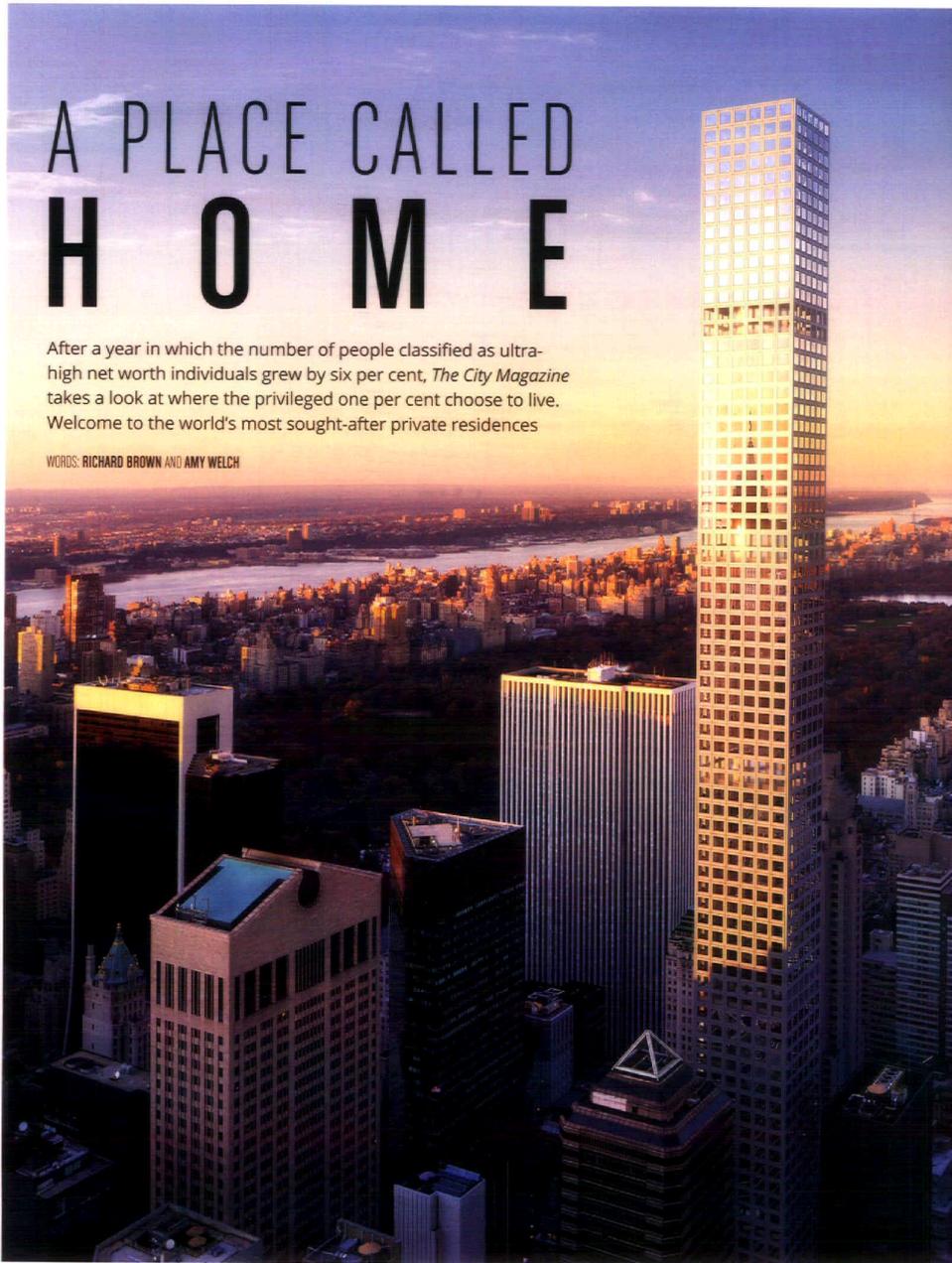


Client: Palazzo Molin
Source: The City Magazine. (MAIN)
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A PLACE CALLED H O M E

After a year in which the number of people classified as ultra-high net worth individuals grew by six per cent, *The City Magazine* takes a look at where the privileged one per cent choose to live. Welcome to the world's most sought-after private residences

WORDS: RICHARD BROWN AND AMY WELCH

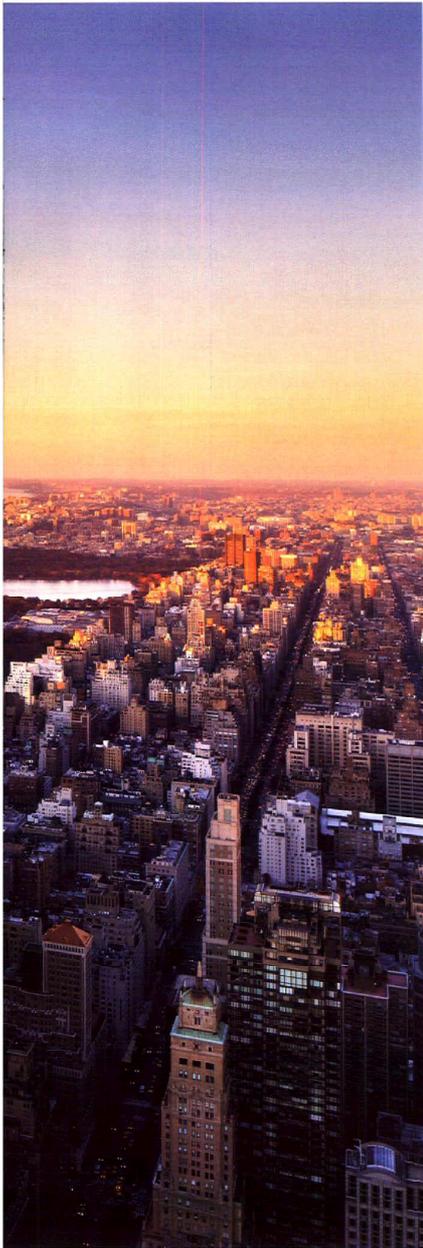
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| FEATURE |



Property: 432 Park Avenue,
New York City
Developer: Macklowe Properties
Completed: 2015
Number of units: 104
Starting price: £10.8million

432 PARK AVENUE, NEW YORK CITY

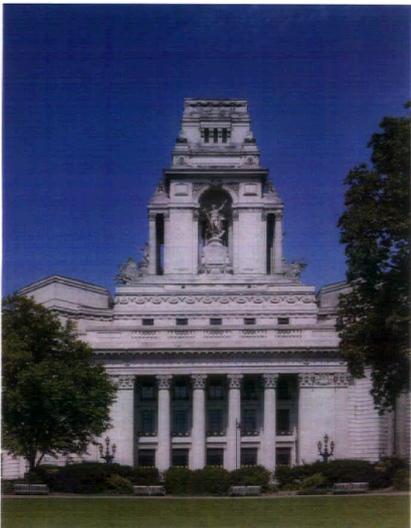
New York has always been a city defined by its skyscrapers, but a new kid on the block is redefining its skyline altogether. Set away from the towering megastructures that characterise Midtown, 432 Park Avenue became the Big Apple's tallest building when it topped out in October of last year. At 1,396 feet, it stands 28 feet taller than the Freedom Tower (without its mast) and 393 feet taller than London's Shard.

Even more staggering than the building's elevation and unnervingly pencil-thin form, however, is the fact that it comprises just 104 residences. Prices for the apartments – which begin at 356 feet and feature 10-ft-by-10-ft windows, 12.5-ft high ceilings, solid oak flooring and Italian marble countertops – start at £10.8million and rise to £60million. For that you get access to a private restaurant, an outdoor garden, a spa and fitness centre, a 75-ft indoor swimming pool, library, lounge, billiards room and private screening room.

The building was designed by Rafael Viñoly, the architect behind London's 'Walkie Talkie' and the master plan for the redevelopment of Battersea Power Station. No stranger to controversy (see page 44), Viñoly's latest project has been called a "monstrosity" and "unthinkably extravagant" by the American media. The Mets and New York Fire Department have ruled out adopting it in their logos, while the owners of the Empire State Building have said they will not be adding the ☺



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ABOVE AND ABOVE RIGHT
Property: The Charles, New York City
Developer: Bluerock Real Estate
Completed: 2014
Number of units: 27
Starting price: £4 million

building to the interactive displays on its observation decks – not that 432 Park Avenue's new tenants will mind; residents of the building will have their own view of the Empire State Building 150 feet below them.

THE CHARLES, NEW YORK CITY

New York's second newest cathedral for the super-rich is the less lofty, but no less well-appointed, The Charles. The Upper East Side project has already broken a price record for its neighbourhood, with its four-storey penthouse selling for £24million. Apartments on 'The Charles' other 28 floors start at around £4million for a four-bedroom, four-bath residence sized at 3,630 sq ft.

From the outside, this Ismael Leyva Architects' development breaks from the traditional, pre-war and post-war brick architecture that generally exists in the area of the East 70s. Inside the David Collins Studio-designed pads, buyers can expect to find oversized master suites with dressing rooms, custom spa baths crafted with Bianco Dolomiti marble and floor-to-ceiling windowed walls.

LEFT AND BELOW
Property: 10 Trinity Square, London
Developer: Reignwood Group
Completed: 2015
Number of units: 41
Starting price: £5 million

10 TRINITY SQUARE, LONDON

Ten Trinity Square, once home to the Port of London Authority, has long been lauded as one of the finest examples of neo-classical architecture in England. Recently refurbished as a members' club, five-star hotel and 41 private residences, the Grade II-listed building is taking on a new identity, now housing some of the world's super-rich.

Through the towering Corinthian-style columns and past the Parisian beaux-arts-style lobby, lies The Club, a collection of original walnut-pannelled boardrooms. Housing 10 Trinity Square's cigar lounge, art gallery and business centre. The Club also features an extensive wine store and Château Latour Room, exclusive to residents and members only.



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| FEATURE |



140 RUE DE GRENELLE, PARIS

Set on the south bank of the River Seine, Faubourg St Germain of the 7th arrondissement encompasses some of the world's most exclusive addresses. Within this quartier sits a cultural mecca of architectural icons, from the Eiffel Tower to the Musée d'Orsay. 140 Rue de Grenelle is certainly not out of place in such opulent surroundings. Concealed behind an understated, period doorway lie five expansive 18th and 19th-century residential estates.

Each contemporary townhouse in the Garden Wing benefits from a private formal garden, while the apartments on higher levels boast unspoilt views of the Eiffel Tower and golden dome of Les Invalides. For a thoroughly more exclusive affair, the Mansion House has its own private grounds and a separate entrance on 26 Rue de Bourgogne. ☺

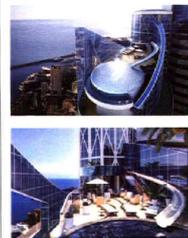


RIGHT AND BELOW

Property: Tour Odéon, Monaco
Developer: Groupe Marzocco
Completed: 2015
Number of units: 70
Starting price: approx. £4.5million

LEFT

Property: 140 Rue de Grenelle, Paris
Developer: Mark Shanker and Len Blavatnik
Completed: 2014
Number of units: 17
Starting price: approx. £2,250,000



Ten Trinity Square has long been lauded as one of the finest examples of neo-classical architecture in England

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| FEATURE |



Property: One Hyde Park,
 London
Developer:
 Candy & Candy
Completed: 2011
Number of units: 86
Starting price: £20,000,000



TOUR ODEON, MONACO

A magnet for the world's business elite, Monaco's compelling coastline and yacht-filled marinas (not to mention its financial benefits) have long drawn the most discerning buyers to properties in the Principality. Five minutes from the vibrant Place du Casino, in a quiet district overlooking the sea, is arguably Monaco's most prestigious development, Tour Odéon. Architect Alexandre Giraldi has incorporated floor-to-ceiling windows in each apartment, highlighting seemingly endless views of the Mediterranean. Bathed in natural light and offering unparalleled panoramic views of Monaco and the coastline, the Tour Odéon is the epitome of stress-free living. Residential services focus on wellness and relaxation as the private spa suites rival that of any five-star hotel. However, the crowning jewel in this development comes in the form of the Sky Penthouse, spanning five stories, 3300 square metres and boasting its own water slide, it is speculated to be up for sale for £250million.

ONE HYDE PARK, LONDON

Amongst the redbrick rows of Knightsbridge townhouses sits One Hyde Park, a private residence where grandeur is implied by the name and address alone. Designed by Lord [Richard] Rogers, the development showcases an angled architectural form for maximum natural light and views, without compromising security or privacy. In keeping with Rogers' urban style, the exterior lighting by renowned artist James Turrell adds a dramatic dynamic to the exclusive development's entrance. Inside, residential offerings include a wealth of predictably luxurious benefits, from a 21-metre stainless-steel ozone swimming pool, to tailored 24hr Mandarin Oriental concierge services. One Hyde Park's architectural status is only heightened by its advantageous location. Life in this private and personalised enclave of London is lived from some of the world's most expensive homes, averaging a cool £6,000 per square foot.



Property:
 Palazzo Molin, Venice
Renovated: 2013
Number of units: 18
Starting price:
 approx. £690,000



PALAZZO MOLIN, VENICE

The medieval Palazzo Molin del Cuoridoro is something of a rarity in Venice. For all of the gothic architecture teetering over its waterways, Venice's strict planning regulations restrict most extensive restorations. So when the 32,000-square-foot villa announced a complete renovation into contemporary apartments, serious interest came from the international property market. With original features, five-metre high ceilings and interiors by Milan-based design house CULTI, it came as no surprise that one third of its apartments had been sold just two months after renovation was completed.