

# DESIGN TODAY

SPACES ETCETERA

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ISSUE FOCUS

## HOUSING

TOWNSHIPS, LUXURY VILLAS, APARTMENTS

**PROJECTS:** DOCTORS' COLONY, MANGALORE  
DUPLEX ROW HOUSES, KOLKATA  
BEACHFRONT CONDOMINIUM, AUSTRALIA  
DESIGNER PROPERTIES, CANADA, GERMANY & URUGUAY

**ARTICLE:** THE DILEMMAS OF URBAN PLANNING

**PLUS:** CONCEPTS IN SLUM DEVELOPMENT



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INTERIORS: BISTRO BAR, DELHI ■ ARCHITECTURE: LAKESIDE RESIDENCE, KOCHI



Pools with onyx façade in each house



The western street façade

# ROCK SOLID

THE DESIGN INTENT OF AUSTRALIAN ELLIVO ARCHITECTS WAS TO BRING ELEMENTS OF THE BEACH INSIDE EACH apartment in Jade, through materials and design. Set on Surfers Paradise beach, Queensland, the apartments display an inspired use of textures and materials, with the water element integral to the building fabric

**A**long the beaches of the Gold Coast in Queensland, Australia, is located a 15-storey building, Jade, that has been sequenced as large detached homes within high density developments.

Ellivo Architects planned it as 'one per floor' residences that allowed for cross flowing breeze, ocean and hinterland views. Beach houses and three-level penthouses were designed, and constructed to provide residents the highest quality of finishes and living amenities.

The clients' aspiration for Jade was to have the most in

**Jade comprises 'one per floor' beach houses and penthouses that allow for cross flowing breeze and unhindered views of the ocean**

luxury, on the edge of Surfers Paradise beach. The unique elliptical design of the building allowed for all the interior spaces to splay out towards the ocean, with a curved passage intersecting and linking the flow of spaces. The strength of the curvilinear corridors is emphasised by the horizontal



Living spaces with limestone floors designed to be flexible and open, extend out from the kitchen to the expansive balcony

Photograph: DAVID SANDISON



A pool on the entertainment level of a three-storey penthouse

Photograph: SCOTT BURROWS



Photograph: SCOTT BURROWS

In the beach houses, Gohera limestone provides a luxurious smoothness complementing the light Emperador marble and feature clad walls

vener and the light reflection on the polished stucco walls. Timber and glass sliding doors disappear back into walls to maintain connectivity and transparency. This also results in a variety of spaces which are both private and intimate and open to the views.

Central to the design concept, as part of a limited design competition, was the introduction of a swimming pool on each level. These pools are an integral part of the interior layout and living space, designed in a staggered arrangement so as to enable the pool volume and plant to be concealed behind dividing walls, between living and bedroom spaces.

Each residence is equipped with a glamorous kitchen. Finished in polished marble and timber, the joinery is as integral as a piece of furniture within the living space. The functional working of the kitchen, including all of the Miele

### Each residence has a glamorous kitchen as an integral part of the living spaces, finished in marble and timber

appliances required to prepare dinner for guests or have a chef in to cater for a large party, are housed in the butler's pantry, concealed behind a timber-and-glass sliding door. The butler's kitchen is defined within the utility pod as a functional work space with stainless-steel and metallic automotive cupboards. It stands in contrast to the Morato marble 'box' that sits more like furniture within the living area than a kitchen counter. Guests are accommodated in one of the ensuited bedrooms, planned as a separate wing away from the master bedroom suite. The master suite includes a study, an extensive walk-in poliform wardrobe, a luxury ensuite



Photograph: DAVID SANDISON

A Hoesch Dreamscape bath designed by Michael Graves stands as a centrepiece for the master suite in each residence



A glass bridge connects a two-storey beach house to the main tower

## Backlit onyx, indirect lighting and automated blinds in the master suite create the ambience to enjoy a view of the beach

with a custom-designed marble wash basin, shower/steam box, a spa and jacuzzi.

The palette choice stemmed from the beach surroundings, with textures as fine as sand, references to driftwood timber, metallic surfaces that echo the sunrise across the water, and backlit onyx stone. The resulting selections are a careful balance of limestone, plaster stucco, timber veneer, antiqued marble and opulent stone.

Various surface finishes were used to reflect luxury and provide low-maintenance solutions in this near-the-sea environment. Recessed stone skirting was done for longevity; stone slabs were put in showers to reduce grouting; polished stucco on walls ensured no repainting was required, while in the main living area a PVC-stretched membrane ceiling was used to avoid repeated painting within. Selections, details and layouts were carefully considered to create a balance of timeless finishes juxtaposed with some signature features, such as the onyx light boxes in the bathrooms. The interiors of Jade deliver a restrained and controlled palette of supreme lavishness to beach-side living.

Photograph: SCOTT BURROWS