

10⁹ BILLIONAIRE



THE WORLD'S MOST
LAVISH HIGH-RISE
APARTMENTS



BY TARA LOADER WILKINSON

Expansive square footage near to the ground is rare in the most sought-after neighbourhoods — the only way is up. Hit the heights of the world's leading cities with our guide to new, ultra-desirable high-rise residences.

LIFE CAN BE LONELY AT THE TOP. BUT WHEN YOU'RE LIVING in a US\$40 million penthouse at the pinnacle of the city's tallest building, who cares?

Property developers are wooing the ultra wealthy with lavish buildings in prestigious neighbourhoods. Billionaires want a lot of space and in the world's most-desirable cities, large-scale lateral square footage is nearly impossible to find.

So the only way is up. Here, we examine the world's most lavish high-rise apartment blocks.

1 One Hyde Park, London, UK ▼

Average price per square foot: US\$9,906

Penthouse: US\$226.9 million

Trophy credentials: The Candy Brothers' development has been one of London's most-discussed residences, although not always for the right reasons. Candy & Candy says that the penthouse sold for £136.4 million (US\$226.9 million), although reports have suggested the actual price was lower. Others suggest that few of the apartments in the steel-and-glass Knightsbridge development have sold. There's plenty to keep you entertained at One Hyde Park, including a golf simulator, private cinema and squash court. And you'll be in the safe hands of the Mandarin Oriental Hotel Group with its 24-hour concierge.

Agents: Savills, Aylesford, Strutt & Parker



2 432 Park Avenue, New York, US ▼

Average price per square foot: US\$6,742

Penthouse: US\$95 million

Trophy credentials: Designed by architect Rafael Viñoly with interiors by Deborah Berke, 432 Park Avenue in midtown Manhattan is expected to be the pinnacle of cool in more ways than one. Due for completion in 2015, 432 could become the tallest residential building in New York and is the brainchild of US property tycoon Harry Macklowe. The private residents-only restaurant is designed by Bentel & Bentel, and will have an adjacent outdoor terrace above 57th Street, which can accommodate 300 guests. The penthouse will have six bedrooms, seven bathrooms and a library. Other amenities include a wine cellar, a 75ft indoor swimming pool, a spa and a fitness centre.

Agent: Macklowe Properties and Douglas Elliman





➊ One57, New York, US

Average price per square foot: US\$6,000

Penthouse: US\$90 million

Trophy credentials: Rising 1,004ft over midtown Manhattan, this is the tallest residential building in New York. There are 95 condos, with amenities including a yoga studio, an arts-and-crafts atelier room and a pet-grooming room. Architect Christian de Portzamparc, winner of the Pritzker Architecture Prize, envisioned the project and Thomas Juul-Hansen did the interiors. The flagship Park Hyatt New York is at the base of the 57th Street building, designed by interior designers Yabu Pushelburg.

Agent: One57

➋ South Bank Tower, London, UK ▶

Average price per square foot: US\$3,300

Penthouse: US\$90 million, asking price

Trophy credentials: The South Bank Tower is situated on the River Thames and overlooks the London Eye and the city beyond. The penthouse will be a triplex with two roof terraces and is due for completion in 2015. Originally a 30-storey structure designed by Sir Richard Seifert in the 1970s, the building was recently acquired by developer CIT and has been redesigned by Kohn Pedersen Fox Associates with interior design from Johnson Naylor. It is a 41-storey building that includes 191 luxury apartments and office space.

Agents: Savills and CBRE

➌ Tour Odéon, Monaco ◀

Average price per square foot: US\$8,900

Top apartment: US\$65.7 million

Trophy credentials: At more than 550ft, Tour Odéon is set to become the tallest building in Monaco. The double tower is due for completion this year, with 70 luxury apartments with floor-to-ceiling windows. Famed Belle Époque architect Alexandre Giraldi and Monégasque developer Groupe Marzocco (headed by Claudio Marzocco) collaborated on the project, bringing in designer Alberto Pinto for the interiors and Jean Mus to create the gardens. The Sky Penthouse of more than 35,500 square feet will occupy the top-five floors of the building, and there are rumours of a water-slide being built to flow directly into a private infinity pool. Although the price of the penthouse has yet to be revealed, reports suggest it could be as high as US\$387 million.

Agent: Knight Frank

➍ Opus Hong Kong

Average price per square foot: US\$10,740

Top published price: US\$58.6 million

Trophy credentials: Pritzker-winning Canadian architect Frank Gehry designed the 12-storey Opus development. Located at 53 Stubbs Road on The Peak, one of the most desirable roads in Hong Kong, the apartment on the eighth floor has already broken records as the most expensive ever sold in the city. Amenities include rainwater recycling for irrigation and electric-car charge systems. However, the project has been temporarily derailed by Hong Kong's recent property-cooling measures, including strict requirements on sales of first-hand property. So for now, Opus is only available to rent.

Agent: Swire Properties



➎ 56 Leonard, New York, US

Average price per square foot: US\$6,000

Penthouse: US\$47 million

Trophy credentials: This Herzog & de Meuron-designed tower in trendy Tribeca is almost entirely constructed from glass and cantilevers, offering fantastic views of the city through floor-to-ceiling windows. The penthouse is under contract for US\$47 million, making it one of the most-expensive residences ever to sell in downtown New York. There is an Anish Kapoor sculpture at the tower's base, a 25-seater cinema and a 75ft lap pool inside.

Agent: Corcoran Sunshine Marketing Group

➏ Clermont Residence, Singapore

Average price per square foot: US\$2,360

Penthouse: US\$47 million

Trophy credentials: Clermont Residence is set atop the 290m-high Tanjong Pagar Centre — Singapore's tallest building. Skidmore, Owings and Merrill, the architects behind the Burj Khalifa and One World Trade Center in New York, designed the building. Due for completion in 2016, there will be 180 apartments, including a super penthouse of 14,500 square feet, which will have its own private lift. Located at Peck Seah Street, residents will be on the doorstep of Singapore's CBD. GuocoLand, the developer owned by Malaysian billionaire Quek Leng Chan, runs the project.

Agent: Savills

➐ One Thousand Museum Condos, Miami, US

Average price per square foot: US\$1,100

Penthouse: US\$45 million

Trophy credentials: Designed by Zaha Hadid, this building on 1000 Biscayne Boulevard has been making a buzz in Miami. Billed as "creating a six-star lifestyle", amenities include two floors of wellness and spa facilities, a sunbathing terrace overlooking the Miami skyline and a private helipad. And if you still need convincing, all the interior spaces have bespoke "building scenting" with perfumes designed by olfactory consultants 12.29.

Agent: Savills

➑ One Madison, New York, US ▶

Average price per square foot: US\$5,000

Penthouse: US\$43 million (to Rupert Murdoch)

Trophy credentials: Located on East 23rd Street, this slender 60-storey glass tower already has some celebrity residents, including Tom Brady and Gisele Bündchen. Rupert Murdoch, owner of NewsCorp, spent a total of US\$57 million buying the top four floors of the building after he combined the triplex penthouse and the apartment below. One Madison is made up of 53 units with amenities including an indoor pool with marble walls and a butler service.

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