



令人惊艳的现代住宅 HOMES WITH THE ‘WOW’ FACTOR

Kerbside appeal and lifestyle advantages aside, contemporary architectural properties have become must-have investments. *Laura Lovett* asks why

外型吸引又能配合现代家居生活模式，当代的住宅建筑已经成为投资者的新宠儿。Laura Lovett为你细说缘由



RICHARD ROGERS

British-Italian architect Rogers's glittering career started with a collaborative project with Renzo Piano on the Pompidou Centre in Paris, and has gone on to shape London's skyline including the Lloyd's building, Millennium Dome, Heathrow's Terminal 5 and One Hyde Park. His trademark 'inside out' approach exposes most of a building's services on the exterior, leaving the internal spaces uncluttered.

这位英籍意大利建筑师以他与Renzo Piano合作的巴黎蓬皮杜中心而一鸣惊人，其后在伦敦有多项辉煌成就，包括劳埃德大楼、千年穹顶、希斯路机场第五航站楼和海德公园一号。他最著名的建筑手法“内外翻转”将大部份服务设施安置在建筑物外面，减少内部空间的杂乱感。

ROGERS HOUSE, LONDON

Wimbledon, SW19 伦敦温布顿

Price 价格: £3.2 million 320万英镑



Architect 建筑师: Richard Rogers

Built 建造年份: 1968

Size 楼面: 3,142 sqft 平方英尺

Bedrooms 房间: 6间

Wow factor 卖点: On the market for the first time since it was built, Rogers designed this house for his parents. One of a very small number of Modern houses that have been given a Grade II listing by English Heritage, Rogers has said it is, "the most successful small project I have been involved in".

这间设计师为父母而建的房子自建造以来首次公开发售，是一间极少数获得English Heritage列入二级古迹的现代住宅。Rogers说：「这是我参与过最成功的小型项目。」

www.themodernhouse.net



ROBERT MALLET-STEVENS

Though historically overshadowed by his famous contemporary Le Corbusier, Robert Mallet-Stevens was one of the most influential early modernists and created many art deco masterpieces in his home city of Paris. He ordered that his archive be destroyed after his death, meaning that his works have only recently been rediscovered. 尽管他在历史上的地位被名声响亮的建筑师 Le Corbusier掩盖，但Robert Mallet-Stevens因为在家乡巴黎设计的众多装饰艺术大楼，而被视为最具影响力的现代主义大师。他下令去世后将档案库销毁，换句话说，他的作品最近才再度受到注意。



Properties that stand out, that offer a true ‘wow’ factor are intrinsically rare. The lucky owners of these modern masterpieces live their lives in spaces with a zen purity; all floor-to-ceiling glass windows; with a summer breeze drifting through an open terrace straight into an open-plan living room. Once one has experienced this aesthetic, the everyday home must feel prosaic, like putting on an off the peg suit once you’re used to the perfection of made-to-measure. They are also a clean slate; all those sharp angles and bright white spaces give a feeling of lightness unfettered by decades of history.

“People will pay a premium for something that is new and bespoke. Properties that are in absolutely niche locations, that have the very best in interior and exterior design and services that enhance the lifestyle of the individual, attract enormous premiums, as much as 50 per cent at the very top end of the market.” Says Adam Keville of Stacks Property Search, a highly regarded British search and acquisition agency. “People talk about their properties, and their provenance, as much as they would about a piece of art, a car, or a yacht. High profile wow factor has immense cachet.”

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「很多人说起自己的物业及当中的故事都会雀跃不已，就如谈论一件艺术品、一部名车或一艘游艇」

设计出众、叫人惊叹的优质物业并不常见。有幸成为这些现代经典建筑的主人，你便可以在一个脱俗出塵的空间享受生活：除了落地大玻璃，还有夏风由露台徐徐吹到开放式设计的客厅，生活在舒适写意的环境之中。享受过这种惬意的空间，普通家居难免显得单调乏味；正如穿惯了度身订造的华衣，谁愿改穿现成套装。当代经典建筑给人乾淨舒适的感觉，纵有数十年历史，它们那棱角分明、光亮纯白的空间实在看不出半点岁月痕迹。

「为了一个全新的、按个人喜好设计的家居，买家往往不惜投入毕生积蓄。位置优越、内外装修皆美、又能提供贴心服务，让业主享受美好生活的物业叫价极高，售价往往比市场上的顶级豪宅高出五成。」在专为顾客提供搜寻心仪住宅服务的英国地产代理Stacks Property Search任职的Adam Keville说：「很多人说起自己的物业及当中的故事都会雀跃不已，就如谈论一件艺术品、一部名车或一艘游艇。赫赫有名的设计往往成为全场焦点。」

优秀的设计必须兼顾实用性。祖先按照他们



16TH, PARIS

Rue Mallet Stevens, Auteuil 巴黎第十六区

Price 价格: €2.6 million 260万欧元



Architect 建筑师: Robert Mallet-Stevens

Built 建造年份: 1936

Size 楼面: 1,800 sqft 平方英尺

Bedrooms 房间: 1间

Wow factor 卖点: Occupying a prized corner location on a street featuring five of the architects’ designs, this sprawling studio was built for twin brothers and prolific sculptors Jan and Joël Martel. Little has changed in the intervening 86 years and the sunlit loft-style house, which is constructed on multiple levels, is now classified as a historical monument.

这所建筑物本是著名的孪生雕塑家兄弟 Jan 和 Joël Martel 的工作室，坐落于一條拥有五幢知名设计师建筑的尊贵街道一隅。外型有如几个方形迭起的多层楼面设计，采光良好，阳光充沛，落成至今86年来依然保持原状，现已被列入历史建筑。

www.daniel-feau.com



THE BORMAN ESTATE, MALIBU

Broad Beach Road 美国加州

Price 价格: US\$57.5 million 57,500万美元



Architect 建筑师: Frank Gehry

Built 建造年份: 1989

Size 楼面: 11,413 sqft 平方英尺

Bedrooms 房间: 6 间

Wow factor 卖点: Sitting on a rare 160-foot lot on Malibu's coveted Broad Beach, this dramatic structure is a signature Gehry design. As one of the area's largest beach houses it sports a full sized tennis court, swimming pool and huge outdoor entertaining spaces.

坐落于马里布最令人梦寐以求的Broad Beach一块长160英尺的地段上，可以清晰看出设计师的经典风格。这是该地区内面积最大的海滨别墅，配备全规格运动场、游泳池和巨大的室外娱乐空间。

www.hiltonhyland.com



Good design should also be functional. We do not live the way that our ancestors designed homes to be created and contemporary architecture is not only aesthetically pleasing but also highly practical. Taking 'how we live' is the primary consideration for architects when creating these show-stopping properties. Contemporary spaces are typically light-filled, with floor layouts that flow seamlessly from one to another, with majestic wide panoramas that literally 'bring the outside in'.

In the UK, modern properties have traditionally been more difficult to sell than those from the Victorian and Georgian eras. The Modern House, founded by Matt Gibberd and Albert Hill, has turned this on its head by only offering the best examples of provenance and collectability from the 1920s to present day, and of these only the most exceptional examples. What sets them apart from other agencies is their innate understanding of a building's construction. Both trained as architects and followed this with a period working as journalists at *World of Interiors* and *Wallpaper* magazines respectively. "Buyers come to us because they want the qualities of space and natural light that only a modern house can provide," says Gibberd.

Some of the world's most famous architect designed houses, from the likes of Frank Lloyd-Wright, Alden B Dow and Frank Gehry, command a premium as these

的生活方式设计房子，那些古老房子现在已不太适合我们生活；相反，当代建筑不单美丽，设计也十分适合现代人居住。设计这些优雅建筑之时，建筑师的首要考虑就是「怎样配合我们的日常生活」。当代家居尤其注意采光，布局讲求流畅自然，而广阔的视野更把室外美景带进家居。

在英国，现代建筑往往比维多利亚和乔治亚时期的建筑更难出售。由Matt Gibberd和Albert Hill 创办的代理公司 The Modern House却反其道而行，专门代理1920年代至现代建成的名家代表作，全部都是不可多得的建筑杰作。The Modern House能够闯出名堂，当然有其过人之处，两位创办人均曾接受有关建筑的正规学院式专业培训，之前更分别于时尚杂志《World of Interiors》及《Wallpaper》当记者。Gibberd说：「买家找上我们是因为他们想寻找质素佳、拥有自然光线的居住空间，环顾四周，只有现代建筑才能满足他们的要求。」

全球最著名的建筑师，如 Frank Lloyd-Wright、Alden B Dow及Frank Gehry等大师设计的住宅项目售价一定会比其他物业贵，因为他们的作品早已成为收藏级珍品，每一幢都是令人爱不释手的艺术杰作，也是身分和地位的象征。



FRANK GEHRY From the titanium-covered Guggenheim Museum in Bilbao to the Walt Disney Concert Hall in Los Angeles, Gehry's astonishing structures have become tourist attractions due to their beautiful complexity. *Vanity Fair* has called him, "the most important architect of our age," and he is considered by many to be the definitive architect of the 20th century. 从钛金属覆盖的毕尔巴鄂古根海姆博物馆、洛杉矶的迪士尼音乐厅，他设计多座令人叹为观止的美丽复杂建筑，均已成为旅游景点。《名利场》称他是：「我们这一代最重要的建筑师。」许多人也视他为20世纪的建筑权威。



PAUL-FRÉDÉRIC
GOUX

Influenced by 1950s California, French architect Frédéric-Paul Goux's style has made him the go-to designer for architectural properties on the French Riviera. His last three villas between St Tropez and Cap Ferrat have each been valued at €60m. 受到1950年代的加州风格影响，这位法国建筑师现在已经是法国里维埃拉地区炙手可热的建筑设计师。他的最新作品是三座位于圣特罗佩和卡普费拉之间的别墅，每座均叫价6,000万欧元。



CASA LILY,
SAINT TROPEZ

Biot, France 法国南部海岸

Price 价格: €2.95 million 295万欧元



Architect 建筑师: Frédéric-Paul Goux

Built 建造年份: 2010

Size 楼面: 5,382 sqft 平方英尺

Bedrooms 房间: 3 间

Wow factor 卖点: Nestled in a 19,200 sqft landscaped garden planted with palm trees, cactus and olive trees and overlooking a vast infinity pool, this large sunlit villa is a lesson in indoor-outdoor living.

盘踞在一个面积达19,200平米的造景花园中央，园内遍植棕榈树、仙人掌和橄榄树，并可俯瞰室外的无边际泳池，这座明亮宽敞的别墅将室内与室外生活融于一体。

www.beauchampestates.com



properties are regarded as a collector's item much like art and become true trophy properties. Over the years the company has sold an early example of Minimalism designed by John Pawson in London's Chelsea, an all-black apartment in King's Cross by David Adjaye, and the only house in Britain designed by Marcel Breuer. "The awareness of Modernist architecture in Britain has increased massively in the ten years we have been running our agency," he says, adding, "If the architect of the property is particularly well-known, then this can certainly influence the decision-making of the buyer."

Historically, London properties have been revered for their architectural legacy, but buyers seeking out something more unique are on the up. Nick Crayson, MD of Crayson estate agents says, "London is row upon row of period stucco and brick. There is a massive shortage of funky modern architecture in the centre of our City. With a huge increase in foreign buyers there is more demand than ever for landmark property that stands out."

However, these properties are not only in London, and John Hagelin, director of Modern Homes Worldwide, who's portfolio includes sleek apartments and villas in Thailand, Ibiza and Costa Rica says, "There is a growing group of discerning buyers to whom a house will always be judged on architectural merit, as the sum of its stunningly proportioned spaces, clean lines, attention to details and aesthetic quality."

When it comes to living your days in a property that looks and feels like something from a holiday brochure,

过去数年来，The Modern House 已经成功撮合了多宗物业买卖，其中包括一幢由John Pawson设计，位于伦敦切尔西(Chelsea)的简约主义早期代表作；一幢由David Adjaye设计，位于国王十字区(King's Cross)的全黑色公寓；以及英国唯一由Marcel Breuer设计的房子。Gibberd表示：「我们开业十年期间，现代主义建筑师在英国愈来愈受重视。若物业出自特别有名的建筑师，肯定会让买家有更强烈的购买欲。」

伦敦物业市场向来看重传奇建筑师的代表作，近来却有愈来愈多人搜寻更独特的设计。地产代理Crayson董事总经理Nick Crayson指出：「举目望去，伦敦栉比鳞次都是老房子，在市中心很难找到具有时代感的当代建筑。由于外地买家大幅增加，设计出众的地标建筑需求也创下新高。」

不过，拥有出色当代建筑的城市绝不仅止于伦敦。Modern Homes Worldwide董事John Hagelin专门代理泰国、西班牙伊比沙岛和哥斯达黎加的时尚住宅和别墅，他说：「市场上有品味的买家愈来愈多，他们会跟据设计方面的优劣条件评鉴一幢建筑，特别留意空间比例、建筑线条、设计细节和美学标准。」

建筑师以创意和巧思构筑起我们的写意生活，让我们住进一个舒适无比的空间，感觉有如生活在广告中的度假别墅。Hagelin说：「毫无疑问大部分钟情现代建筑的买家都是懂得享受生活的人。」



MARCIO KOGAN
Marcio Kogan practised as a film director before turning to architecture and founding StudioMK27 in the 1980s. Now considered one of Brazil's most acclaimed architects the São Paulo native is heavily influenced by Oscar Niemeyer's modernism which he combines with a filmmaker's flair for detail and the dramatic. 成为建筑师之前他是一位电影导演，并且在1980年代成立StudioMK27。这位圣保罗出生的建筑师现在是巴西最享盛名的建筑师之一，他深受Oscar Niemeyer的现代主义影响，并且在作品中糅合电影导演独有的细节和戏剧天赋。



RUA RIACHUELO, BRAZIL

Ilhabela island, São Paulo 巴西圣保罗
Price 价格: US\$4.5 million 450万美元



Architect 建筑师: Marcio Kogan
Built 建造年份: 2011
Size 楼面: 11,205 sqft 平方英尺
Bedrooms 房间: 5 间
Wow factor 卖点: Situated on Ilhabela, Portuguese for "beautiful Island" this minimalist villa is nestled in a clearing of a tropical forest. An excellent example of Kagan's Brazilian minimalist style, upstairs bamboo panels open up to reveal ocean views while downstairs, a large outdoor living room expands onto an infinity pool, meditation garden and views out to the ocean. 这座建筑的所在位置Ilhabela在葡萄牙的意思是“美丽小岛”，造型走极简路线，恰好与周遭的热带丛林融为一体，是建筑师最典型的巴西简约风格作品。楼上利用并排的竹枝作为外墙，将外面的海景纳入视野，楼下的大型客厅则可通往室外的无边际泳池、冥想花园，同样享有一览无遗的海景。

www.christiesrealestate.com



the true pleasure of design seeps into the every day. Hagelin says, "Without any doubt, most people buying a modern design-led home do it for they own enjoyment. They are not speculators but lifestyle buyers, who value good design." However, for investors with a keen eye for design and a subscription to *Elle Deco*, he adds, "There is definitively a correlation between price and wow factor. Buyers are looking for something truly unique and different and they are prepared to pay for that special property." Contemporary house designs allow both the architect and the homeowner to make a very definite statement about how modern living is being shaped. Describing the word "modern" in the context of house designs could be summed up as a "statement of living". ■

WOLF HOUSE, TORONTO

Roxborough Drive, Rosedale 加拿大多伦多
Price 价格: CDN\$5.95 million 595万加元



Architect 建筑师: Barton Myers
Built 建造年份: 1974
Size 楼面: 4,693 sqft 平方英尺
Bedrooms 房间: 3 间
Wow factor 卖点: Considered one of the most important examples of twentieth century North American architecture, The Wolf House utilizes off-the-shelf industrial materials in an elegant new way. 这座别墅堪称20世纪北美建筑界最重要的成就之一，设计师擅长将现成的工业素材运用于建筑方面，并且以一种崭新而优雅方式设计而成。
www.thewolfhouse.ca



BARTON MYERS
American architect Barton Myers' work often explored the use of ready made industrial products that could be readily assembled on site. His signature aesthetic has been in factory produced steel and glass structures that continue to be recognised by architectural peers for their innovation. 这位美国建筑师的 作品经常采用可在地盘现场组装的工业产品，他擅长利用工厂生产的钢筋及玻璃结构，创造出属于个人的独特美学，其创新意念受到建筑业同侪认同。然而，留意建筑设计、爱看《Elle Deco》的投资者也不可无视这个潮流，他补充道：「物业价格和设计质素关系密不可分。不少买家正在搜寻与众不同、设计独具匠心的物业，一旦找到心头好，他们都不惜付出重金。」■

