

# NYC & G

New York Cottages and Gardens

COTTAGESGARDENS.COM | DECEMBER/JANUARY 2020

**SPECIAL  
ISSUE!**

# GLOBAL STYLE

**LUCCA  
MIAMI BEACH  
MILOS  
PALM  
SPRINGS  
PARIS  
SWEDEN  
TANGIER**



# NYC&G

New York Cottages and Gardens

COTTAGESGARDENS.COM | DECEMBER/JANUARY 2020

**LUCCA**  
**MIAMI BEACH**  
**MILOS**  
**PALM**  
**SPRINGS**  
**PARIS**  
**SWEDEN**  
**TANGIER**

**SPECIAL  
ISSUE!**

# GLOBAL STYLE



# DEEDS & DON'TS

THE INSIDE SCOOP ON GLOBAL REAL ESTATE

# INTERNATIONAL

AS SEEN IN  
**NYC & G**  
New York Cottages and Gardens



MIXED-USE DEVELOPMENT, ROTTERDAM, DESIGNED BY ODA NEW YORK

1000 TREES MULTIUSE COMPLEX, SHANGHAI, DESIGNED BY THOMAS HEATHERWICK

ZAHA HADID

JEAN NOUVEL

NATIONAL MUSEUM OF QATAR, DOHA

AL JANOUB STADIUM, AL WAKRAH, QATAR

# INTRIGUE

THE GLOBAL ARCHITECTURE SCENE REACHED SOME EXCITING milestones in 2019. The first residence to have been designed, planned, and constructed with the help of robots and 3-D printing debuted in February near Zurich in Dübendorf, Switzerland. Built on a research site where new construction technologies could be closely monitored, the DFAB House boasts energy-saving photovoltaics on the roof, a heat-recycling system, 3-D-printed steel mesh reinforcements that double as concrete formwork, and a slim carbon footprint, since custom materials

were created on the premises with the help of robotics. Academics and researchers have since moved into the four apartments and communal kitchen as a trial run.

In Norway, Oslo-headquartered Snøhetta has designed the world's largest underwater restaurant on the country's southern coast. Half submerged beneath the sea and aptly named Under, it welcomed diners in March and functions as a marine research center, too: Over time, its sleek concrete exterior will become an artificial mussel reef. Meanwhile,

ODA RENDERINGS; FORBES MASSIE; NATIONAL MUSEUM OF QATAR; LITTLE ADVENTURES/SHUTTERSTOCK.COM

Rotterdam's former post office will soon be restored and incorporated into a mixed-use development designed by ODA New York. The project, which includes shops, a hotel, and a residential tower, is due late 2022.

Europe isn't the only continent where the architectural envelope is being pushed. Fresh from unveiling his much-touted Vessel in New York's Hudson Yards, English designer Thomas Heatherwick is stirring up Shanghai with the 1000 Trees multiuse complex, the first phase of which is expected in May. Inspired by two mountains connected by a bridge, it features—you guessed it—1,000 locally sourced trees, anchored in concrete column planters that double as building supports. In the wake of architect Zaha Hadid's 2016 death, her firm has been busy carrying out many of the designs she worked on, including the Al Janoub Stadium for the 2022 FIFA World Cup in Al Wakrah, Qatar. Inaugurated in May, the futuristic-looking stadium seats more than 40,000 and includes a retractable roof. And not too far away, in Doha, French phenom Jean Nouvel has recently wrapped up the 225,000-square-foot National Museum of Qatar, a modern marvel of fiber concrete, steel, and glass inspired by the desert rose.

Cutting edge these latest architectural feats may be, but it's still hard to beat the nearly 5,000-year-old Pyramids. With construction expected to wrap up in 2020, visitors will soon be able to tour the new Grand Egyptian Museum, located on a desert plateau adjacent to the pyramids of Giza and Cairo. The concrete-and-glass structure, designed by Dublin- and Berlin-based Heneghan Peng Architects, will



**London Calling** Chelsea Barracks is primed to steal the spotlight from still-popular Notting Hill.

not only house the largest single collection of Egyptian artifacts, but also take top honors as the biggest archaeological museum in the world. Talk about digging a deep foundation. —*Alyssa Bird*

LONDON'S HOT HOODS

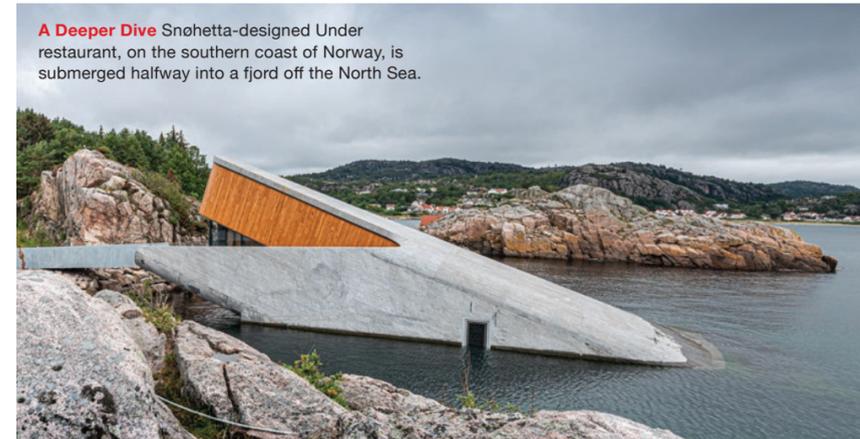
IT HAS BEEN 20 YEARS SINCE THE FILM *Notting Hill* made a star out of its West London namesake. The shabby-chic enclave, which has since become a haven for millionaire bankers and trust-fund hipsters, is still soaring, with Knight Frank reporting a 29 percent increase in sales this year. Likely contributors are the growing popularity of Westbourne Grove—bustling with boutiques,



boot-camp-style gyms, and cool cafés—and the regeneration of neighboring Bayswater,

an undervalued, unexploited area of central London on the edge of Hyde Park. New developments are scarce among Notting Hill's period pastel terraces, but one exception is 13–19 Leinster Square, currently nearing completion just off Westbourne Grove. It's the latest project by Banda Property, whose founder, Eduardo "Edo" Mapelli Mozzi, recently announced his engagement to Princess Beatrice. The reimagined apartments and maisonettes, priced from £59 million (\$759 million), are set within Victorian townhouses with Grade II-listed façades.

Meanwhile, in super-prime Chelsea, one of the capital's most hotly anticipated developments is starting to take root. It's moving-in day soon for the first residents of Chelsea Barracks, a new 13-acre neighborhood set on a former army base. The inaugural phase's 67 dwellings (from \$6.75 million for a two-bedroom to \$47.57 million for a six-story townhouse) form the first piece of the historic site's 10-year, £3.5 billion transformation by Qatari Diar, a firm owned by the Qatari royal family. —*Zoe Dare Hall*



**A Deeper Dive** Snohetta-designed Under restaurant, on the southern coast of Norway, is submerged halfway into a fjord off the North Sea.



TOP: JACK HOBHOUSE/SQUIRE & PARTNERS; BOTTOM: TRYGVE FINKEISEN/SHUTTERSTOCK.COM

PORTUGUESE PROMISE

PORTUGAL, DECIDEDLY THE "IT" destination for the past couple of years, continues its ascendancy. According to investment firm Athena Advisers, American inquiries into Portuguese property are up 67 percent this year, and global consultants PWC recently named Lisbon the best European city for investment and development. Lisbon's current hot commodity is Marvila, the historic meatpacking and market district. New to the neighborhood is Prata Riverside Village, a 10-acre, 600-apartment complex designed by architect Renzo Piano (the first residents moved in earlier this year, with the last of the units due by 2023). And a few months from now, Marvila will be home to the Hub Criativo do Beato, a 20-building campus that's set to be the world's largest start-up community.



**Mellow Melides** Comporta is so five years ago. Melides is the new in spot for the in crowd, and the soon-to-open Umay development, set amid a 50-acre pine grove, aims to please.

One hundred ninety miles to the north, Porto offers a heady combination of ancient beauty and great wine, a legacy that will be celebrated in a big way when the €100 million World of Wine visitor attraction opens in July. In real estate terms, Porto is about five years behind Lisbon, so prices at the top end are about 40 percent lower, according to Athena Advisers. In Lisbon's Palácio Ficalho, for example, an

apartment goes for \$635 per square foot, whereas in Porto, a similar unit at Palacete Cedofeita costs just \$461 per square foot.

South of Lisbon, the newly popular Alentejo coast will be basking in the limelight come summer, when Christian Louboutin opens his boutique hotel in Melides. "Nearby Comporta is becoming too crowded," says Margarida Freitas of real estate firm Tameca International. "Melides, which has better sea views, is attracting high-profile buyers." Also coming soon: the area's first major development, Umay, with a hotel, treehouses, and a handful of villas designed by Portuguese architect Vasco Vieira and set amid a 50-acre pine grove. Prices range from just under \$500,000 to \$1.52 million. —*Z. D. H.*

LA ISLA BONITA?

WHILE THE RICH AND BEAUTIFUL lap up Portugal, Spain's infamous playground Ibiza is suffering growing pains, with tourism figures down over the last two years and property sales plummeting 20 percent,



THIS ISSUE'S

BIG DEAL



Ever daydream about the snowbird life? It might be time to ditch that shovel for a golf club—assuming you have \$42 million lying around. Real estate scion and casino developer Jeffrey Jacobs, whose family once owned the Cleveland Indians, is selling Bel Viaggio, his mansion in North Palm Beach. In 2001, he bought the 2.9-acre property for \$3.9 million, knocked down two smaller houses, and hired architect Gene Pandula to design an estate inspired by the Mediterranean-style villas built in the 1920s and '30s by local architect Maurice Fatio. Situated steps from the exclusive Seminole Golf Club and boasting 190 feet of ocean frontage, the nearly 19,000-square-foot residence has nine bedrooms, an art gallery and movie theater, and a rooftop tower with a telescope. "The home is in a gated community, which makes it desirable to those seeking privacy," says Douglas Elliman's Gary Pohrer, who shares the listing with the firm's Elizabeth Zahra. "I don't know of another spot in Florida where you can get as much oceanfront acreage without being on a main road." —*Alyssa Bird*

PROPERTY OF NOTE FEATURED ON COTTAGESGARDENS.COM AND A dailyDEEDS™ E-NEWSLETTER



SIGN UP FOR A FREE SUBSCRIPTION TO **dailyDEEDS™** AT [COTTAGESGARDENS.COM/GETDAILYDEEDS](http://COTTAGESGARDENS.COM/GETDAILYDEEDS)

**dailyDEEDS™**  
THE DAILY SCOOP OF REAL ESTATE NEWS

Promote your property with high-impact ads where users click on your listing as they check out the best in celebrity and luxury real estate!

[advertising@candg.com](mailto:advertising@candg.com)

## DEEDS & DON'TS



**The Missing Link** Miami Worldcenter, including the Paramount condo tower, is intended to tie together Miami's disparate neighborhoods.

according to the agency Lucas Fox. So what gives? Brexit is stalling British buyers, and Spanish banks have tightened investment regulations, curbing foreign interest from the Russians and the Chinese. What's more, recent building restrictions on rural land, introduced in 2016 to preserve the island's natural beauty, have deterred development, while buyers of resale villas run the risk of being forced to tear down illegal additions that are less than eight years old. But some new projects are in the works, including Can Abauca near Ibiza Town, which will feature 20 villas from \$1.88 million to \$2.77 million. "We expect pricing of these units to remain at a premium," says Rod Jamieson, a managing partner at Lucas Fox, which is handling the sales. "They are hassle-free, legally built, and come with a 10-year guarantee that covers any structural faults." —*Z. D. H.*

### MIAMI IN MOTION

**W**HILE MIAMI'S LATEST building boom yielded a dazzling group of new residential towers—from Brickell and

Miami Beach to Edgewater, Wynwood, and the Design District—one missing link remained: Development downtown was necessary to tie these revitalized areas together. And now that gap is beginning to close, thanks to the 62-story luxury condo the Paramount, which welcomed its first tenants this fall. Designed by Elkus Manfredi Architects, it's the first structure to emerge as part of Miami Worldcenter, a massive 10-block, \$4 billion mixed-use development with shops, restaurants, entertainment venues, offices, hotel rooms, and multiple residential buildings. (Think of it as Miami's Hudson Yards.) The Paramount's most intriguing perk? A Jetsons-esque rooftop carport for flying cars, which the developers predict will become commonplace in the not-so-distant future. —*Jean Nayar*

Go to [cottagesgardens.com/dailydeeds](http://cottagesgardens.com/dailydeeds) to start receiving our dailyDeeds™ newsletter