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Rising Stars
The finest new developments
opening around the world

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AND MORE

Green With Luxury

Some of the best sustainable developments opening around the world

By V.L. Hendrickson

As consumers become more conscious of environmental issues, many are taking steps to reduce their own impact. Developers are taking notice, and working to build more energy-efficient, sustainable homes that don't compromise luxury or amenities.

Constructing and operating buildings comes at a cost. They are responsible for 40% of all energy-related carbon dioxide emissions, according to the 2019 Global Status Report for Buildings and Construction prepared by the International Energy Agency. But today's technologies are allowing developers to create more efficient and sustainable communities, whether that's with an innovative irrigation system, an enhanced natural landscape, or consolidated cooling mechanisms that serve thousands.

Here are the *Mansion Global* picks of projects that are working to minimize their carbon footprint and create a healthy environment for residents.

Granite Place at Boulder Bay; Lake Tahoe, Nevada Opening 2021

Located at the edge of Lake Tahoe, the first phase of Granite Place at Boulder Bay will include 18 homes. The community is part of the 5.6-acre Boulder Bay Resort, which is expecting to get its LEED certification. State-of-the-art water filtration and capture systems are planned to protect the lake and store rainwater and snowmelt. Building materials have been sustainably sourced, and the latest technologies have been employed to manage energy and lessen impact from the new infrastructure. The project will eventually include an additional 41 private residences with lake views, a 250-room hotel, a 20,000-square-foot health and wellness spa, shopping, restaurants, and more. There are two-, three-, and four-bedroom residences available.



The Tre Ver; Singapore Opening late 2021

WOHA Architects, based in Singapore, is known for green designs that consider both the environment and the people who live there. The 729-unit Tre Ver is no exception. Located along the Kallang River, the "building-as-garden" project has trees, shrubs, and other plantings planned for every corner of the development, from its four dining pavilions to the parking lot to its living facade. There are three floors of amenities, starting with the Raintree Valley. This area includes the 200-meter Raintree Deck, built with minimal impact along adjacent Kallang River and around existing raintrees to create nature pavilions, gathering spaces, and play areas. The Tre Ver is part of the Kallang River Masterplan, an urban-renewal project in the city.

77 Greenwich; Manhattan

Opening 2020

FXCollaborative had energy efficiency in mind when designing this 42-story tower in Manhattan’s Financial District. The mixed-use building will incorporate

90 residences, a 450-seat public school, and shops. The project is expected to achieve LEED certification because of its energy-efficient heating and cooling system, and could be up to 30% more energy efficient than regulations require. With interiors by

Deborah Berke Partners, the homes have floor-to-ceiling windows to make the most of the tower’s views. Shared amenities include a landscaped roof garden, a 12th-floor terrace, a dog run, a residents’ lounge with a fireplace, and bike storage.

One&Only Mandarin Private Homes; Riviera Nayarit, Mexico

Opening June 2020

Botany experts were brought in to help minimize the impact of ultraluxury hotel brand One&Only’s new Mexican outpost on the Pacific Ocean. Surrounded by jungles and mountains, the resort is designed to minimize the effect on the natural landscape, as well as to preserve it for the future. That means low-density building, sustainable sourcing, and dedicating land as green space within the resort. There are 54 homes and 104 guest villas planned.



Gables Seaport; Boston

Opening March 2020

Efficiency is built into Gables Seaport, a 23-story, 307-unit tower in Boston’s Seaport District. The project is expected to be certified LEED Silver. Developer Gables Residential, along with Drew Company, has worked to keep its carbon footprint in check by using eco-friendly building methods and materials, and 100% of construction has been green-certified. The luxury rental building will have amenities like concierge services, a club room with gaming and co-working space, and an amenity deck with a pool, green space, sundeck, and grilling areas.

Water Street Tampa; Tampa, Florida

Opening 2021

More than 56 acres of residential, commercial, retail, entertainment, cultural, and educational space is planned for the Water Street Tampa project. Developed by Strategic Property Partners, the waterfront neighborhood will also have a central cooling facility to reduce the development’s carbon footprint and recycle millions of gallons of water a year. In addition, the project will bring almost 13 acres of new public green space, designed by landscape-architecture firm Reed Hilderbrand and master planner Elkus Manfredi Architects. The development is anticipated to become the first WELL-certified community in the world from the International WELL Building Institute, an organization that promotes health through good design. Around 3,500 homes are planned.



Opposite page: UVD (Projects) Pte. Ltd.; this page, top: One&Only; bottom: Strategic Property Partners



Fælledby; Copenhagen, Denmark
Construction begins 2021

The Danish architecture firm Henning Larsen is going back to basics with Fælledby. The 7,000-unit development on the outskirts of Copenhagen will be the city’s first new all-timber neighborhood, and was inspired by rural villages that “weave themselves into the natural landscape.” One of its main goals is to foster and protect the natural habitat, such as nearby wetlands and dry scrub where insects, turtles, songbirds, and deer can be found. Henning Larsen worked with biologists and environmental engineers from MOE Consulting Engineers on the plan, which won a national design competition held by real estate company By & Havn. The build site is a former junkyard, which will be cleaned up and replanted. Three minivillages are planned, which will be connected by pathways lined by local and wild plants that integrate nature into the layout.



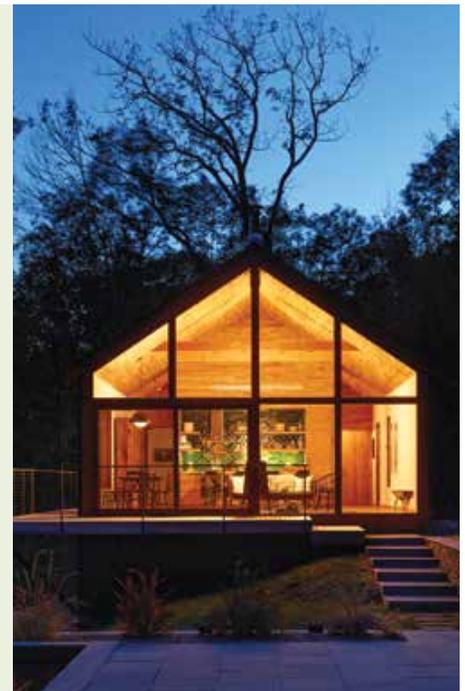
The Ritz-Carlton Residences, Montenegro; Luštica Peninsula, Montenegro
Opening 2023

The Ritz-Carlton is cruising into the popular yachting destination of Montenegro, yet also has its eye on preserving the natural beauty of its surroundings. Hugging the turquoise waters of the Adriatic Sea, the mixed-use project is set to include a 120-room hotel, a yacht club, landscaped gardens, and a private beach cove. Designs for the low-rise homes meld classic seaside style with modern technology and views of the sea. It will also

offer hands-on educational programming for guests and residents. Jean-Michel Cousteau’s Ocean Futures Society, in collaboration with the Ritz-Carlton, developed the Ambassadors of the Environment program to bring attention to the nature that surrounds the property and encourage participants to help preserve those resources. There are 180 condominiums and 48 villas planned as part of the first phase of the project.

Hudson Woods; Catskill Mountains, New York
Opened 2019

Sustainability is at the center of Hudson Woods, a collection of 26 homes on 131 forested acres in the Catskill Mountains in New York. Lang Architecture’s vision for the project started with clearing the area with minimal impact, and white oak was sourced from a small family-owned mill in Pennsylvania. Roads and driveways are covered with crushed bluestone mined on the property. Homes also have high-efficiency heating systems and optional solar-powered electricity. Each has been custom designed by Lang Architecture, and the firm partnered with artisans on finishes and fixtures. Community amenities include beekeeping, landscaping and gardening, and outdoor guides.



Left: By & Havn; top: The Ritz-Carlton Hotel Company; bottom: Lang Architecture