooks Prospect Park; it also has a working gas fireplace, for frigid afternoons when your only wish is to sit and watch Prospect Park fill up with snow. The parlor floor is also where you’ll find a formal dining room with a coffered ceiling, enough space to host at least a dozen guests and many of the same splendid appointments found in the living rooms, including a herringbone hardwood floor: here double-panel wainscoting wraps around the room, punctuated by high windows. The working gas fireplace, situated at the far end of the room, where it serves as a focal point, ensures wintertime entertaining is warm and cozy; its wood mantel is defined by a pair of wood columns flanking an onyx frame.

Downstairs, on the garden level, you'll find a butler's pantry with hammered copper countertops and a true, modern chef's kitchen with a center marble island beneath a Lindsey Adelman chandelier, a glass-fronted Subzero fridge, a 48" La Cornue range and two dishwashers – just some of the mansion's concessions to our own Gilded Age; another is the voluminous 600-bottle wine cellar DHD Architecture + Interior Design built beneath the stoop during the most recent renovation of the property.

DHD reimagined 17 Prospect Park West as a 19th century grande dame with a bejeweled finger on the pulse of the Digital Age, and she now offers her occupants up-to-the-minute conveniences, including central air conditioning and a humidification system, impeccable mechanical systems, Savant home automation with an integrated sound system and a full-sized vented laundry on the garden floor and top floors. "The original majesty and design of this house has been preserved for over a century, with each occupant serving as a dedicated custodian of its magnificence," says David Howell, President of DHD. "When it came time to upgrade the structure, in terms of mechanical systems, energy codes and lifestyle modifications, DHD took a similar approach: our mission was to breathe new life into 17 Prospect Park West while honoring its storied history and leaving its aesthetics unchanged."

The top three floors at 17 Prospect Park West are, quite simply, one enormous bedroom after another. The master bedroom has a working gas fireplace and soundproofed windows with deep views of Prospect Park; its dressing room is appointed with bird's-eye maple cabinetry and ample closets fronted with full-length mirrors and the original marble vanity, all beneath a domed ceiling. This floor's second bedroom also has a working gas fireplace; the centerpiece of its bathroom is a spacious glass shower stall with a rain shower head.

On the floor above the master bedroom, the children's floor, there are two large bedrooms and a sunny library with original steel casement windows. The front bedroom is remarkable for its stone planting balcony, which faces Prospect Park, and for its sprawling bathroom with double sinks and a huge white bathtub. The top floor comprises three additional rooms, one of them with a hidden, foldaway kitchenette, the other a perfect den with an acclimatized storage room; the third room is another bedroom, this one adjacent to a full bathroom with a claw-foot tub.

"There is a front and back room on each floor, all with corner exposures," says Barrett. "The transition between each room makes each floor special, and the scale of the rooms is unrivaled."

17 Park Slope West has been at the top of the charts for more than 125 years. Even a robber-baron would think it rocks. Today, and for all time.

Quality Property Developments

Website Text

September 2018

Introduction

Quality Property Developments, the foundation of Quality Group, is one of the leading property development organisations in Cyprus. The corporation has enjoyed decades of outstanding performance in the design, construction and management of real estate developments of the highest quality. For almost 30 years, Quality Property Developments had earned the trust of its clients and its associates by designing, building and managing properties of real value.

Building the Future Today

Quality Property Developments, founded in 1991, is one of the premier privately-owned, integrated property development and construction groups in the Republic of Cyprus. From strategic site acquisition, design, planning and construction through to project sales and marketing, Quality Property Developments controls the entire lifecycle of every project to drive optimum outcomes for its clients. The company is currently designing, constructing, planning and developing numerous projects. These projects are undertaken and completed in partnership with market leaders in architecture, engineering, construction, interior design, corporate finance and banking, and property and business law in more than 20 countries, including the Republic of Cyprus:

Commercial

- Office towers
- Shopping plazas
- Restaurants
- Retail

Residential

- Apartments
- Seafront villas
- Countryside villas
- Houses

Hospitality

- Business hotels
- Beach resorts
- Boutique hotels
- Serviced apartment hotels

Education

- Accommodation for university students

Healthcare

- Private clinics

Quality Property Developments at a Glance

- +5,500 units delivered
- +100 completed projects
- +30 projects under construction
- +2,000 units currently released
- +300 associates & affiliate companies worldwide
- +50 countries clientele
- +30% repeated customers
- +1,000 employees

The Cyprus Real Estate Market

According to the Cyprus Real Estate Market Report from PwC Cyprus, the Cypriot residential property market grew significantly in 2017, with a 24% increase in sales, a 33% increase in prices and more property investment by foreign buyers. PwC Cyprus points to increased demand and a rise in new building permits, 49% nationwide, and expects demand to continue, thanks to a positive economic outlook: GDP increased by 3.4% in 2017, and the International Monetary Fund has forecast growth of 2.6% for 2018.

Quality Property Developments Services

Quality Property Development designs, plans and builds its own projects and guarantees quality at every stage of the property development process.

- Guidance throughout the whole purchasing procedure
- In-house architectural design and construction
- In-house civil engineering
- Land selection and acquisition
- Custom ideas to match the individual tastes and needs of each investor

Financial and Administrative Services

A dedicated team of multi-lingual financial administrators provides a comprehensive range of services to suit your requirements.

- Advisory services
- Assistance pertaining to legal matters
- Property insurance and advice regarding scheme options
- Filing of sales agreements (Land Registry-Resale support)

Immigration and Investment Services

Quality Property Developments offers clients who are third-country nationals its expertise in the Republic of Cyprus Immigration Permit process. The corporation works with investors who intend to invest in Cyprus, providing expert counsel, specialized assistance and support with our dedicated immigration team. We can help you attain permanent residency and/or all types of temporary visas and work permits.

- Guidance and support for EU Citizenship and Permanent Residency program
- Investment consulting
- In-depth knowledge of legislation and procedures accelerates processes

- Document preparation assistance
- Application filing and monitoring through to permit

Republic of Cyprus Citizenship by Naturalisation: A “Fast Track Process to Europe”

Beginning in September 2016, the Council of Ministers of the Republic of Cyprus decreed non-Cypriot investors are eligible to attain citizenship in the Republic of Cyprus, an EU country, by naturalisation subsequent to a minimum investment of €2 Million in residential property. The key benefits of this scheme, considered one of the ten best worldwide, are:

Key benefits of obtaining the Cypriot passport/EU citizenship

- Fast track process
- Visa-free travel to 150+ countries
- Three-year exit strategy
- Single application for Republic of Cyprus citizenship and family passports
- No tax consequences
- Live, study and work in any EU country
- Valid for life and inheritable
- Permission to hold dual citizenship
- Open to all nationalities
- Freedom to establish a business in any EU country
- Outstanding rental yields on real estate investments
- Freedom of movement of capital, goods and services
- No obligation or requirement to reside physically in Cyprus
- No local language requirement or history tests for citizenship
- No government donations

Conditions

- €2 million investment in residential real estate, single property or portfolio
- Investor must maintain a permanent residency with a main residence valued at a minimum of €500,000
- Main investment may be sold after three years (but investor must always maintain a property valued at a minimum of €500,000)
- No criminal record
- Property purchased up to three years prior to the submission of the citizenship application will count towards the required investment

A Simple Process

- Quality Property Developments takes its clients through the entire process.
- Select property for investment
- Prepare citizenship application
- Attorney manages all pre-clearance checks
- Application submission
- Issuance of Cypriot citizenship
- Naturalization of children

Permanent Residency

Quality Property Developments assists in clients in a new and accelerated permanent residency* procedure wherein permanent residency can be obtained with an investment of €300.000 in any residential property. The key benefits of this include:

- Accelerated process (two months) from submission of application
- Freedom to live in Cyprus
- Permanent residency for applicant, spouse, dependents up to the age of 25 and for investor's parents and investor's spouse's parents
- 100 percent approval rate
- Insurance policy for the future
- No taxes owed for overseas income
- Permits do not expire and do not require renewal
- Visa-free travel to France, Germany, Italy, Luxembourg and Netherlands
- Easy to receive a Schengen visa for all other EU countries
- Lower college/university tuition in EU countries
- Permission to apply for EU citizenship

*Unlike other EU countries, the Republic of Cyprus offers permanent residency, as opposed to temporary residency, because it is not a Schengen State. If Cyprus becomes a Schengen state, this change will not affect already-issued permits.

Tax Regime

- 12,5 percent corporate tax rate
- 2,5 percent intellectual property tax rate
- 0 percent tax on sale of shares
- 0 percent tax on dividends to shareholders
- 60 double taxation treaties
- Non-domicile principle
- 0 percent Inheritance tax

Services

Sales

Quality Property Developments has been actively working with a range of contractors for more than 25 years, and the company is uniquely positioned to make informed decisions and offer expert counsel and confirmed quality to its clients:

- Sales advisory
- Expert property inspection
- Procedural guidance
- Project site tours and country-wide tours

After-Sales

Once Quality Property Developments closes a deal, the after-sales department immediately undertakes the preparation of the property for residence/use:

- Set-up of utilities
- General repairs
- Housekeeping
- Landscaping and gardening
- Swimming pool maintenance
- FF&E

We invite you to speak with the after-sales team for a more detailed description of these services.

Rental and Re-Sale

Quality Property Developments provides a complete slate of re-sale services, so clients can truly capitalize on their investments:

- Practical, accelerated procedures
- Properties marketed through Quality Group's multinational network
- Quality Property Developments re-sales highly sought after

Projects

QN KITION

QN Kition is designed to be a long-lasting, timeless icon. QN Kition offers residents all of the luxurious elements of a modern lifestyle: spacious living, automated parking and in-house high-end amenities, including a well-appointed gym, a cocktail and wine bar with gourmet dishes available 24 hours per day to Kition residents, a community building and clubhouse for networking, and a separate facility for childcare.

Location

The highest building in Larnaka and conveniently situated at the city's most central intersection, QN Kition towers above the Mediterranean with views of Larnaka Marina and the famous Finikoudes promenade, a favorite of both Cypriots and tourists. The project is just ten minutes from Larnaka International Airport.

Features

- Tallest building in Larnaka
- Unique architecture and interior design
- Full sea views for all residential units
- 23,000m² of total area
- 9,500m² of residential area
- 50 residential units
- Public plaza and retail shops on the ground floor
- 300m² of creative arts gallery space
- Indoor infinity swimming pool with full sea views (above 50m)

- Specially-designed members only clubhouse
- Gourmet restaurant and café (13th and 14th floors)
- Zero-energy building (ZNE)

Services and Amenities

- 24-hour reception
- Concierge
- Fully-equipped gym
- Spa with treatment room, sauna and steam bath
- Meeting room
- Children's play area
- Wi-Fi throughout the building
- Cleaning and gardening services

Original Design, Modern Architecture

Developed by QN Alliance, a joint venture between Quality Group and Newman Holdings, QN Kition's architectural design is derived from the Mediterranean Sea, the origin of the life and culture of Cyprus. QN Kition comes alive within the historic city of Larnaka. Its streamlined, dynamic, organic form will forever redefine the city's skyline. It breathes new life into historic Finikoudes Beach.

QN Kition is a labor of love and features the outstanding work of Quality Property Developments associates:

- Link, one of the largest and most prestigious architectural design groups in China
- China Steel, a renowned global steel construction company
- HBA, one of Asia's most esteemed design and communications groups
- Pericles Liatsos, one of the most talented and sought-after interior designers in Greece and Cyprus

QN Alliance is fulfilling its mission of making dreams reality by creating exquisite, top-quality properties for fully-integrated lifestyles. The company is pushing the boundaries of luxury real estate, leveraging its trusted expertise to meet the needs and desires of its clients, the community and its shareholders.

SALT LAKE CITY

Salt Lake City is equidistant from the famed Salt Lake to the west, the Mediterranean, to the east, the city centre of Larnaka, to the north, and Larnaka International Airport, to the south. This unique development enjoys uninterrupted views of the sea of the spectacular Salt Lake. Salt Lake City is a mere five minutes from the airport and the main motorway system of the Republic of Cyprus, which connects all the country's cities and towns, is easily-accessible.

Project Features

- Mixed-use development (residential, office, retail, leisure)
- Innovative architectural design

- Two 20-floor towers, each 75m in height
- 19,000 m² residential area
- 160 high-end residential units ranging from 90 m² to 500 m² (floors 10 to 19)
- Retail blocks (eastern and southern perimeters)
- 9,000 m² of office space (floors 2 to 6)
- Fully-landscaped ground level terrain with water features (pond and fountains)
- Hanging private outdoor infinity pool (floor 9)
- Private pools (penthouse level)
- Zero-energy building (ZNE)

Services and Amenities

- Leisure facilities (spa, gym, clubhouse and childcare)
- Conference and seminar rooms
- 1,400 m² of commercial/retail space
- Three levels of underground parking (30,000 m², 1000 parking spaces)
- Gallery and showrooms (northern perimeter)

Architectural Design

Salt Lake City is a multi-faceted development comprising striking horizontal geometric “slices” alternating by varying degrees. The layering of these slices forms the two spires of the tower and creates unique, interesting spaces on each floor. The architectural design of Salt Lake City was inspired by the crystallisation process of salt, the result of which is visible at nearby Salt Lake, which is core to the history and identity of Larnaka.

A City within a City

Salt Lake City has been envisioned as a "city within a city", a development that creates diverse urban functions and links them to the infrastructure of the surrounding area, creating unity and harmony within a heretofore “scattered” landscape.

Q EMERALD

Location

Q Emerald is situated between the popular beaches of Protaras and Cape Greco, one of the most visited natural parks in Cyprus – this crescent of coastline is beloved by tourists from all over Europe, thanks to its sandy Blue Flag beaches. The Q Emerald rises above Green Bay, a favourite beach for beginner divers and anyone who loves the water. Its views of the Mediterranean are breathtaking.

A Unique, Contemporary Design

The original apartment buildings are being fully renovated following a fresh design that introduces contemporary aesthetic elements to the natural landscape of Green Bay. This is a true emerald, with luxury finished and copper façade sheathing. The Q Emerald’s aquatic nature mirrors the placid waters of Green Bay and the Mediterranean beyond it.

Features

- Direct beach access
- Clubhouse
- Guest parking
- Vanishing edge swimming pool
- Gated entrance and security
- Landscaped gardens
- Open plan living spaces
- Fully-furnished apartments
- Rooftop terraces (penthouses)
- Spacious, contemporary interiors
- Breathtaking sea views
- Home automation systems

Services and Amenities

- Wellness rooms and fitness room
- Cigar lounge
- Home theatre facilities (clubhouse)
- 24-hour concierge service

Cyprus: An Island of Opportunity

A Mediterranean island with year-round sunshine and 10,000 years of history, Cyprus is a place to discover and savour, the perfect destination for holiday or business travel, for weddings and events, retirement, relocation or the purchase and enjoyment of a second home or other sound property investment. Cyprus welcomes entrepreneurs, families and retirees looking to experience a sustainable lifestyle of the highest quality.

The Republic of Cyprus was the only European country, other than Switzerland, to be named in the top five countries on the Knight Frank Global Lifestyle Review Ranks. It is the safest country in the world for young people (WHO) and the 5th-best country if you plan to relocate (Frank Global Lifestyle Review). The Republic of Cyprus spends more than 7% of GDP on education, the third-largest amount in the EU, and enjoys an excellent healthcare system, public and private, as well as one of the lowest crime rates in Europe. Cyprus offers businesses and investors a stable, pro-business environment, political stability, tax advantages and a reliable, British-based judicial system.

Larnaka

Larnaka is the 3rd-largest city in the Republic of Cyprus; it is home to the country's largest airport and its 2nd largest port. Its treasures include the bustling promenade of Finikoudes, a popular beachfront lined with exquisite palms, trendy cafes and unique restaurants; Finikoudes connects to the sea walkway of Piale Pasha, which passes by quaint old neighbourhoods and fresh fish taverns. Just beyond Finikoudes and Piale Pasha is the bustling centre of Larnaka, an architecturally fascinating maze of chic shops and local food vendors. The famous Salt Lake, which lies just beyond Makenzy Beach, one of the island's most popular sandy beaches, is home to

flocks of pink flamingos and adjacent to the mosque of Hala Sultan, an important pilgrimage site for Muslims. The centre of Larnaka is also home to the Church of Agios Lazaros, an early 10th century stone church.

Larnaka is growing rapidly and offers tremendous investment opportunities. The government of Cyprus recently announced a master plan for the development of the city's business and seafront districts, to be executed in cooperation with the municipality and other authorities: the plan includes a new marina and port. The city has 75 km of coastline: an additional seven km of coastline for new real estate and tourism developments will be available by 2020.

Contact

41, Constantinou Paleologou str.

6036 Larnaka, Cyprus

T: +357 8000 7766, +357 24 821855

F: +357 24 662922

Qualitypropertydevelopmentscyprus.com

info@qualitygroup.com.cy

Monday-Friday 8:00 - 17:30

SINGLE FAMILY HOME DESCRIPTION

The Corcoran Group

February 2017

Welcome home to an exquisite 22-wide, single-family, detached turnkey home nestled on 15th Street in lovely South Park Slope. This head-turner is one of the true stars of this trendy neighborhood, with four “real,” spacious bedrooms and three-and-a-half bright bathrooms. This is three stories of fully-renovated, prewar perfection, as stylish as it is modern.

As you step through the door you enter a sweeping open-plan living and dining area that flows into a true chef’s kitchen, an open cooking area with an enchanting glass mosaic backsplash, stainless steel appliances and wine storage. The entire space mixes space and depth with true coziness, perfect for cooking and entertaining. A south-facing bay window permits a flood of warm light into the space while offering a prime view of this picturesque neighborhood and its community garden! The first floor also includes a fully-finished lower level ideal for a screening room, a play room or an additional guest room.

The kitchen will inspire your culinary genius, which you’ll want to share, on warm nights, in the magical back garden, where your guests will want to linger on the oversized deck. Barbecues, wine and cheese parties, stargazing...you’ll be spending most of your summer evenings out back.

Quietly tucked away on the second floor you’ll find three generous bedrooms, two lovingly designed tiled bathrooms and a terrace, which overlooks the garden! The enormous master suite takes up most of the top floor.

This gorgeous neighborhood might be our favorite part of the Slope. Its crown jewel is verdant Prospect Park, a magnificent green space dense with grassy knolls and open fields, ponds and tall trees, playgrounds and paths for cyclists and joggers. 5th Avenue and 7th Avenue are charming and quaint, with great shopping and a number of landmark Slope restaurants, including Hugo and Sons, Side Car, Talde and Union Market – on Wednesdays don’t miss the Greenmarket Bartel-Pritchard Square, Prospect Park and 15th Street. There are three subways right nearby, the F, the G and the R, for quick access to Manhattan.

BOOK EXCERPT
ON THE EDGE – NICE DAY DEVELOPMENTS
FOUR HILL RESIDENCE 2005

p. 174

Four Hill Residence is situated atop a hill with an unobstructed view of the Pentadactylos Mountains in a residential neighborhood of Makedonitissa. The complex opens like a fan toward the view, its back turned to the street. There are four apartments in the building, two on the ground floor, one on the first floor and one on the second. The bedrooms in each apartment form a cluster separate from the living space, which frees the living space and leaves it completely open – the verandas wrap the space, creating a continuous glass wall and framing the view. The ground floor verandas facing the Pentadactylos are suspended, providing greater containment for the ground floor apartments, each of which has access to sunken bedroom gardens.

The street side of Four Hill Residence is contained and closed; an opaque screen defines the entrance and shields the lobby atrium. By slightly sinking the building into the slope of the hillside, the ground floor apartments enjoy greater privacy. This in turn means the parking areas open below ground level and are invisible at street level.

BOOK EXCERPT

***ON THE EDGE* – Nice Day Developments**

NYDIA MANSIONS

P. 184

Nydia Mansions is a low-rise residential complex in the Agios Andreas area designed to respond to the aesthetic and social requirements of our time. The site was considered a landscape, rather than just a plot, and one that would be manipulated by bending, tearing, stretching, folding and unfolding. The first effect of this manipulation resulted in a succession of hard outer skins, or shells, while the second effect was the insertion of individual framed boxes within each of the shells, and the resulting sculptured residential landscape emphasizes the relationship between the individual and the whole. Whereas the initial remit called for three individual apartment buildings on three blocks, these were eventually combined, which creates a sense of diversity, albeit one that conveys a collective unity.

One of the more important elements of the project is the variation of heights throughout the overall section of the complex. Nydia Mansions includes a three-storey block with tall internal sections of 3,30m, a two-storey block with the same sections, a three-storey block with lower internal sections of 2,60m, and a three-storey block with sections of 2,60m supported by pilotis – this block is raised significantly, which creates parking spaces under the pilotis and a veranda for the penthouse from the roof of the neighboring block. The effect of these combinations is the complex expresses change and diversity – this is reinforced by the unification of the three blocks with different characters (floor apartments/duplexes), by varying coverage (90m² - 200m²), and by the oppositional orientation of the individual residences (most ground floor units open onto an internal courtyard; those above ground open onto the street).

Two main communal entrances to the complex create sculptural voids, metallic vertical circulation spaces which have been left open to create a sense of transparency and discontinuity; these spaces initiate dialogue between the built and the “unbuilt”: this relationship is also “discussed” in the open-plan internal spaces, which extend outwards to form deep verandas. These verandas are separated only by floor-to-ceiling glass doors and glass balustrades, both transparent elements.