

Home Coming

FOR TODAY'S BUYER, IT'S ALL ABOUT HEALTH, TOGETHERNESS AND JOY-SPARKING DESIGN. *LUXE* SURVEYS THE PROFOUNDLY PERSONAL STATE OF REAL ESTATE.

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PHOTOS: TARAN WILKHU.



Boutique property development firm Banda offers search, development and interior design under one roof. At Leinster Square, a newly renovated London townhouse, the firm's elegantly laid-back ethos is on proud display in the dining and reception rooms, where matte-finish paneled walls set the stage for abstract artworks, sensuous sculptures and marble statement pieces.



MAN ABOUT TOWN

There's something universally captivating about a derelict building with a story to tell. Such was the line of thought that sparked a then-23-year-old Edo Mapelli Mozzi to found Banda, his boutique, London development firm specializing in converting unconventional character properties into bespoke residences. Fifteen years later, with projects sprinkled across the globe and a growing interior design wing (not to mention, a recent marriage to England's Princess Beatrice of York), Mapelli Mozzi expounds on his distinct vision of residential luxury. bandaproperty.co.uk

Formative influence: My mother worked in commercial real estate and used to drive me around to her job sites. I understood from an early age that how we live and work are intertwined, and how spaces can make us feel.

In a name: Banda translates to "house" in Swahili. I've spent a lot of time in Lamu, Kenya, and source huge amounts of inspiration from the people and way of life there. I wrote my business plan from a "banda" in my early 20s. For me, the word conjures a feeling of simplicity. Design doesn't have to be complicated, but it does have to stir emotions and promote well-being.

Holistic approach: When I launched Banda, there was a gap in the market for a high-quality search, development and design business. Many developers take a cookie-cutter approach that isn't true to life. Our aim was to offer something out of the ordinary with quality and experience at the core.

Buyers want: There is a definite shift away from prime postcodes and pure new-build schemes. Our clients want personality through design, community and security. These elements work together to form a unique feeling of luxury.

Market update: Buyers are extremely serious right now; there's no window shopping. Likewise, sellers are motivated. Covid has put a lot into perspective and encouraged many to make lifestyle changes. One thing for certain is that properties with open outdoor spaces will be the ones that shine as we navigate this unprecedented time.

PHOTOS: THIS PAGE: MAN ABOUT TOWN: TARA WILKIN; OPPOSITE: URBAN AFFAIR: TY COLE; TURNING A PAGE: OKIN PHOTO: COURTESY ARIEL OKIN; ANDREWS PHOTO: STEPHEN BUSKEN; HAWKINS PHOTO: GEORGE BARBERS.



URBAN AFFAIR

With lifestyle flexibility top of mind, many are seeing the appeal of the pied-à-terre anew. Take the owners of this Manhattan apartment: a Connecticut couple with a passion for the arts. After finding the perfect part-time roost in a historic West Village carriage house studio, they tasked Brooklyn architect Sarah Jacoby with infusing function and romance. An immersive coat of Farrow & Ball's Off-Black and a wall of custom built-ins (including a sleek compact kitchen) make the space "a fun and special retreat, not just a crash pad," says Jacoby. "They met in and love New York. This is their 'reverse country home.'" sarahjacobyarchitect.com

TURNING A PAGE

DESIGNERS DIVULGE THEIR RECENT HOME-BUYING ADVENTURES.



ARIEL OKIN
WESTCHESTER, NY

Old digs: NYC apartment. **New digs:** Colonial in the burbs. **In her own words:** We always knew we'd end up leaving the city, and when we stayed with my husband's parents during the pandemic, we realized we genuinely *liked* the suburbs! When our lease came up, we pulled the trigger. Besides many coats of fresh paint, so far we've wallpapered and updated the kitchen. Eventually, we'd love to gut the bathrooms, but...one day at a time.



JEFF ANDREWS
LOS ANGELES

Old digs: 1930s bungalow. **New digs:** Larger 1930s bungalow. **In his own words:** I recently got married, and my home was a bit small for two. L.A.'s market, amazingly, was thriving during Covid, so we struck while the iron was hot. I love a California Spanish Revival and our new home has it all: a curved staircase, grand rooms and great natural light. It's so different (and exciting!) to design with a partner. It will be custom, curated and fabulous.



JULIE HAWKINS
NAPA, CA

Old digs: Downtown apartment. **New digs:** 700-square-foot cottage. **In her own words:** We always wanted to explore small-footprint living. Plus, we were tired of renting! Renovating during a pandemic (we've redone the layout and landscaping) has been interesting, but given our desire for a simpler life, it only strengthened our confidence in creating intimate moments and outdoor living spaces that allow us to thrive as a family.

HAPPY HOUR

Quarantined in their home last spring, Chad Dorsey's clients had a revelation. The crafts room of their Dallas home was languishing unused: Could Dorsey turn it into a getaway for the grown-ups? "The entire space was inspired by the idea of cocktails and wine," the designer explains. Envisioning a bar with all the glamour of a swank night out on the town, he devised a moody, burgundy scheme, selecting Farrow & Ball's Brinjal to lacquer the millwork. Adding further sparkle, Dorsey designed a hammered brass and Calacatta viola marble bar illuminated by a crystal chandelier from a Parisian hotel. The result? An invigorating idyll when cabin fever sets in—one bound to delight guests when safe, as well as future buyers seeking the ultimate at-home escape. chaddorseydesign.com



PHOTOS: THIS PAGE: HAPPY HOUR: STEPHEN KARLISCH; STYLING: JENNY O'CONNOR; FLOORS: HAILE WOSSEN; FAST FORWARD PORTRAITS: GWO PHOTO; COURTESY DEHLAN GWO; GILLILAND PHOTO; CAMERON BLAIR LOCK; NARTEY PHOTO; COURTESY KOFI NARTEY; RANDOLPH PHOTO; COURTESY SOUTH STREET PARTNERS; OPPOSITE PAGE: ORIGIN STORY: PORTRAIT: CALDER WILSON; MAP AND EXTERIOR, COURTESY STRANG FAMILY ARCHIVE.

FAST FORWARD

DEVELOPERS CHAT HOT MARKETS AND AMENITIES WITH STAYING POWER.



DEHLAN GWO
CREATE WORLD REAL ESTATE / SEATTLE

Next wave: A surprising number of suburbanites are moving into the city, reversing the exodus narrative. With work from home, less traffic and many buying opportunities, those who've wanted an urban lifestyle are finding it's a great time. **Amenity dujour:** Outdoor spaces. All our current condo projects have outdoor rooftops.



SALLY GILLILAND
THE HUDSON COMPANIES / NEW YORK

In the works: A development in Pelham offering maisonettes with private entrances. **Must-haves:** Great Wi-Fi, dedicated offices and outdoor gathering spaces. **Urban appeal:** Restaurants are taking over parking with plants, lighting and live music, fostering a new way of enjoying our cities.



KOFI NARTEY
SOCIETY REAL ESTATE + DEVELOPMENT / LOS ANGELES

Hot now: Walkable neighborhoods, like Playa Vista and Silver Lake. **Bet on:** Wellness amenities. Think—circadian lighting, air and water filtration systems, even mirrors that give off energy through the light they produce. **New tool:** The live and recorded property touring app REveo has been a game changer.



CHRIS RANDOLPH
SOUTH STREET PARTNERS / CHARLESTON, SC

Mass influx: The migration to the southeast has outpaced every U.S. region since the 2010 Census, which we see accelerating due to lower cost of living and temperate climates. **Top of mind:** Private elevators, open-air staircases and indoor/outdoor fitness amenities that allow for social distancing.



ORIGIN STORY

In 1935, Charles and Emmie Adams left Detroit for the sleepy railroad town of Lake Alfred, Florida. There, they began building the largest citrus packing house of the time. Fast forward three generations and their grandson—Miami architect Max Strang—saw a unique opportunity for the family property: a wellness community.

"It's definitely a reaction to nearby development," says Strang, who alongside his siblings, intends to transform the 500 plus-acre parcel into a high-design agrihood. "Groves were dying to citrus blight and being sold off to lackluster sprawl. We felt like we had a critical mass to do something special with, otherwise grandma would come back to haunt us."

Starting with converting their grandparents' house into an events venue, plans were drawn for five distinct districts arranged around organic citrus groves and freshwater lakes. Units will range from apartments to estates, with styles from "modern agricultural" to "southern farmhouse." There will be shopping, fine dining, a boutique inn and spa, a museum devoted to Florida citrus, a school, lakefront parks and community farms. Consistent with Strang's portfolio, sustainability is paramount: Homes will offer solar-paneled roofs and geothermal heating, and rainwater will be harvested.

The underlying mission? Build community around a back-to-the-land mindset—something Strang sees a growing market for. "Nowadays we're divorced from our food and for many, it's work to physically reach nature. This idea of walking out the door and onto a nature path is creating a new kind of suburbia." strang.design

Architect Max Strang amongst the citrus trees on his family property (left). A circa 1930s aerial photo of Gapway Grove with Lake Medora in the foreground (below). Adams Estate, Strang's grandparents' 1942 Georgian Revival home turned events venue (bottom).

