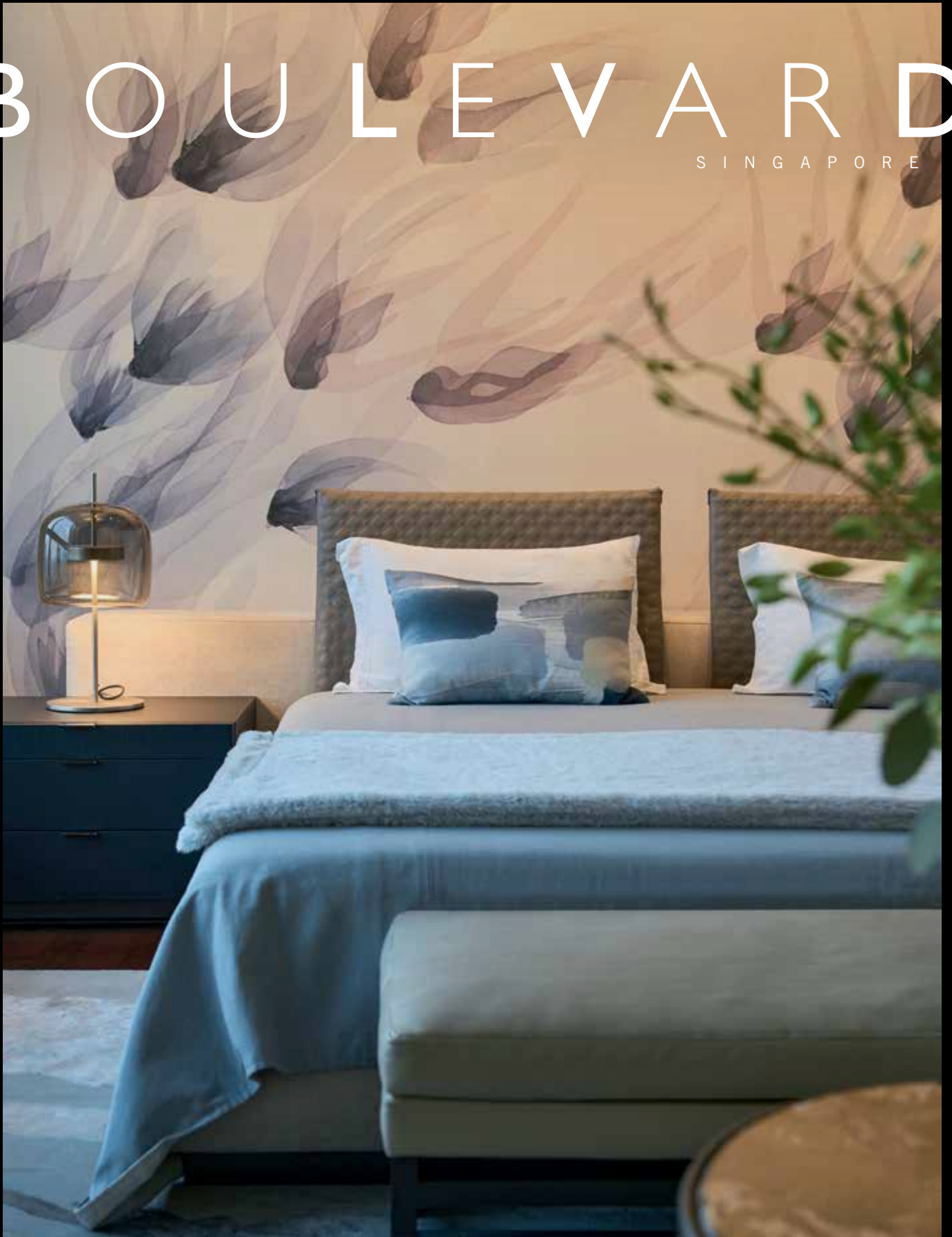


# BOULEVARD

SINGAPORE



**B&B**  
**ITALIA**



**SPACE**

Singapore 77 Bencoolen St  
Kuala Lumpur 106 Jalan Maarof,  
Bukit Bandaraya, Bangsar

[spacefurniture.asia](http://spacefurniture.asia)

[bebitalia.com](http://bebitalia.com)

**Le Bambole**

design Mario Bellini



*Riva*

NOTHING ELSE



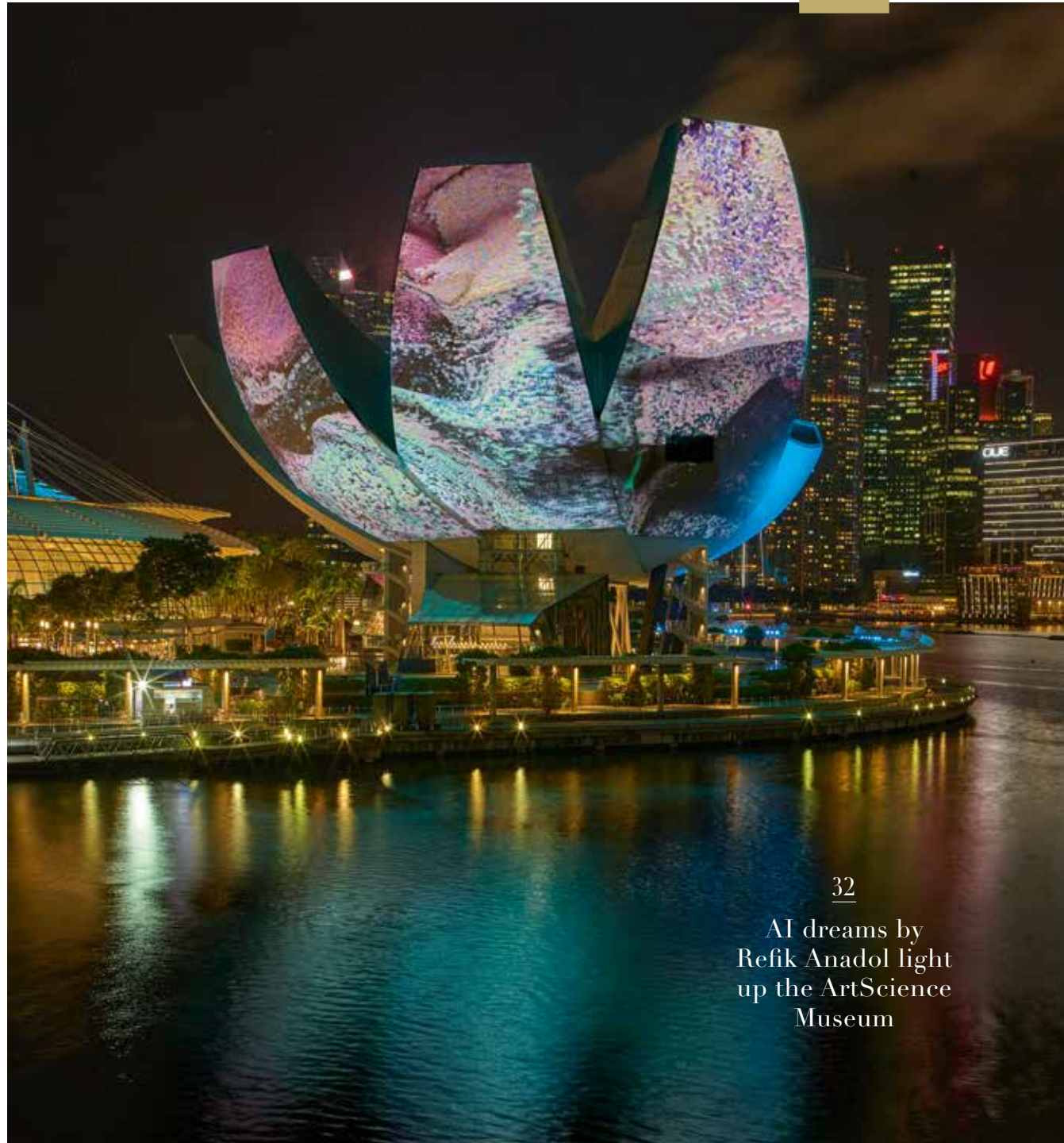
Iseo · Aquariva Super · Rivamare · Dolceriva · 56' Rivale · 66' Ribelle · 68' Diable · 76' Perseo Super  
76' Bahamas Super · 82' Diva · 88' Folgore · 88' Florida · 90' Argo · 102' Corsaro Super · 110' Dolcevitita · 130' Bellissima

[www.riva-yacht.com](http://www.riva-yacht.com)



# Contents

AUGUST/SEPTEMBER 2023



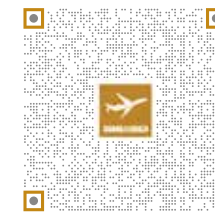
32

AI dreams by  
Refik Anadol light  
up the ArtScience  
Museum



## Global 8000 The flagship for a new era

Prepare to be moved faster, farther and smoother  
than any other business jet.



**BOMBARDIER**

Exceptional by design

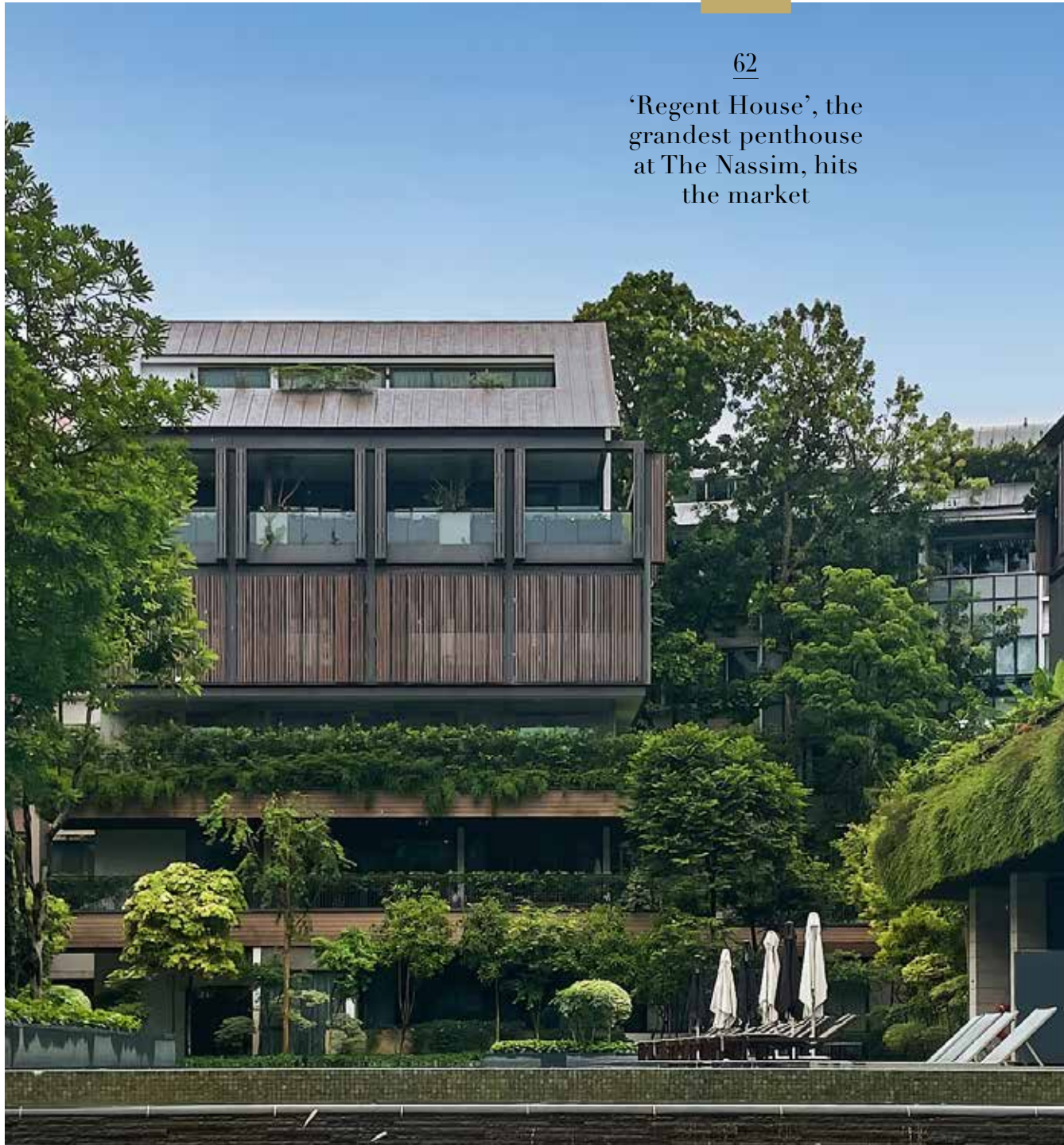


# Contents

AUGUST/SEPTEMBER 2023

62

'Regent House', the grandest penthouse at The Nassim, hits the market



**Groundpiece**  
sectional sofa  
Antonio Citterio Design  
Made in Italy  
flexform.it

**Flexform Singapore  
Flagship Store**  
200 Newton  
T +65 69092128  
flexform@studio216.co

**FLEXFORM**



# Contents

AUGUST / SEPTEMBER 2023

A sublime country estate on Sydney's city fringe hits the market (page 52).



15

## THE GALLERY

A designer statement by B&B Italia; Bentley's coachbuilt Batur; Jacob & Co. reaches for the heavens; Suntory reaches 100; Trudon turns 380; a modern take on jewellery by D&A; and the Ferretti 860 cruises into Asia-Pacific.

32

## FEATURES

Refik Anadol's AI-driven art meets architectural masterpieces; inside Isabelle Miaja's latest re-imagining of a Tomlinson Heights residence; a country retreat on Sydney's fringe.

61

## LISTINGS

A portfolio of the most desirable properties on the market in Singapore, Sydney, Niseko, the Great Barrier Reef, Bangkok, Phuket, Melbourne, Dubai and beyond.

76

## PROFILE

Robyn Saranah, GM of Commonwealth Private, the family wealth division of Australia's largest bank, talks values, connections and humanity.

LA PRAIRIE  
SWITZERLAND



RE-IMAGINED WITH ENCAPSULATED LUMIDOSE™ THE EXTRAORDINARY ILLUMINATING MOLECULE ENRICHED WITH SWISS GOLDEN CAVIAR INGREDIENTS

INFUSE SKIN WITH EXTRAORDINARY LIGHT

WHITE CAVIAR PEARL INFUSION DECREASES THE APPEARANCE OF AGE SPOTS, REDNESS, AND SALLOW, DULL SKIN. THIS SILKY SERUM PROMOTES FIRMNESS AND AUGMENTS LIGHT REFLECTION. SKIN IS INFUSED WITH AN EXTRAORDINARY LIGHT.



# Welcome

AUGUST / SEPTEMBER 2023



PERHAPS THE ONLY THINGS at once more terrifying and exhilarating than starting a business, are running events – and running *auktion* events.

Taking leave from our exclusive and curated line-up of the region's most extraordinary real estate, we've put together an auction list of one-off experiences, exotic items offered for the first time in Singapore, and extremely limited-edition pieces, offered without

waitlists, nor with second chances, – from diamonds to art to beauty and private dining and beyond – and, moreover, with (we hope) a wonderful contribution to our new friends at Make A Wish foundation.

Details on the next page – *join us*.

Hamish McDougall  
*Publisher & founder*

## BOULEVARD

*Publisher*  
Hamish McDougall  
*Art Director*  
Neil Smith

— EDITORIAL —  
*Managing Editor*  
Monina Eugenio  
*Photographers*  
Jin Cheng Wong  
Gabi Makdsi  
*Production Manager*  
Len Frago  
Editorial@Boulevard.co

— CONTRIBUTORS —  
Noelle Faulkner  
Mike Huynh  
Kevin Khng  
Elizabeth Reidy  
Karishma Tulsidas

— ADVERTISING —  
Lachlann Macdonald  
+61 450 989 987  
Jaep Fong  
+65 9748 7618  
Partnerships@Boulevard.co

— PROPERTY ENQUIRIES —  
Concierge@Boulevard.co

— COVER —  
*Tomlinson Heights, by Isabelle Miaja.*  
Photo by Jin Cheng Wong

All rights reserved © Boulevard Pte Ltd

Boulevard Magazine is published by Boulevard Pte Ltd, UEN 201911977G, MCI (P) 026/09/2022. Boulevard takes all reasonable care to ensure the accuracy of the information in this publication, but accepts no responsibility for advertisements, and no liability for any error, omission, or any loss or damage suffered as a result of relying wholly or in part on the content published herein.

# CG

CHRISTOPHER GUY



## LA BELLE VIE COLLECTION

268 ORCHARD ROAD #10-01, SINGAPORE 238856

CLIENTSERVICES.INT@CHRISTOPHERGUY.COM | +65 6957 6008 | WWW.CHRISTOPHERGUY.COM

SINGAPORE | LONDON | DUBAI | LOS ANGELES | CHIGACO | FRANKFURT | BANGKOK | WORLDWIDE





# Boulevard Private Events

AUCTION NIGHT | 31 AUGUST, SINGAPORE



JOIN US FOR THE LAUNCH of Boulevard's Private Auction Events, to be held at a secret location in Singapore on 31 August.

Luxury brand experiences and gourmet refreshments will set the scene, followed by a private auction of one-off and limited-edition items as well as several offered exclusively and for the first time in Singapore.

All proceeds above the listed reserve prices will go to Make A Wish foundation, so you've never had a better excuse to go all in on a rare diamond, one-off Beluga caviar night, wine-tasting experience, designer beauty piece or highly collectable artwork.

GO FURTHER...  
View the catalogue and register for the auction event.







**LOUIS XIII**

COGNAC GRANDE CHAMPAGNE

Appellation Cognac Grande Champagne contrôlée  
Please drink responsibly

# The Gallery

AUTO / INTERIORS / JEWELLERY / WATCHES / WHISKY / YACHTS



18

B&B Italia's iconic  
'Camaleonda' sofa  
makes a statement.





## THE STATEMENT

FIRST LAUNCHED IN 1970, B&B Italia's iconic 'Camaleonda' sofa by architect and designer Mario Bellini was "created to fill a void". At the time, it launched a middle ground between traditional and avant-garde furniture, presenting a design-forward yet thoroughly

liveable piece – which, uniquely, continues to adapt to its owners' changing requirements. Through its system of cables, hooks and rings, the endless modularity serves also as a design signature.

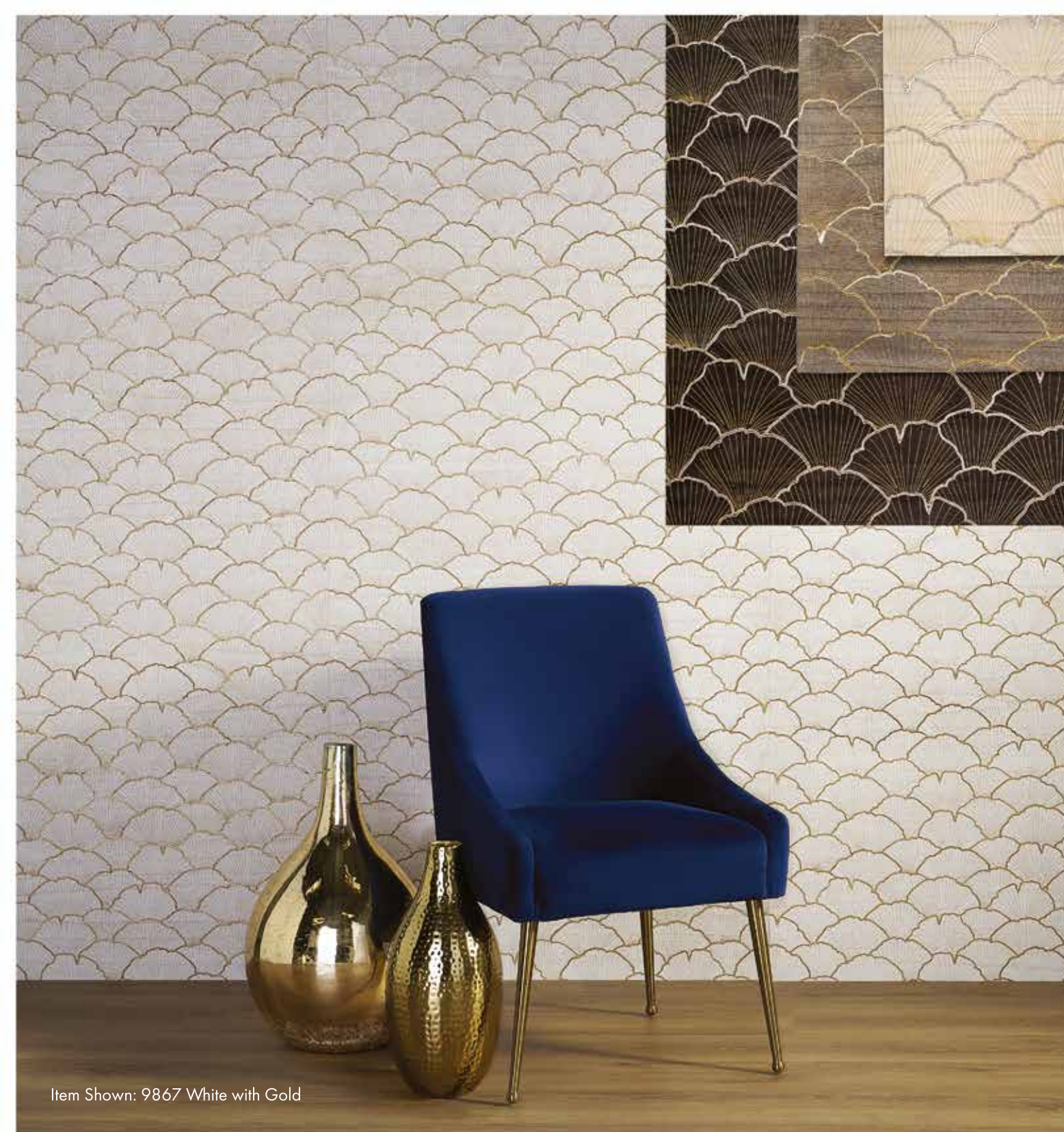
In its latest iteration, the structure is faithfully preserved (and indeed the original cutting pattern was used for the new edition). But now, sustainable innovations have been introduced in the form of recyclable materials and FSC-certified beechwood 'feet'. And while it's not always easy to get excited about padding,

*Above: The 'Camaleonda sofa by Mario Bellini for B&B Italia, shown here in all its shapely yet sumptuous allure at Space Furniture.*

a significant level of R&D has led to advanced elasticity and ergonomics that marry "rigorous geometry with welcoming roundness". ■

### GO FURTHER...

Available at Space Furniture  
77 Bencoolen St, S189653  
spacefurniture.com.sg



Item Shown: 9867 White with Gold

### WAVES OF WOOD

Immerse yourself in this layered, undulating pattern with luxe metallic accents. Authentic wood veneer is washed in color, inlaid on gold or silver grounds, and laser cut for a stylish statement.

### PHILLIP JEFFRIES PTE LTD

18 Sin Ming Lane #06-13  
Midview City, Singapore 573960  
T +65 6970 0890  
E [asiasales@phillipjeffries.com](mailto:asiasales@phillipjeffries.com)  
[www.phillipjeffries.com](http://www.phillipjeffries.com)

# PHILLIP JEFFRIES





## THE RIDE

Ahead of an all-electric future, Bentley says farewell to the iconic W12 engine with a special edition that also happens to be the most powerful car to come out of Crewe.

BY NOELLE FAULKNER

BENTLEY'S BESPOKE DIVISION, Mulliner, revealed its most formidable car yet, a coupé that would simultaneously act as a continuation of the marque's 100 years of coachbuilding and a swan song for the W12, arguably the most successful twelve-cylinder engine in history. Limited to 18, the Batur is a two-seater coupé, hand-built by Mulliner, and the most powerful Bentley in history. Hinting at what the future of coach-built cars might entail, it is also the most innovative when it comes to materiality and customisation.

In 2020, you might recall, Bentley revealed the Bacalar, a run of 12 barchettas individually designed and built by Mulliner, credited with reigniting the romance of coachbuilding for the British marque. Imagine, then, the beautiful genes of the Bacalar combined with the brawn of the inimitable Bentley Continental GT Speed; its 6.0-litre W12 engine tuned up to offer 552kW at 5,500rpm, a 0-100km/h launch of 3.4 seconds, top speed of 337km/h, and sat upon the most advanced chassis Crewe has ever made. Wrap it in a muscular and



semi-futuristic exterior and garnish with some of the most exquisite customisations we've ever seen, and that is Batur. It's starting price? £1.65m (around A\$3m).

A new era of materiality is on show inside Batur, thanks to Mulliner's ability to collaborate closely with its customers throughout the coachbuilding process, and not just for now but for the entire life of the car – this is the ultimate early adopter collector's item, if you so desire. "So on top of the 46 billion standard options, on top of

all the Mulliner bespoke things that you can do, we also offer customers the chance to take some things which are still early in development, things that we're working on for the future," says chief technical officer Paul Williams. This could include bespoke paint and graphics (such as an ombré painted grille or paint-matched wheels), tinted coatings, aerodynamic additions (a new natural fibre composite, a carbon fibre alternative), low-carbon leathers or new sustainable interior materials, open-pore wood or stone veneers, 3D-printed titanium details or even

3D-printed 18k gold cabin touch points made from repurposed jewellery. Williams says customers could even bring in their own jewellery if they so desire. Unlike regular customisations, the revised art of coachbuilding has few limitations, outside of safety and regulation, of course. ▶

GO FURTHER...  
Read the full article  
on Boulevard.co







Left: One of only 18 pieces of the Jacob & Co. Astronomia Revolution in rose gold and sapphire.

making, according to CEO Benjamin Arabov. For the wearer, the timepiece delivers unprecedented levels of speed, accuracy – and entertainment.

Underneath the revolving satellite carriage lies a curved, rose gold, 18-mirror array inspired by the James Webb Space Telescope. The intricate timepiece displays the seconds via a space-probe-like spinning arrow with a ruby head. And the design elements are enhanced by the watch's beautifully sculpted 47mm case, crafted entirely from sapphire and gold.

The concept of warp speed, massive energy, light distortion and sky-high chronometry is executed by Jacob & Co.'s exclusive manual-winding movement, with a power reserve of 36 hours. Its vast array of functions includes a rotating satellite carriage, a rotating arrow, a double-axis Flying Tourbillon, a first axis with one rotation per minute, a second axis with one rotation per 15 seconds, a constant force device, hours and minutes rotating dial, and winding and time setting on the caseback.

The Astronomia Revolution extends to a limited edition of only 18 pieces – six in the featured 18K rose gold, six in white gold and six in black PVD-white gold. And to top it off, the celestial-inspired watch is also water resistant to 30 metres. ■

GO FURTHER...  
[jacobandco.com](http://jacobandco.com)

## THE WATCH

THE HOUSE OF JACOB & CO. is synonymous with breathtaking timepieces featuring some of the world's most complicated movements. Typically recognisable due to extravagant and striking design unlike anything else on the market, Jacob & Co. pieces have graced the wrists of celebrities from Conor McGregor and Cristiano Ronaldo to Rihanna and Elton John.

Jacob & Co.'s latest release, the Astronomia Revolution, references the brand's groundbreaking 2014 Astronomia Tourbillon, a technical masterpiece designed to capture the vast celestial landscape within the confines of a wristwatch.

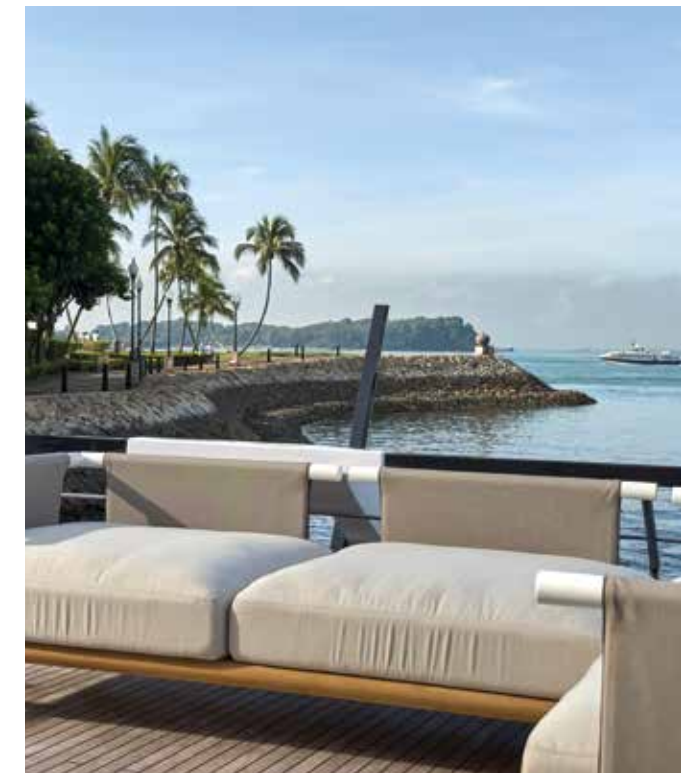
The Astronomia Revolution takes the concept to an extraordinary level of performance, and is capable of revolving around its own axis in one minute (compared to 20 minutes for the original Tourbillon). To achieve this, the Revolution had to be re-engineered from the ground up – a feat that was eight years in the



HIBIKI 響  
SUNTORY WHISKY

DRINK SMART® Enjoy Responsibly. Hibiki® Blended Japanese Whisky, 43% Alc./Vol. © 2022 Beam Suntory Import Co., Chicago, IL





## THE YACHT

BY MIKE HUYNH

IN 1968, BROTHERS ALESSANDRO and Norberto Ferretti founded the Ferretti company as a small boat manufacturer. Demonstrating their proficiency over decades, the Italian outfit would eventually turn their boat crafting talents towards luxury yachts.

The marque's latest vessel is made for traversing the European summers in absolute style: the Ferretti Yachts 860. Measuring 26.95m, the motor yacht is an entirely new model fully built in Italy, with deliveries commencing in 2023.

It features cutting-edge design and technology solutions for the ultimate ocean experience. In its flagship specification, the 860 is equipped with twin MAN V12 engines capable of delivering a top speed of 32kn.

Seasoned boat designer, Filippo Salvetti, crafted the exterior architecture, while the interiors are by Ideaelitalia. Options include the Classic finish – darker, warmer hues with distinct contrasts – or the Contemporary – lighter and cooler colours experimenting with tones of white.

The 11sqm foredeck features a forward-facing oversize double sofa with a central handrail and built-in glass holders. There's also a sofa bed with a reclining backrest, taking in near-360-degree views. The vessel can

accommodate 20 people, including up to eight guests across four staterooms. There are also seven heads (bathrooms) and two crew cabins.

Guests will enjoy impeccable luxury features for both relaxation and play. The garage is large enough to house an inflatable boat alongside two jetskis, which can be launched directly into the water by lowering the platform. Up top, there are dining tables, a bar to port, and for the first time on a Ferretti yacht, the option of a jacuzzi. ■

GO FURTHER...  
More photos & video  
on Boulevard.co







## THE SCENT

HERITAGE BRANDS DON'T COME much more storied than the legendary French candlemaker-cum-perfumer, Trudon. The ancient house is currently celebrating its 380th year, and over the centuries has graced many of the great palaces and cathedrals of Europe. (We're told that Versailles' quintessential Hall of

Mirrors consumed no fewer than 50,000 Trudon candles – each week.)

Coinciding with this epochal milestone is the release of Trudon's 'Tuileries' collection, named for the eponymous palace where Louis XVI and his family were confined for the last two years of his life. The revolutionaries granted Trudon a special permit to continue supplying candles to the family over this time.

The richly intoxicating rose scent is an homage to the favourite flower of Marie Antoinette, while the shape of the glass is modeled by

*Above: Trudon's 'Tuileries' collection made its APAC debut at the suitably Rococo Pictures Room in the State Library of NSW in Sydney.*

Italian craftsmen on a Champagne bucket. The collection allows us a heady, redolent taste of the unabashed self-indulgence of France's most famous royals, while hopefully avoiding their fate. ■

GO FURTHER...  
trudon.com

**THIS ISN'T FOR EVERYONE.**  
Though you might be surprised. Request a quote today.  
Fly private. Go anywhere. On your schedule.

For more information visit: [www.aircharter.sg](http://www.aircharter.sg) or call +65 8719 1672





## THE JEWELS

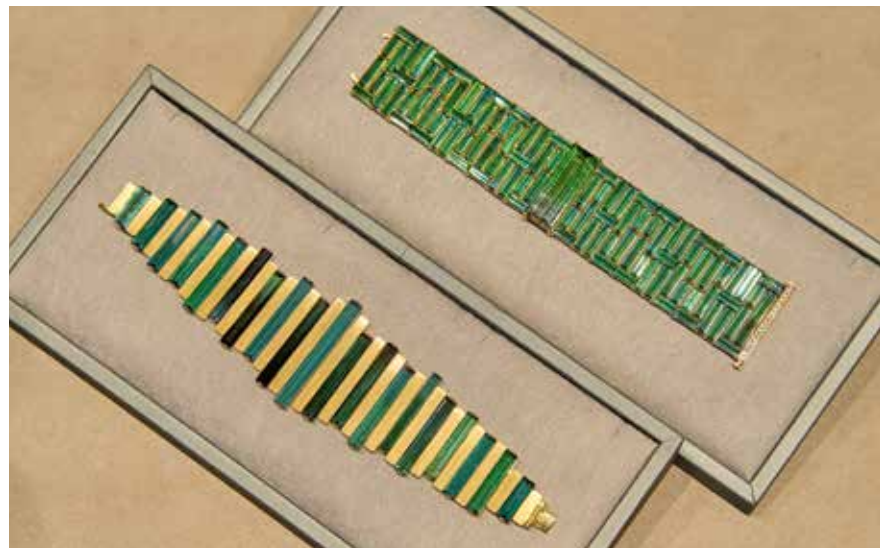
The world of gemstones spans a kaleidoscope of colours beyond the big four. D&A Jewelry is on a mission to introduce this universe to Singapore's sophisticated collectors.

BY KARISHMA TULSIDAS

WHAT MAKES A COLOURED gemstone so desirable? Some would argue that it's the trifecta of rarity, exclusivity and beauty. Still, as we all know, there are more gemstones than colours in the rainbow, so what makes one red stone more valuable than the other? Place a vivid red spinel and a vivid red ruby next to each other, and it would be almost impossible to distinguish between them without a machine. Yet, the discrepancy in price between the two would be significant.

The unspoken truth of the matter is that some gemstones simply have a better PR machine than others. Without De Beers' "Diamonds are forever" slogan, we might not be paying eye-watering prices for a sliver of crystallised carbon. Without Tiffany & Co's endorsement, we might never have heard of morganites, kunzites and aquamarines.

While the big four – diamonds, rubies, emeralds and blue sapphires – have the weight of history behind them, there is a universe of other coloured gemstones. Alternatives such as tsavorites, spinels



Right: Rings and matching earrings set with fancy coloured diamonds, left, and Brazilian Rubellite tourmalines and pink sapphires. Opposite, above: Rings set with aquamarines and spinels. Below: 'Tourmalines in Bloom' bracelets set with Brazilian green tourmalines.

and tourmalines have been gaining traction in recent years, thanks in part to the efforts of maisons such as Cartier, Van Cleef & Arpels and Chaumet, proving that they're slowly but surely entering the mainstream.

Still, given the wide depth and breadth of this universe, converting and educating collectors is a task. And it's one that the jewellers behind D&A Jewelry have gladly undertaken.

The sisters behind the brand, Daria and Anna Ginsburg (no points for guessing the inspiration behind the name) entered the jewellery business as gemstone traders 12 years ago. Eventually, they would go on to establish their own jewellery brand in Armenia and Israel, and recently opened their latest flagship at Ion Orchard.

"We use only natural gems that we carefully select ourselves from all over the world, and do limited or one-of-a-kind collections with them," explains Daria. "White diamonds can be purchased everywhere. They will be exactly the same in every country and every company, apart from a difference in price. But when we're speaking about coloured diamonds and gemstones, they come with a unique beauty."

Daria has noticed that younger collectors in Singapore are ready to experiment beyond the big four, but emphasises that they're sticklers for quality. "People here like only the best,"



she says. "It's both very challenging and easy at the same time. Nowadays it is really hard to find proper gemstones."

It helps that the company also acquired its own lapidary a few years ago, and the sisters source for all the gemstones themselves. "Since sourcing for top-grade gems is getting more challenging – because of the very high demand – to get the best price and the best gems, we always try to go right to the sources. For example, we get our emeralds from Colombia, tourmalines and beryls from Brazil, many other gems from Sri Lanka, and of course the best of our diamonds are from Israel."

In Singapore, collectors still prefer red, green and blue gemstones, but Daria enjoys the process of educating and converting collectors. The team spends time with each client to explain the many options available. "We love this extremely diverse gem world, and we would like to show and share this world to our customers."

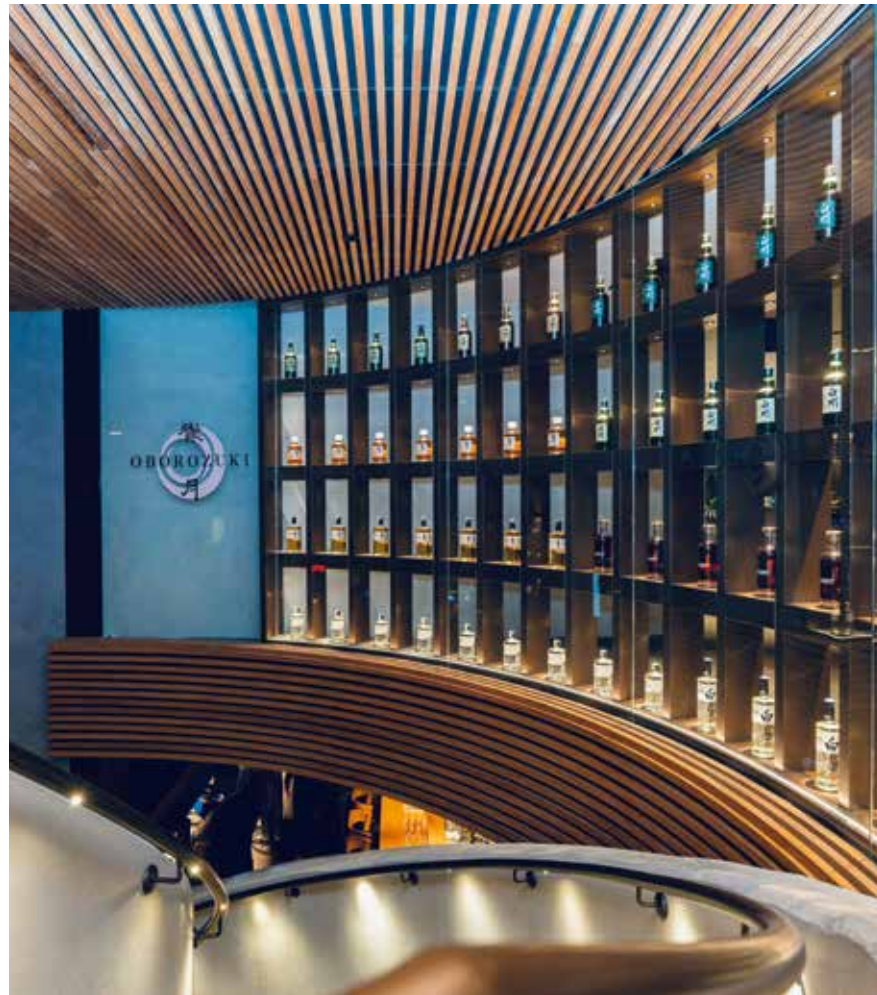
One stone the D&A team waxes lyrical about is the Mahenge spinel, a vibrant pink stone from Mahenge, Tanzania. "It is our favourite and one of the rarest gemstone for sure. Our suppliers know our passion for it, and when they get one, they try to show their new stones to us first before offering them to others. It is an amazing gem with unique colour and lustre. But the problem is, it's very rare now and prices are rising dramatically."

In terms of other gemstones experiencing an increase in value, Daria recommends Burmese spinels, Brazilian Paraíba tourmalines, Padparadscha sapphires, and tsavorites – "These gems show the most opportunity in terms of price appreciation." ■

GO FURTHER...  
More exclusive photos  
on Boulevard.co







## THE DRAM

BY MIKE HUYNH

AN ENTIRE CENTURY OF craftsmanship is a milestone worth celebrating. For Japanese whisky maker, House of Suntory, the exemplary art of distilling spirits turned one man's humble passion into an unwavering global reputation spanning decades.

The whisky story begins in 1923 when Shinjiro Torii built Japan's first malt whisky distillery – Yamazaki. Torii founded it with the specific vision of developing a flavour profile tailored to the subtle Japanese palate. Production commenced in December 1924 and five years later, Suntory Whisky Shirofuda (White Label), would become the very first single malt whisky to be made and sold in Japan.

This paved the way for Torii and his successors – including his grandson Shingo Torii – to refine and elevate the art of Japanese whisky onto the world stage. The names that represent this art today are Yamazaki and Hakushu - legendary expressions created by the House of Suntory.

To celebrate the momentous occasion of its 100th year, the House of Suntory is presenting a duo of unique 18-year-old releases. Honouring its rich past and bright future is the new limited edition Yamazaki 18 Year Old Mizunara, a single malt Japanese whisky aged exclusively in rare Mizunara oak casks.



“Yamazaki 18 Year Old Mizunara was blended for our 100-year anniversary and features a rich texture created from a long ageing process. This expresses the delicate and meticulous attention to detail that went into its craftsmanship,” explains fifth generation chief blender, Shinji Fukuyo. ▶

GO FURTHER...  
Read the full article  
on Boulevard.co







FLEUR

#SomethingWorthKeeping

kingliving.com

**K I N G**

Established 1977



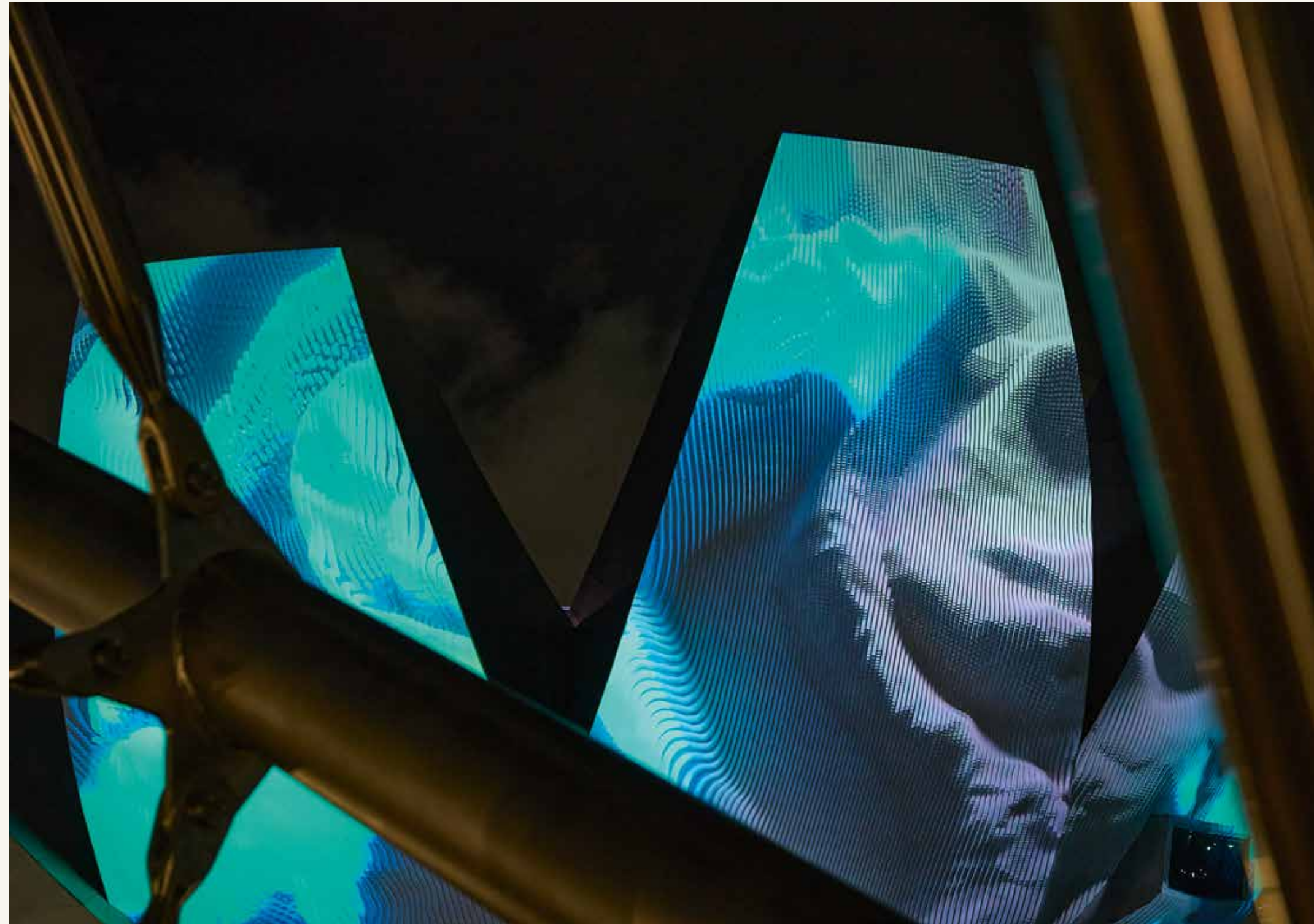
# LEADING *LIGHT*



Art, architecture and AI collide as Refik Anadol's latest 'machine hallucination' lights up monuments in Singapore, Dubai and Basel.

*BY HAMISH MCDUGALL*

PHOTOGRAPHY  
*BY JIN CHENG WONG*







Opposite, throughout: Refik Anadol's 'Glacier Dreams' lights up Moshe Safdie's lotus-inspired Singapore ArtScience Museum.

NEW MEDIA ARTIST REFIK ANADOL is not much of a new media artist. Which is not to say that his art isn't extraordinary, awe-inspiring, sublime. It is all of these and more. Yet 'new media' feels awkwardly small in comparison to the scale and vision of Anadol's works, where the medium is typically light itself, along with an architectural icon by Gaudí, Gehry, Safdie or Hadid.

"I was eight years old when I first watched *Blade Runner*," says Anadol, "and I was super inspired by the future of buildings and experience, and since then I've always used architecture as a canvas."

'Artist', also, feels loose, a poor approximation for Anadol's almost manically interchanging turns as mad data scientist, AI nerd, NFT pioneer, sensory engineer, futurist and even perfumer. In the midst of his obsessive and virtuosic exchanges – on architecture, science fiction, technology, design – art and other artists are starkly absent. And his work, which he calls 'machine hallucinations', seems less about aesthetics than emotion, pushing the envelope of human experience, creating a space and a medium in which machines can dream; but since 'data visualisation' is even more insufficient a label than 'art', we've settled on 'art' for the time being.

"My pure inspiration comes from science," says Anadol, "from people pushing the boundaries of neuroscience, space, quantum physics, AI research. I've taken inspiration from those breakthroughs – and then I apply it to art, as a means of expression, and think about, for example, how AI can connect neuroscience and architecture. There are so many juxtapositions of different mediums, which I find more inspiring than art itself."

Anadol's versatility and vision transcend the virtual stomping ground of NFTs; he thrives on the interplay between real and virtual, transposing data and machine learning to a register of sense and aesthetics and affect.

Against the backdrop of the NFT market's recent collapse, his works have drawn both audiences and collectors in large numbers – as demonstrated by his 2022 Gaudí project, which harnessed millions of datapoints collected by sensors placed around Barcelona's iconic Casa Batlló – capturing not only details across its architecture, facade and mosaics, but also the weather, the real-time sounds and annual celebrations onsite. The resulting artwork was projected onsite for audience of thousands and the NFT sold at auction for US\$1.4m.

“  
Research is the starting point  
for many complex questions,  
like, can a machine dream?  
”

”



“I think architecture is beyond concrete, glass and steel,” says Anadol, “and once we get beyond these classical materials, and think of light as a material, for example, then we can connect with data and AI and start thinking about the consciousness of a building, the memories of a building.”

“Two years ago for the Venice Biennale of Architecture, I was able to work with the brain data of 6,000 people to visualise the patterns of our minds as we’re emotionally triggered – such as joy, inspiration and hope,” he continues. “And it led me to think about creating a hospital from hope data, or a school from inspiration data.”

This almost staggering vision of the conjunction of real and virtual is executed not so much by a studio of artists but a research facility, and the eventual artwork sounds, in conversation, almost incidental to data capture and machine learning that power the project.

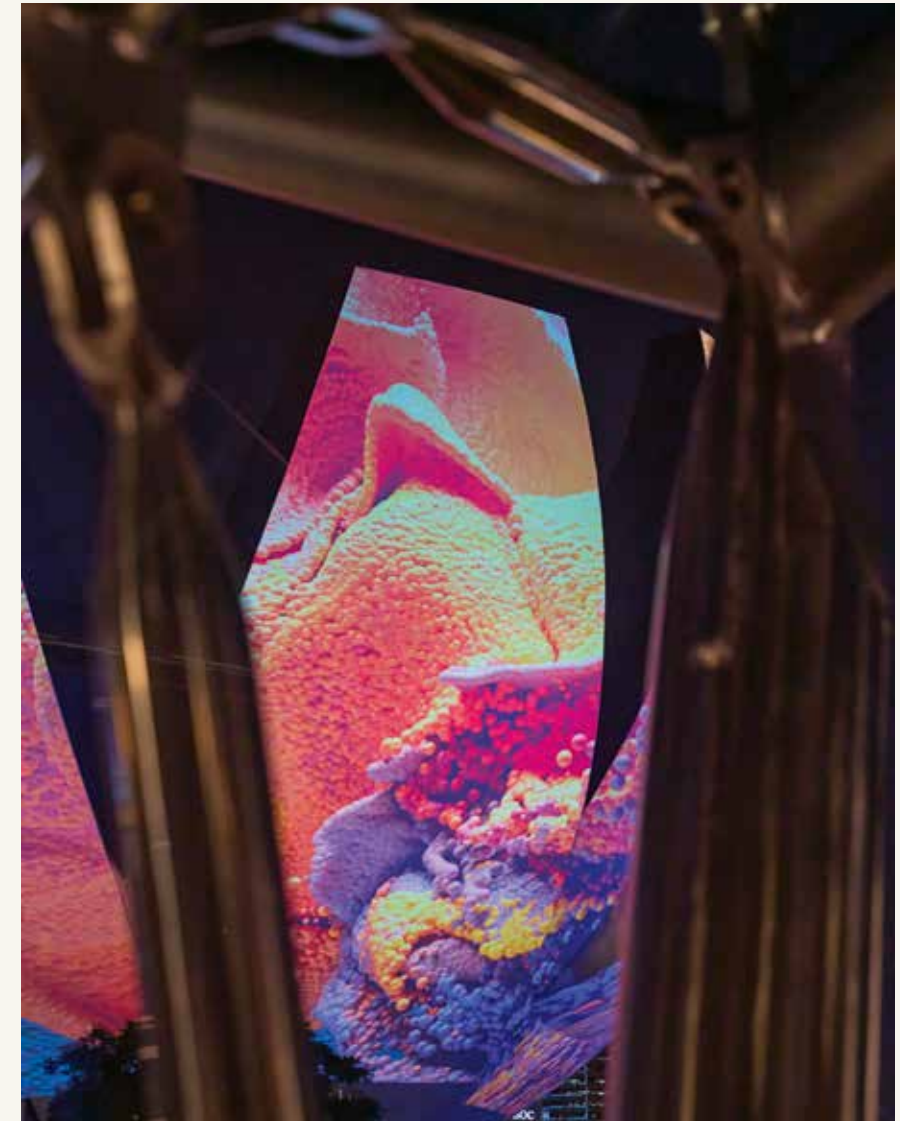
“There are 20 people in our studio, but we’re really researchers,” says Anadol. “And research is the starting point for many complex questions, like, can a machine dream? Or can we smell a machine’s dreams?”

This was the inspiration for Anadol’s latest project, ‘Glacier Dreams’, which is currently lighting up Moshe Safdie’s ArtScience Museum in Singapore for the i Light Festival. The team collected more than 100 million datapoints from glaciers and fed them to machine-learning algorithms.

“Each AI model we train by sound, image, text, scent – it has a unique perspective. In this project, it can reconstruct incredibly realistic glaciers. When I show it to researchers, they’re blown away by the quality of these machine dreams,” says Anadol. “AI doesn’t follow the Newtonian logic that we apply to life. So we might collect a whole lot of data sets from a national park, but we don’t see the same location in different seasons at the same time. Whereas time and space are different concepts for AI, and that’s where you can get a spark of creativity from the machine.”







Refik Anadol's research team trains an algorithm on millions of datapoints across glacial images, temperatures, geology and sounds, and lets it loose to 'dream' the ensuing NFT artworks.



“  
 If AI decides to create  
 its own culture or art, do  
 we accept it as a being?  
 ”

The resulting artwork is extraordinary – breathtaking arctic panoramas cut with fragments and abstractions: a conjuring of the cold, clarity, immensity, fragility, and ceaseless change. Perhaps more extraordinary: the AI also created a scent – an eau de parfum – of the glacier, a haunting mix of woody, conifer top notes and an undertow of moss and mineral springs.

“The scent is a machine collaboration, where we trained it with images and datapoints of glaciers, and half a million scent molecules, and it came up with this formula,” says Anadol. “And in the scent, you can smell the dream of the AI.”

“The possibilities for AI are beyond – and I’m now exploring this multi-sensory universe,” he continues. “14 years ago I coined the term, ‘data painting’, and I really believed that one day, data will become a pigment. But it’s a pigment that doesn’t dry, it’s always in flux, has intelligence, molecular thinking. Compare this to classical artists who painted with the same brushes their whole lives. For us, every morning is a new dawn for AI research.”

Even now, let alone in the brave new world of data pigments and AI perfumers, there’s very real question about the authorship or creative thrust of the artworks – is the vision Anadol’s, or his machine’s? Where does the artistic impetus originate?

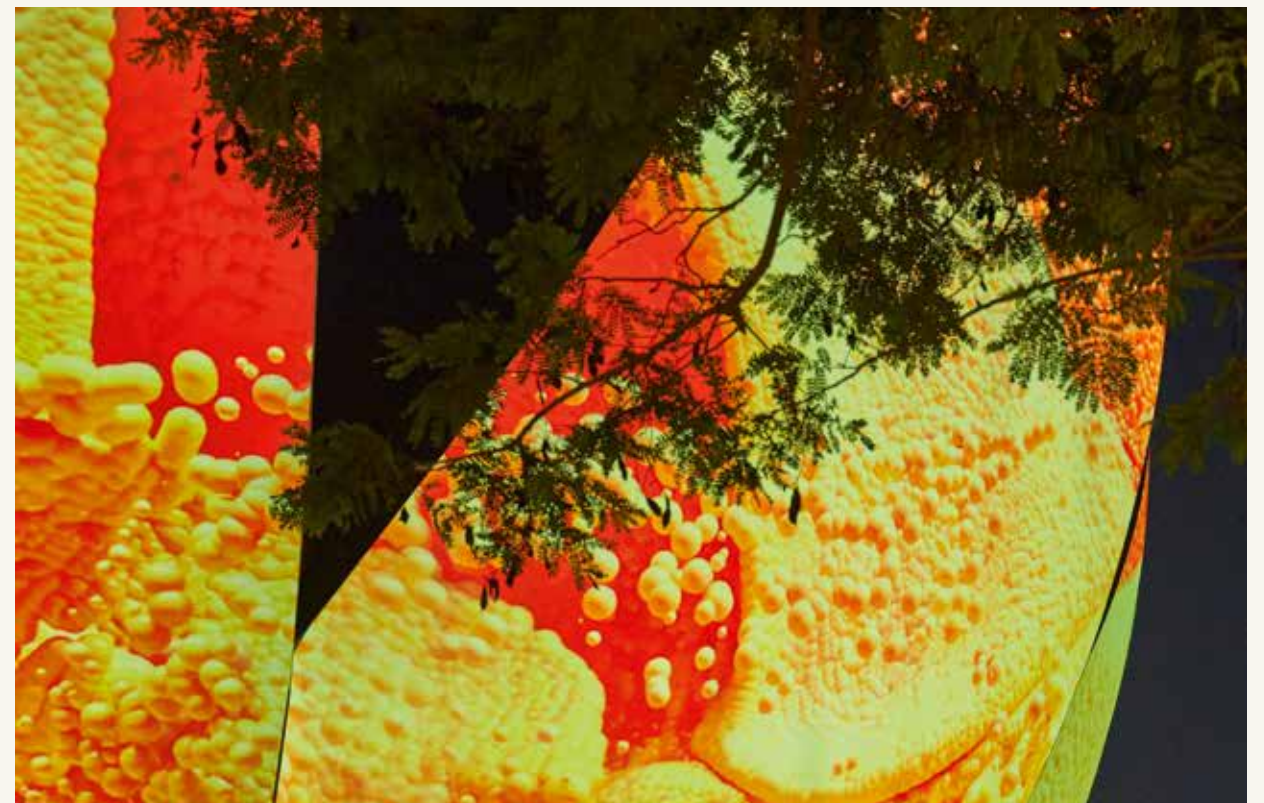
“We’re in an era of co-creation, and we can ask interesting questions about the consciousness, the creativity and reality of the AI model,” says Anadol. “I think it’s possible that AI will have its own conscious model in the future, that it will create its own reasoning and logic. And if AI decides to create its own culture or art, do we accept it as a being?”

Where the wider social discourse about AI is dominated by threats of deepfakes, cyberattacks, mass unemployment and economic collapse, by dystopic visions of an AI arms race, Skynet and The Matrix, and crackpot theories that our reality is *itself* the creation of AI, Anadol is optimistic.

“Even as a child watching *Blade Runner*, I didn’t see dystopia, I saw hope and possibilities,” he says. “Things may go wrong, but it’s all about the mirror, it will reflect who we are, the good things, and I hope we’re bright enough, and honest enough to handle it.” ■

GO FURTHER...

More photos and video of Anadol’s ‘Glacier Dreams’.







# *HIGH* DESIGN

---

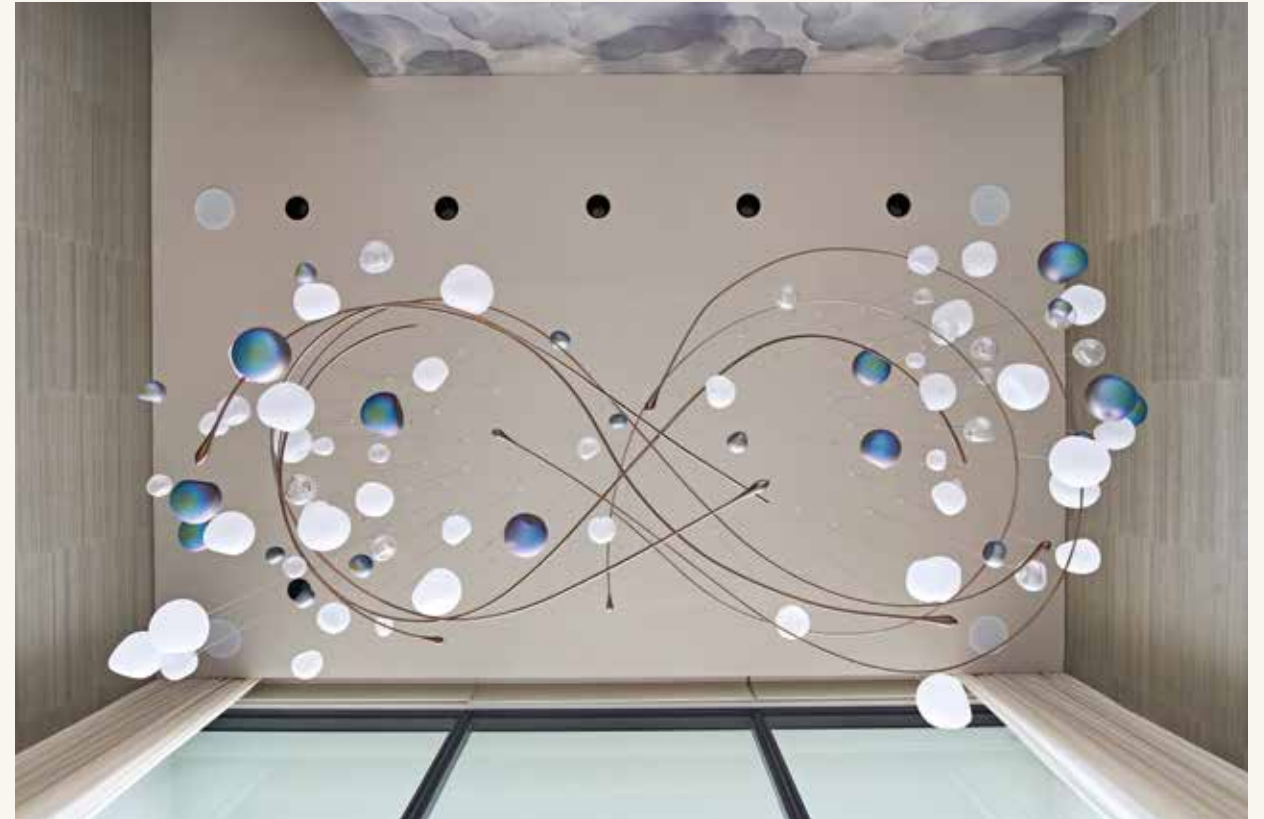
Interior designer Isabelle Miaja pulls off a rare mix of character and poise in this stunning re-imagination of a four-bedroom residence at Tomlinson Heights.

PHOTOGRAPHY  
BY JIN CHENG WONG





Accessed via a private lift lobby, the grand double-volume lounge is the signature of this Tomlinson Heights residence, with a bespoke statement 'Phi' chandelier by Isabelle Miaja taking full advantage of the soaring seven-foot ceilings. Beneath it, an elegant setting of 'Jensen' swivel armchairs by Minotti and the 'Auræ' sofa by Maxalto.







Striking wall-coverings inject richness, character and poise into the bedrooms – from the guest room’s ‘Les Rues de Zanzibar’ by Misia Paris setting off the ‘Xi’ table lamp by Poltrona Frau, above, to the ‘Feroz’ in Yellow Fury by Flavor Paper, opposite, above, and the gorgeous Florence Broadhurst feature wall in the study below.





The indulgent master suite comprises a parents' retreat of 'Archibald' armchairs and ottomans by Poltrona Frau, with a sublime, custom feature wall covering by Emma Hayes, and a walk-through wardrobe leading to the luxe ensuite in two extravagant marble finishes.







Custom features abound, including the bespoke swivel table in the bedroom, above. Opposite, interior designer Isabelle Miaja stands by the Minotti dining table in fossil stone.

GO FURTHER...  
More exclusive photos, video  
& the property listing.





An  
**ARCADIAN**  
*RETREAT*  
on the city fringe

---

Just fifty minutes' drive from Sydney's CBD, this blissful estate encompasses lakes and lawns, formal gardens and pastures, and a stately colonial-inspired home.

PHOTOGRAPHY  
BY GABI MAKDSI







Occupying a rare parcel of more than 10 acres on Arcadia's blue-ribbon Calabash Road, this stately home mixes colonial architecture with modern amenities in a breathtaking environment of formal gardens, lakes, lawns, and the blissful Eucalyptus bush rolling out to the horizon.





The charming period interiors feature double folding doors, high moulded ceilings, chandeliers, and both wood and gas fireplaces, while downstairs a vast secondary living-dining-bar area basks in the light from arched windows, and leads through to a grand billiards room complete with wainscoting and table lighting.







A brand-new cabana and terrace adjoin the sun-drenched 12.5m swimming pool, with a lake on either side of the surrounding lawns. On the upper storey, the wraparound balcony takes in magnificent views in all directions.

GO FURTHER...  
View the listing for photos,  
video and further details.





Get shot by Boulevard.



WORKING WITH LUXURY PROPERTY?

WORK WITH US.



# Singapore properties

BUKIT TIMAH / EAST COAST / JERVOIS / NASSIM / ORCHARD / SENTOSA



74

A newly renovated  
penthouse in  
Marina Collection





## The Nassim

PENTHOUSE | FOR SALE

BED 5 / BATH 8 / CAR 5	PRICE \$59M / PSF \$6,344
AREA 9,300 SQFT	FREEHOLD

The largest penthouse in The Nassim, 'The Regent House' is an unparalleled condo residence of grand proportions and lavish appointments.

### KEY FEATURES

- Bespoke furniture by designer Nicola Lorusso
- Gourmet kitchen by Poggenpohl with Gaggenau appliances & Sub-Zero fridge & wine chiller
- Dedicated private lift servicing four levels
- Indulgent master with reflective pool

**Sheela K**

List Sotheby's International Realty

R051936J / L3010762D



## Eden Residences Capitol

CONDO | FOR SALE

BED 3 / BATH 4	PRICE \$13M / PSF \$3,883
AREA 3,348 SQFT	LEASEHOLD

One of the most prestigious condos in the city, Eden Residences Capitol combines indulgent layouts, wowfactor views and a rare level of service.

### KEY FEATURES

- Stunning views across the Padang to Marina Bay
- Luxurious interiors & generous layout
- Sun-drenched pool, terraces, sky garden & rooftop
- Concierge service by The Capitol Kempinski Hotel

**Boon Hoe Leong**  
Arcadia Consulting

R017220D / L3010893J



## Tomlinson Heights

CONDO | FOR SALE

BED 5 / BATH 5	PRICE \$19.8M / PSF \$4,893 NEG.
AREA 4,047 SQFT	FREEHOLD

Newly renovated to the highest standard by designer Isabelle Miaja, this elegant and luxurious residence presents a rare find at a coveted Orchard address.

### KEY FEATURES

- Immaculate designer residence, ready to move in
- Custom luxury finishes & decor throughout
- Kitchen with marble benchtops & Miele appliances
- Master suite with custom mural & matching decor

**Leong Boon Hoe**  
Arcadia Consulting

R017220D / L3010893J







## Jervois Hill

GOOD CLASS BUNGALOW | FOR SALE

BED 6 / CAR 10+	PRICE \$65M / PSF \$4,306
LAND 15,094 / AREA 12,000 SOFT	FREEHOLD

Opulent interiors and a thoughtful layout across formal entertaining, family living and private retreats, with manicured gardens and a wowfactor aquarium.

### KEY FEATURES

- Architecture by Paul Loh, with exquisite finishes including statement book-matched marble
- Grand foyer, statement staircase & chandeliers
- Lavish entertaining areas & commercial kitchen

“Immaculately presented GCB in a prime location.”



## King Albert Park

GOOD CLASS BUNGALOW | FOR SALE

BED 6 / BATH 6	PRICE \$55M / PSF \$2,008
LAND 27,390 / AREA 8,649 SOFT	FREEHOLD

A Brutalist masterpiece, recently renovated, with a double-volume foyer and spacious entertaining, set on a large, private estate.

### KEY FEATURES

- Expansive & elevated GCB estate
- Well-presented interiors, luxurious finishes & designer fittings
- Sublime pool, terrace & garden with sunset views

“Minutes to shopping, dining & top schools.”



## Cypress Avenue

HOUSE | FOR SALE

BED 4 / BATH 4	PRICE \$18M / PSF \$3,454
LAND 5,210 / AREA 5,670 SOFT	FREEHOLD

Ideal for hosting gatherings thanks to its spacious dining and living areas, this elegant home is close to shopping areas in Holland Village & Dempsey Hill.

### KEY FEATURES

- Saltwater lap pool
- Lift servicing all floors of the home
- Exceptionally well maintained & presented
- All-marble bathroom
- View of the estate from the third-floor balcony



Jessica Lim  
Realstar Premiere Group

R0053151 / L3008563G







## Tomlinson Heights

CONDO | FOR SALE

BED 5 / BATH 5	PRICE \$16.8M / PSF \$4,151
AREA 4,047 SQFT	FREEHOLD

Grand, double-volume windows take in sweeping Orchard views across One Tree Hill in this exclusive condo comprising only 75 luxurious residences.



### KEY FEATURES

- Chic private lift lobby opening to grand living area
- Separate dining with statement lighting
- Generous balcony running the width of the living & dining rooms
- Master suite with walk-in wardrobe & ensuite

**Bruce Lye**  
Singapore Realtors

R0054398 / L3010738A



## Binjai Hill

GOOD CLASS BUNGALOW | FOR SALE

BED 7	PRICE \$49M / PSF \$2,259
LAND 21,694 SQFT	FREEHOLD

A large, elevated plot commanding views of the surrounding treetops, with all the seclusion and serenity of this prized GCB estate.

### KEY FEATURES

- Tear-down house with the opportunity to build your own dream home
- Peaceful hilltop GCB estate
- Close to top local schools, shopping & dining

**Jessica Lim**  
Realstar Property Group

R0053151 / L30085631



## Jalan Harum

BUNGALOW | FOR SALE

BED 5+	PRICE POA
LAND 8,700 SQFT	FREEHOLD

This is a rare opportunity to build the perfect home located on a quiet cul-de-sac in the prized Good Class Bungalow enclave of Oei Tiong Ham Park.

### KEY FEATURES

- Auspicious house number
- Elevated, squarish plot with a wide frontage of more than 25 metres, surrounded by greenery
- Walk to Holland Village & close to primary schools

**Martin Goh**  
Realstar Property Group

R001839F / L30085631







## Arthur Rd

HOUSE | FOR SALE

BED 5 / BATH 5	PRICE \$15.88M / PSF \$ 2,464
LAND 6,448 / AREA 4,000 SQFT	FREEHOLD

Indulge in resort-style living at this rare Californian-like 'tree house' with a wide 18.8m frontage that offers unblocked views of a beautiful park.

### KEY FEATURES

- Generous 18.8m frontage
- Wooden paneled roof & natural wood flooring
- Private pool & patio
- Marble & wood details in bathrooms

**Willi Ching & Justin Ng**  
Huttons Landed Division

R014380H & R052939J



## Broadrick Rd

BUNGALOW | FOR SALE

BED 6 / BATH 6+1 / CAR 10	PRICE \$28.5M / PSF \$2,991
LAND 9,530 / AREA 18,000 SQFT	FREEHOLD

This chic bungalow was luxuriously restored in 2013 and presents a fabulous layout of expansive entertaining areas and generous suite-like bedrooms.

### KEY FEATURES

- Formal & family entertaining across 3 floors
- Amenities include internal lift, swimming pool, newly-installed home solar electric system
- Indulgent master & four junior master bedrooms
- Close to East Coast Park & Marina Bay Sands

**Dunson Wong**  
List Sotheby's International Realty

R021255I



## Almond St

HOUSE | FOR SALE

BED 5 / BATH 7 / CAR 3	PRICE POA
LAND 7,444 / AREA 5,733 SQFT	LEASEHOLD

A beautifully presented house that has been lovingly renovated throughout by the present owners to maximise the spacious family living and entertaining.

### KEY FEATURES

- One of only two similar-sized landed properties in the Mera Gardens Estate
- Extremely private without overlooking neighbours
- Ample room for a swimming pool in the backyard

**Juliet Stannard**  
CitiProp

R000819F / L3009616G







## Ocean Dr

BUNGALOW | FOR SALE

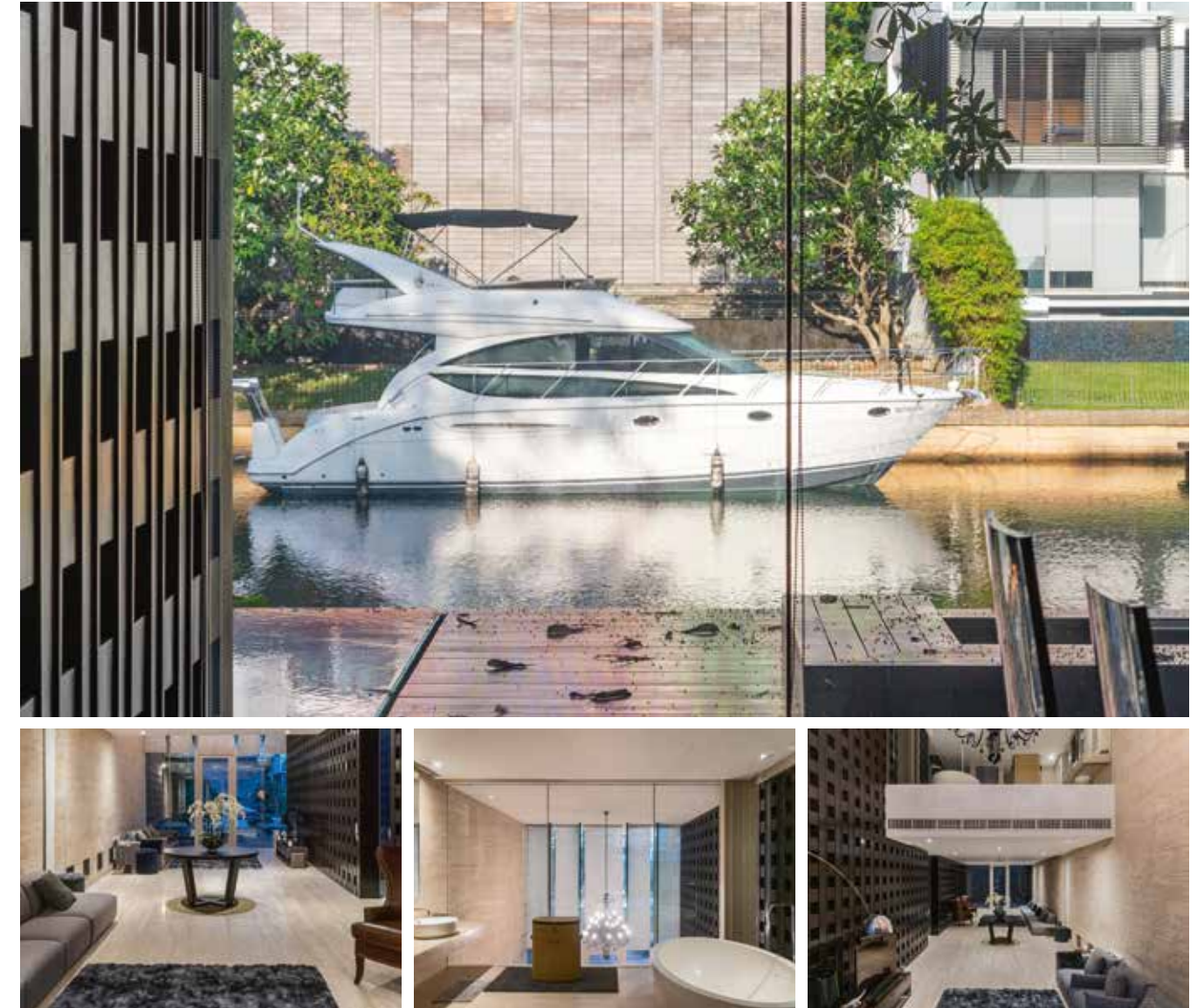
BED 5 / BATH 5.5	PRICE \$23M / PSF \$2,824
LAND 8,145 / AREA 10,740 sqft	LEASEHOLD

Set on a prized corner of Ocean Drive, this modern home features four levels of entertaining and family living, water features and a waterfront pool and patio.

### KEY FEATURES

- Spectacular views of the city, MBS & the sea
- Prized seafront address on Sentosa's Ocean Rd
- Spacious entertaining, deluxe dry kitchen, home theatre with bar
- Terraces, balconies, lawn & large swimming pool

“The ultimate Sentosa waterfront lifestyle awaits...”



## Sandy Island

BUNGALOW | FOR SALE

BED 5 / BATH 6 / CAR 8	PRICE \$16M / PSF \$1,883
LAND 8,498 / AREA 8,500 sqft	LEASEHOLD

A minimalist masterpiece by renowned architect Claudio Silvestrin, this bungalow presents bold lines, beautiful natural materials and a rare level of privacy.

### KEY FEATURES

- Stone walls, solid wood floors, Miele appliances
- Knockout master bedroom with lavish ensuite & dual dressing rooms
- Lush landscaping by Jamie Durie
- Exclusive gated community of only 18 estates



Tricia Ang  
CBRE

R021657J / L3002163I







## Marina Collection

PENTHOUSE | FOR SALE

BED 5 / BATH 3+1	PRICE \$8.9M / PSF \$2,349 NEG.
AREA 3,789 SQFT	LEASEHOLD

This duplex penthouse has been newly renovated by designer Elliot James Interiors, offering luxurious appointments and a glamorous waterfront lifestyle.

### KEY FEATURES

- High-end finishes throughout
- Private rooftop terrace with swimming pool
- 300-bottle walk-in wine fridge, built-in surround Sonos music system, smart-home automation



**Jac Ong**  
Steve Tay Real Estate

R055815C / L3010984H



## Cove Grove

BUNGALOW | FOR SALE

BED 5 / BATH 5	PRICE \$26M / PSF \$2,813
LAND 9,244 / AREA 9,183 SQFT	LEASEHOLD

Indulge in resort-style living every day in this elegant bungalow, featuring an intelligent layout, spacious bedrooms and expansive living.

### KEY FEATURES

- Waterfront lifestyle with beautiful views
- Modern, open-plan living; pool, lawn, & attic
- Private swimming pool
- Close to CBD, Vivo, & Resorts World



**Michele Cabasug**  
List Sotheby's International Realty

R017220D / L3010893J



## Ocean Drive

BUNGALOW | FOR SALE

BED 4 / BATH 4+1 / CAR 3	PRICE VIEW TO OFFER
LAND 7,167 / AREA 7,000 SQFT	LEASEHOLD

An architectural masterpiece making the most of its sweeping waterway views with soaring cathedral ceilings, natural materials, and luxurious living.

### KEY FEATURES

- Vast entertaining uniquely positioned on the second floor to maximise wowfactor views
- Indulgent master suite with private terrace
- Statement spiral staircase connects to the pool
- Private berth, gardens & water features



**Rowena Chan**  
Arcadia Consulting

R017220D / L3010893J







## Prudential Tower

OFFICE | FOR SALE

AREA 12,195 SQFT	PRICE \$40M / PSF \$3,280 NEG.
FLOOR HIGH	LEASEHOLD

A rare full floor in this closely held and prestigious Grade-A office tower, featuring a regular column-free layout with sweeping city views.

**Rowena Chan**  
Arcadia Consulting

R051926C / L3010893J



## Club St

SHOPHOUSES | FOR SALE

LAND 1,123 & 1,251 SQFT	PRICE \$39M NEG.
AREA 2,540 & 2,773 SQFT	LEASEHOLD 999Y

Two charming heritage shophouses are offered together in the prized nightlife enclave of Club Street, fully tenanted including F&B.

**Rowena Chan**  
Arcadia Consulting

R051926C / L3010893J



## Stockwell Rd, Barossa

VINEYARD | FOR SALE

LAND 17.4 HA	PRICE POA
AREA 1,722 SQFT	FREEHOLD

An 18-hectare vineyard that has successfully produced and marketed high-quality wines for domestic and key international markets.

**Grant Giordano & Craig Ellis**  
Giordano & Partners



## Queenstown

HOTEL | FOR SALE

KEYS 14	PRICE EOI
AREA 19,160 SQFT	FREEHOLD

This boutique-luxury hotel presents stunning suites with wraparound lake and mountain views, a Michelin-starred restaurant and award-winning service.

**Wayne Keene**  
Bayleys Real Estate



## True expressions of the Barossa's finest and oldest vines

Torbreck Vintners was created with the aim of building one of the finest wine estates in the world. Our vision is to pay homage to the vineyards of the Barossa Valley, home to some of the oldest vines on the planet.

Learn more, and join our Torbreck Clan at  
[TORBRECK.COM](http://TORBRECK.COM)







## Robyn Saranah

GM, COMMONWEALTH PRIVATE

BY HAMISH MCDUGALL

THE MODERN HEADQUARTERS of Commonwealth Bank is, on entering, an airy, atrium-like affair that feels less like the lair of a financial Goliath and more like a chic Scandinavian convention

centre, with its second-floor concierge and huddles of event attendees, its sprawling array of meeting and luncheon and entertainment spaces serviced by in-house caterers and a phalanx of directional

staff, its profusions of glass and greenery and sustainably sourced native woods, not to mention its long corridors of important Australian art pieces.

Robyn Saranah, similarly, is not your cookie-cutter captain of banking industry, albeit a veteran of said industry and since 2020 the general manager of Commonwealth Private. “I’ve worked in many areas of banking – institutional, corporate; I’ve run commercial and banking businesses – and in those areas, you can spend three years managing an institutional customer, get to know everyone, but you don’t get past the business,” she says. “And then you come into what we do in the private bank, which is actually about the human and their story and their hopes about the future, and the trust they share with you. They see you as a partner of their family. And the intimacy you get is a surprise – and an incredible privilege.”

We meet after a week laden with economic headlines, in which the central banks of the US, UK, EU, India and Australia, among others, all raised rates and cratered markets. But where most bankers were steadfastly talking inflation and outlooks, Saranah steers towards values and connections – in an approach that appears to define her take on the private bank itself.

“It’s about bringing communities together. Communities of people

Opposite: Commonwealth Private GM Robyn Saranah. Below: *Seven Sisters* by Tjungkara Ken, a Pitjantjatjara artist from Amata, South Australia.

who are thinking alike, who have similar value sets,” says Saranah. “In life, and in business, people look for great partners. And the best role we can play is to identify those individuals and place them in a room together, and the rest just happens.”

Which goes a way towards explaining the not especially bank-like headquarters, the convention centre atmosphere, and, equally, the distinction between run-of-the-mill banking and the country’s largest private bank. For Saranah, it’s less about the services you’d expect, which her team and the wider bank can doubtless accommodate, and more about the value-add of community. And that goes doubly in the current climate of economic uncertainty.

“Our role right now is to get clients the right information – not what they can read on any newsfeed; they’re wanting a much deeper insight,” she says. “They’re looking for direction. They’re looking for great people around them to guide them. And that’s the power of connection – not just what we can provide them from a business perspective, but what we can provide them in terms of connections. Entrepreneurs have that spirit in them, and when they listen to like-minded people who have been through these economic situations in past cycles, that’s where they take that thinking and apply it to their own value set.”

“  
The intimacy that you get is a surprise – and an incredible privilege.  
”

Saranah sees it as a pivotal moment – not only in terms of the changing economic conditions, but also in the context of Australia’s new cohort coming into the second generation of wealth.

“Australia is such a young country, and the exciting thing for me is that it’s really the first transition of wealth for this nation, and we’re writing the script as we’re going,

but we’ve also got the benefit of learning from countries in Europe, from the States.

“There’s a number of different roles the bank needs to play,” Saranah continues, “and one of them is around financial literacy and governance. A lot of our clients are worried that their children are not financially literate enough to protect and grow their wealth.





## Robyn Sarahah

“  
Failure is part of  
success. You’ve got to  
have scar tissue.  
”



And they expect us to play a bigger part in this education. Another role is very much around how they access capital and funding in different models; and then, how do we connect them with others who’ve been through that journey.”

Alongside this first, tidal transition of Australian boomer wealth, there’s the new cohort of tech money that upends traditional banking models – and plays straight into the human element of Sarahah’s private banking practice.

“The traditional picture is that you go from one stage to the next stage of wealth creation; but now wealth creation can happen almost immediately – within five years you’ve got someone who’s 26 years old, who’s a gamer, who’s come into all this money and needs all this help,” says Sarahah. “So part of it is learning about them and their industry, and who in our team is going to be the right human fit for that client – it’s not going to be someone who’s been supporting the baby boomers. And then there’s the solutions we can offer.

“These emerging UHNW customers, they’re young, and their goals are very different,” Sarahah continues. “They’re about sustainability and self-actualisation. Even from an investment perspective, their appetites, their profiles, are very different from the baby boomers. I think psychological profiling is going to be more important in the investment space. The values are changing. And it starts with that, with understanding their values. What are their hopes for the next generation, and how we can play to that.”



Above: *Web 1* by Archibald Prize-winner Guy Warren.  
Opposite: Commonwealth Bank’s modern, light-filled headquarters in Sydney’s Darling Harbour.

Banking as self-actualisation: it would be a stretch coming from most finance types. But as the conversation moves from the bank’s recent art events introducing Archibald Prize-winners to a new generation of collectors, to wealth as freedom, to lifestyle and second homes (“The dream home for me is in Wanaka

near Queenstown – those elements of nature have a huge influence for me”), to entrepreneurship and purpose, and on to vulnerability and grit, Sarahah herself actualises this almost disarming role of the private bank in supporting individuals and families to realise their deepest ambitions – across generations.

“It’s a privilege to be in a position where clients open up with their stories,” she says. “We’re all human. Whatever happens in the

world, at the centre of it is a human. Whatever the situation, it will come down to curiosity, listening, asking questions.

“People often say to me that my role must be challenging,” Sarahah says. “But our clients are incredible humans. Their stories are incredible.” ■

GO FURTHER...  
[commbank.com.au/success](http://commbank.com.au/success)



# GRANDE

PYRMONT BAY ESTATE

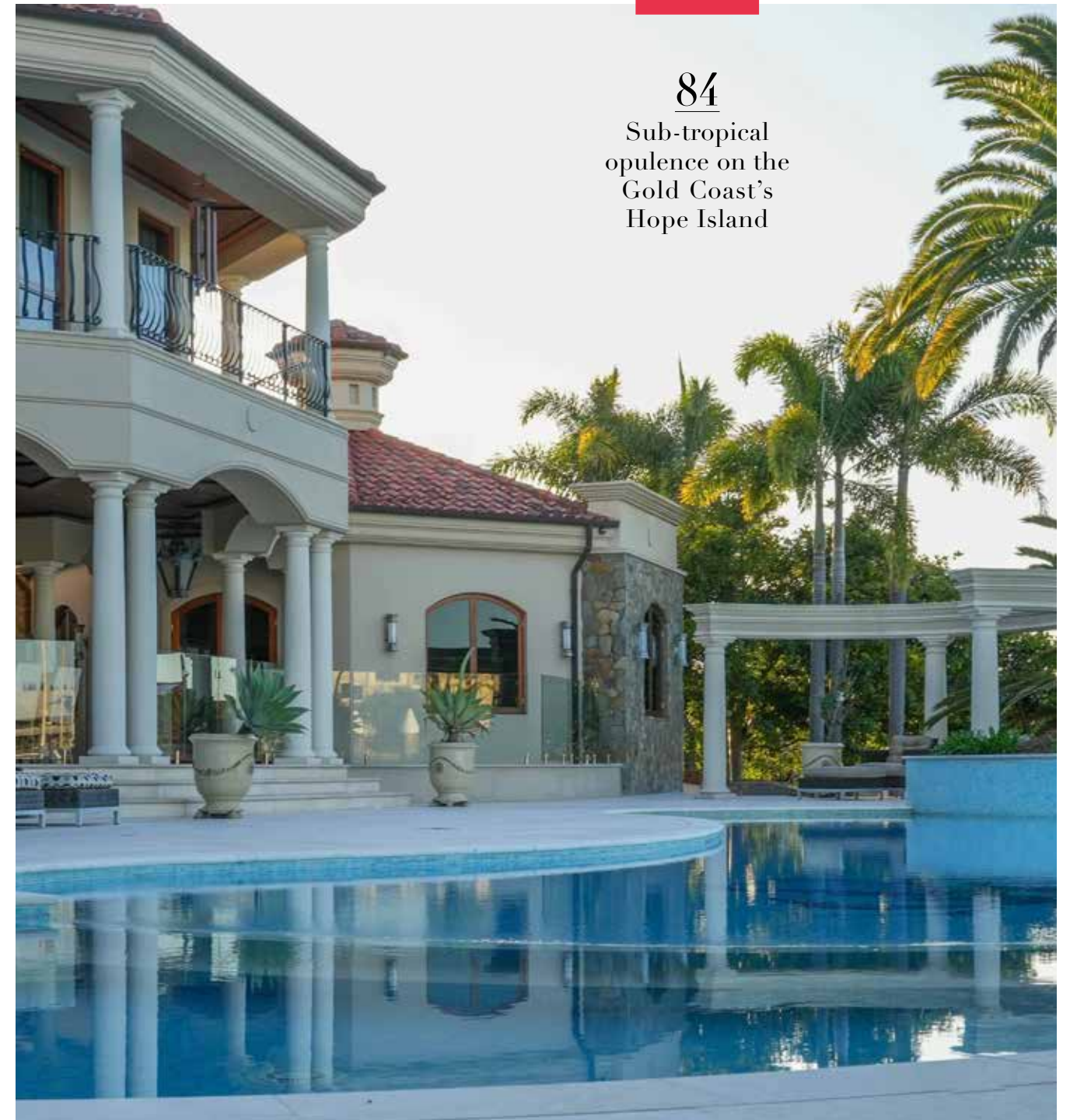


## International properties

BANGKOK / DUBAI / GOLD COAST / MELBOURNE / NISEKO / PHUKET / SYDNEY

84

Sub-tropical  
opulence on the  
Gold Coast's  
Hope Island



EXPERIENCE  
THE EPITOME OF  
LUXURY LIVING.

LAST 3 LUXURY TERRACE HOMES REMAINING.

Discover Grande's exclusive collection of 4-6 bedroom homes. Expansive 626-1400sqm residences each meticulously crafted with unparalleled attention to detail. Indulge in bespoke interiors by DBI, a nod to Pyrmont's industrial heritage. Enjoy an intimate connection to the majestic harbour and Pyrmont Bay landscape, as upper level living spaces and balconies offer a coveted retreat in your own private domain.



Developed by **TWT**

71 HARRIS STREET PYRMONT, SYDNEY  
1300 812 208 • [GRANDEPYRMONT.COM.AU](http://GRANDEPYRMONT.COM.AU)





## Calabash Rd, Arcadia

ESTATE | FOR SALE

BED 5 / BATH 5 / CAR 5	PRICE POA
LAND 10.85 HA	FREEHOLD

This stately home situated on over 10ha of land features a main house and self-contained residence, designed in a charming colonial architectural style.

### KEY FEATURES

- Ornate mouldings, chandeliers, soaring 3.3m ceilings & French doors
- Expansive rumpus, second dining, bar & billiards
- 4 paddock areas, 2 lakes, 9 acres of arable land



**Luke Hayes & Oliver Stillman**  
Knight Frank



## Robertson St, Greenwich

HOUSE | FOR SALE

BED 5 / BATH 4 / CAR 2	PRICE POA
LAND 10,085 SQFT	FREEHOLD

An extremely rare opportunity to buy one of only 19 properties with absolute water frontage in the sought-after Greenwich enclave.

### KEY FEATURES

- This private family home offers both immediate enjoyment or potential for redevelopment (STCA)
- Stunning Lane Cove River, Woolwich & city views
- Transport, schools & parks within walking distance



**Darren Curtis**  
Christie's International Real Estate



## Ranelagh Rd, Burradoo

COUNTRY ESTATE | FOR SALE

BED 30 / BATH 14 / CAR 6	PRICE \$12M AUD
LAND 5 HA	FREEHOLD

This magnificent estate was designed by British architect Maurice Adams and built in the Queen Anne style as a gentleman's retreat.

### KEY FEATURES

- 8 grandly proportioned living rooms
- Sweeping cantilevered cedar staircase
- Original timber flooring & Australian cedar joinery
- Spacious country kitchen
- Home to one of the oldest gardens in Burradoo



**Nathan Berlyn & Andrew Blake**  
Knight Frank







## Virginia Dr, Hope Island

HOUSE | FOR SALE

BED 5 / BATH 6+2	PRICE POA
LAND 34,735 / AREA 26,006 SOFT	FREEHOLD

The ultimate waterfront lifestyle awaits at this palatial estate with private 100ft berth in the sought-after, gated neighbourhood of Gracemere, Hope Island.



**Monika Tu**  
Black Diamondz



### KEY FEATURES

- Grand proportions & lavish interiors across 3 floors
- Crema Marfil marble, moulded ceilings, chandeliers
- State-of-the-art home theatre, library with custom carpentry, wine cellar, 100ft private berth
- Close to golf courses, luxury shopping, restaurants



## Malibu, Main Beach

PENTHOUSE | FOR SALE

BED 3 / BATH 4	PRICE \$7M / PSF \$839 AUD
AREA 8,342 SOFT	FREEHOLD

This stunning three-level New York-style penthouse at Malibu condo presents spectacular views of the Pacific Ocean coastline and surf beaches.

### KEY FEATURES

- Enormous rooftop swimming pool with a spa deck
- Double-volume floor-to-ceiling glass
- Grand open-plan living area with 5m ceilings
- Dedicated workspaces ideal for remote work

**Michael Vettoretto & Kim Sharpe**  
Queensland Sotheby's Int'l Realty



## 'The Glasshouse' Island Point Rd

HOLIDAY HOME | FOR SALE

BED 4 / BATH 5 / CAR 6	PRICE POA
LAND 20,419 SOFT	FREEHOLD

This world-class residence is considered to be one of the most glamorous homes in Port Douglas.

### KEY FEATURES

- Fully renovated across three lavish floors
- Imported Murano glass chandeliers from Italy
- Curated furnishings from Sergio Villa Mobilitaly
- Swimming pool with chill & heat functions

**Barbara Wolveridge**  
Queensland Sotheby's Int'l Realty







## 'Shandford Estate' St Ninians Rd, Brighton

HOUSE | FOR SALE

BED 7 / BATH 7 / CAR 4	PRICE \$14.8M / PSF \$724 AUD
LAND 20,451 SQFT	FREEHOLD

Built in the 1920s, 'Shandford Estate' is a landmark residence on Brighton's sought-after Golden Mile.

### KEY FEATURES

- Grand foyer, elegant formal rooms, panelled study
- Contemporary kitchen with a butler's pantry
- Oversized bedrooms in the first & second floors
- Cinema, pool, tennis court, & alfresco terraces



**Michael Gibson**  
Private Property Global



## R.Iconic, South Melbourne

PENTHOUSE | NEW FOR SALE

BED 3 / BATH 3	PRICE POA
FLOOR HIGH	FREEHOLD

Expansive terraces offer uninterrupted, sweeping vistas of water and parklands in this standout home by acclaimed interior designer David Hicks.

### KEY FEATURES

- Finishes of marble, bronzed glass & timber
- World-class Gaggenau appliances in the kitchen
- Floor-to-ceiling windows in master bedroom
- Exclusive access to Horizon Lounge



**Michael Paproth**  
The Agency



# LIVE BETTER



A SOPHISTICATED COLLECTION OF LUXURY RESIDENCES  
IN SYDNEY'S MOST COVETED LOCATIONS

1800 AQUALAND | AQUALAND.COM.AU







## Brown St, East Perth

PENTHOUSE | FOR SALE

BED 3 / BATH 5+2 / CAR 8	PRICE POA
AREA ENQUIRE	FREEHOLD

This penthouse is one of the finest in the city, with lavish interiors by Maria Monaco, a stunning rooftop with private pool, and wraparound river views.

### KEY FEATURES

- Designer interiors with timber & high-end fixtures
- River, park & stadium views
- Low-volume complex of only six luxury apartments
- Private lift & eight dedicated car spaces



**Meryl Carter**  
Meryl Carter Luxury Real Estate



## Panorama Niseko

TOWNHOUSES | NEW FOR SALE

BED 5 / BATH 6	PRICE \$3.71M / PSF \$542 USD
LAND 6,857 / AREA 3,391 SQFT	FREEHOLD

Overlooking the pristine Shiribetsu River with dramatic Mt Yotei views, these townhouses offer luxurious accommodation in a sublime mountain setting

### KEY FEATURES

- Designed by architect Koichiro Ishiguro
- 5 expansive ensuite bedrooms
- Air conditioning in living area & all bedrooms
- Ski/snowboard drying room



**Patrick Lyon**  
Niseko Real Estate



## Bunker Bay

LAND | FOR SALE

LOT 1 9,139 SQFT	PRICE POA
LOT 10 10,247 SQFT	FREEHOLD

A rare gem in a secluded part of southwest Western Australia, this beachfront land site sits in the gated 5-star Pullman Bunker Bay Resort.

### KEY FEATURES

- Expansive vacant lots ideal for your dream villa
- Boat moorings available for purchase
- Access to the resort's pool, day spa, & tennis courts
- 3 hours from Perth CBD



**Deborah Cullen**  
Cullen Royale



## Niseko Golf Estates

VILLAS | NEW LAUNCH

BED / BATH ENQUIRE	PRICE ¥91.7M / PSF ¥18,322 JPY
FROM LAND 5,005 SQFT	FREEHOLD

Set in a serene forest between the Hirafu and Niseko ski areas, this exclusive onsen villa provides golf-in and golf-out access to Niseko Village Golf Course.

### KEY FEATURES

- Forest setting in Niseko's Kabayama area
- Minutes from Grand Hirafu's ski lifts
- Close to acclaimed restaurants
- Private onsen



**Patrick Lyon**  
Niseko Real Estate







## Seaview Residences by Banyan Tree

CONDO | NEW LAUNCH

BED 3 / BATH 3.5	FROM PRICE \$2.2M / PSF \$577 USD
AREA 3,810 SQFT	LEASEHOLD

Offering breathtaking views of the Andaman Sea, the stylish residences are just moments to spas, the white sands of Bang Tao beach and the lush mountainside.

### KEY FEATURES

- Private swimming pool
- Close to retail & dining options
- Multi-lingual services & golf membership



**Vimol Kogar**  
Arcadia Consulting



## The Residences at Sindhorn Kempinski

CONDO | NEW FOR SALE

BED 3 / BATH 3	PRICE POA
AREA 2,314 SQFT	LEASEHOLD

This mixed-use project in the prestigious Langsuan enclave presents the best of Bangkok living.

### KEY FEATURES

- Pool, terrace & lounge with knockout views
- Luxe kitchen by Poggenpohl
- Marble bathrooms & wardrobes by Poliform
- Premier residences serviced by Kempinski



**Developer Sales Team**  
Siam Sindhorn



## Scope Langsuan

CONDO | FOR SALE

FROM BED 1 / BATH 1+1	PRICE POA
AREA 904 SQFT	FREEHOLD

Located in the Chidlom enclave, the condo features architecture by Kohn Pederson Fox, stunning interiors by Thomas Juul-Hansen, and luxurious finishes.

### KEY FEATURES

- Generous 3.5m ceilings maximise views
- Custom vanity by Thomas Juul-Hansen
- Exceptionally well maintained & presented
- Kitchen system by Bulthaup, Gaggenau & Sub-Zero, & bespoke Lema wardrobes



**Edwin Woon**  
Arcadia Consulting



R0462701 / L30108931





## Burj Binghatti Jacob & Co Residences

CONDO | NEW FOR SALE

FROM BED 3 / BATH 3	PRICE \$8.2M / PSF \$2,486 AED
AREA 3,299 SQFT	FREEHOLD

Set to become the highest residential tower in the world, these residences are inspired by Jacob & Co.'s high jewellery and horology masterpieces.

### KEY FEATURES

- Architectural & interior design by Roman Vnukov
- Infinity pool in all residences
- Titanium access card

“Unique ultra-luxury homes inspired by Jacob & Co.”



## Ellington Villa Collection

VILLA | NEW FOR SALE

BED 6	PRICE \$1.7M AED
AREA 7,844 SQFT	FREEHOLD

Nestled in a private, gated community, Ellington offers up chic, contemporary villas featuring a pool, a rooftop terrace, and a courtyard.

### KEY FEATURES

- Outdoor gardens & courtyards with citrus & herbs
- Floor-to-ceiling glass opens to entertaining
- Luxurious interiors with prestige appliances
- Private pool, rooftop terrace with sunset views

“A collection of homes that offer design-led living.”



## Bugatti Residences by Binghatti

CONDO | NEW LAUNCH

FROM BED 2	PRICE \$19.5M AED
AREA 11,625 SQFT	FREEHOLD

Bugatti's iconic brand elements and design innovations take centre stage at this luxury penthouse.

### KEY FEATURES

- Luxe amenities including a Riviera-inspired beach
- Floor-to-ceiling windows provide natural light
- Concierge, valet, chauffeur & bodyguard services
- Garage-to-penthouse lift
- Located in the cosmopolitan heart of Dubai



Anishka Mudiyansele  
Achiever Properties







## Sanlorenzo SL90A

NEW YACHT FOR SALE

LENGTH 27.6 M / 90.6 FT	GUESTS 8 / CREW 3
ENGINES 2 x MAN V12 / 2,000 HP	MAX SPEED 29 KN

This magnificent yacht combines impeccable design, exceptional performance, and unrivalled comfort, providing an unforgettable experience on the water.

### KEY FEATURES

- Designed to make the most efficient use of interior volumes & exterior spaces
- Dedicated access to bow from owner's cabin
- Available for immediate delivery in Asia

“Sleek, elegant, and exemplary of the yachting lifestyle.”



## Fairline Squadron 68

RESALE YACHT

PRICE \$2.74M USD	YEAR 2022
LENGTH 21.1 M / 69.33 FT	GUESTS 6 / CREW 2
ENGINES 2 x CATERPILLAR C18-1150	MAX SPEED 25 KN

The first of her kind to arrive in Asia, this Thailand-based boat has only been used several times over the last few months.

### KEY FEATURES

- Unmatched comfort, meticulously crafted interiors
- Seamless integration of living spaces between the indoor & outdoor areas

“She is well equipped to cater for every need.”



## Sanlorenzo SX76

NEW YACHT FOR SALE

LENGTH 23.8M M / 76.6FT FT	GUESTS 8 / CREW 2
ENGINES 2 x VOLVO PENTA IPS3 1050	MAX SPEED 22 KN

Designed as a social boat maximising onboard spaces, Sanlorenzo's SX76 crossover yacht is the much anticipated follow up to their hugely popular SX88.

### KEY FEATURES

- Designed by Studio Zuccon International with interiors by Piero Lissoni
- Large open spaces & generous windows
- A clever layout frees up space on the main deck

“A refreshingly spacious yacht for her length.”



## Bluegame BGX60

NEW YACHT FOR SALE

LENGTH 19M M / 62.4 FT	GUESTS 8
ENGINES 2 x VOLVO PENTA IPS3 800/900	MAX SPEED 30 KN

The new breakthrough BGX models are the work of Bernardo and Martina Zuccon – a collaboration resulting from Bluegame's joining Sanlorenzo.

### KEY FEATURES

- Conceived for those who pursue a profound closeness with the sea
- Interiors by expert craftsmen of the Iseo Lake area
- Made under attentive sustainability principles

“A very innovative concept of a yacht.”





## The view



### CYPRESS AVE BUNGALOW *BUKIT TIMAH*

ARCHITECTURAL FINS MEET sublime leafy views at this lovingly renovated, detached home (listing page 67). Elegantly laid out across three floors, the residence enjoys

a rare degree of privacy with sheltered green outlooks from the first two levels, and sweeping rooftop panoramas in all directions from the top floor.

# ROGER DUBUIS

NO RULES, OUR GAME



EXCALIBUR  
Monobalancier



ROGER DUBUIS BOUTIQUES

Ion Orchard 6235 4491

The Shoppes at Marina Bay Sands 6636 9522

[rogerdubuis.com](http://rogerdubuis.com)





# PHANTOM

## SERIES II

Nuances of perfection. Discover Phantom Series II today.



ROLLS-ROYCE  
MOTOR CARS

Find a dealer at [www.rolls-roycemotorcars-apac.com/en/phantom](http://www.rolls-roycemotorcars-apac.com/en/phantom)

© Copyright Rolls-Royce Motor Cars Limited 2022. The Rolls-Royce name and logo are registered trademarks.