

Expect nothing less than snore rooms, memory mirrors and a midnight kitchen, reports Carol Lewis

Wealthy people often acquire their money by spending a lot of time on business trips, staying in hotels,

which might explain why they want to live in hotel-like homes, employ concierges and have food and entertainment around the clock.

When money is no object, though, the wish list becomes ever more decadent than even the most lavish hotel can provide. We look at what is on the luxury property buyer's must-have list.

Brand recognition

Anthony Lassman of Nota Bene, the luxury travel and real estate company, says: "They want provenance — a great architect, for instance, such as Frank Lloyd Wright, Pierre Koenig or Rosario Candela. It's not about being flashy about what you've got. It is about quiet, confident luxury by people who don't need to shout about their wealth from the rooftops."

Modern architects have cachet too. Agencies selling properties in the British architect Zaha Hadid's distinctive buildings, such as 520 West 28th Street in New York and 1000 Museum in Miami, say that her name can add a premium of up to a third to property prices. At the 1000 Museum prices start at \$5.8 million (£4.27 million) rising to \$49 million for the duplex penthouse.

Hotel brands continue to be important. Being built in Mayfair, London, are the Four Seasons serviced residences at Finchatton's 20 Grosvenor Square development, Mandarin Oriental residences at Hanover Bond by the boutique developer Clivedale, and the Dorchester Collection at



the Mayfair Park Residences, also by Clivedale.

These hotel brands are being joined by rock stars and fashion and car designers. Armani Casa, the Italian haute couture company, has just launched a collaboration with the developers Related Group and Dezer Development in Sunny Isles, Miami (apartments from \$3.5 million through Aylesford International and Sphere Estates). Also in Miami, the Italian design house Missoni is working with the developer Fortune on apartments in Biscayne Bay, priced from \$575,000 with Savills.

The singer Lenny Kravitz owns an interior design company and Ikea has announced a furniture collaboration with the rapper Kanye West. Pininfarina, the designer of Ferrari sports cars, Aston Martin and Porsche have put their names to residential developments, with Bentley tipped to be next.

Wealthy buyers also want to ensure

that they know the provenance of their interiors and furniture, with bespoke cabinetry and craftsmanship using local materials.

Kitchens

For a long time now super-prime homes have included two kitchens: a show kitchen and a caterer's kitchen, where the real cooking takes place. Several London penthouses also offer an additional outdoor, or summer, kitchen on the roof terrace. This summer St James, the developer, will launch one of two penthouses at The Corniche, opposite the Houses of Parliament in London, with these three kitchens, for about £20 million.

The new must-have, though, is a "midnight kitchen" — a minibar fridge, sink and kettle — in the master suite or dressing room. "These are quite important. Sometimes they are placed in the landing space just outside the



The Skyline club lounge and terrace of St James's Corniche development on the South Bank. Left: the car elevator in the Porsche Design Tower in Miami

bedroom, so the butler can leave breakfast there without disturbing you," says Graham Harris, the managing director at SHH Architecture & Interior Design, who has fitted them in several London homes. They also feature in the master suites at the new Armani Casa development in Miami.

And nobody wants to wait to be served when they fancy a martini, so the best homes come with a bar and, ideally, a mixologist.

Ian Bayliss, the co-founder of the interior design company Bowler James Brindley, says: "Our penthouse project at Nova in Victoria [London] features a 1970s-inspired bar, which was designed in collaboration with the African-born craftsman, Justin Van Breda. The bespoke bar is wrapped in leather, features elements of brass and is set off by the large perforations in the bar front. What Justin achieved with the bar is straight out of a Scott Fitzgerald novel." The penthouse is £20 million through Knight Frank.

Bedrooms

Harris says that several clients have asked for annexes off the master suite with another bed. These are referred to as "snore rooms" or "quarrel rooms" and offer refuge to those evicted from the



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