



Dwelling II

AN ANTHOLOGY OF
BEST IN CLASS HOMES



All-Star Lineup
Breathtaking
Asian Homes



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EXPERIENCE
BEYOND.



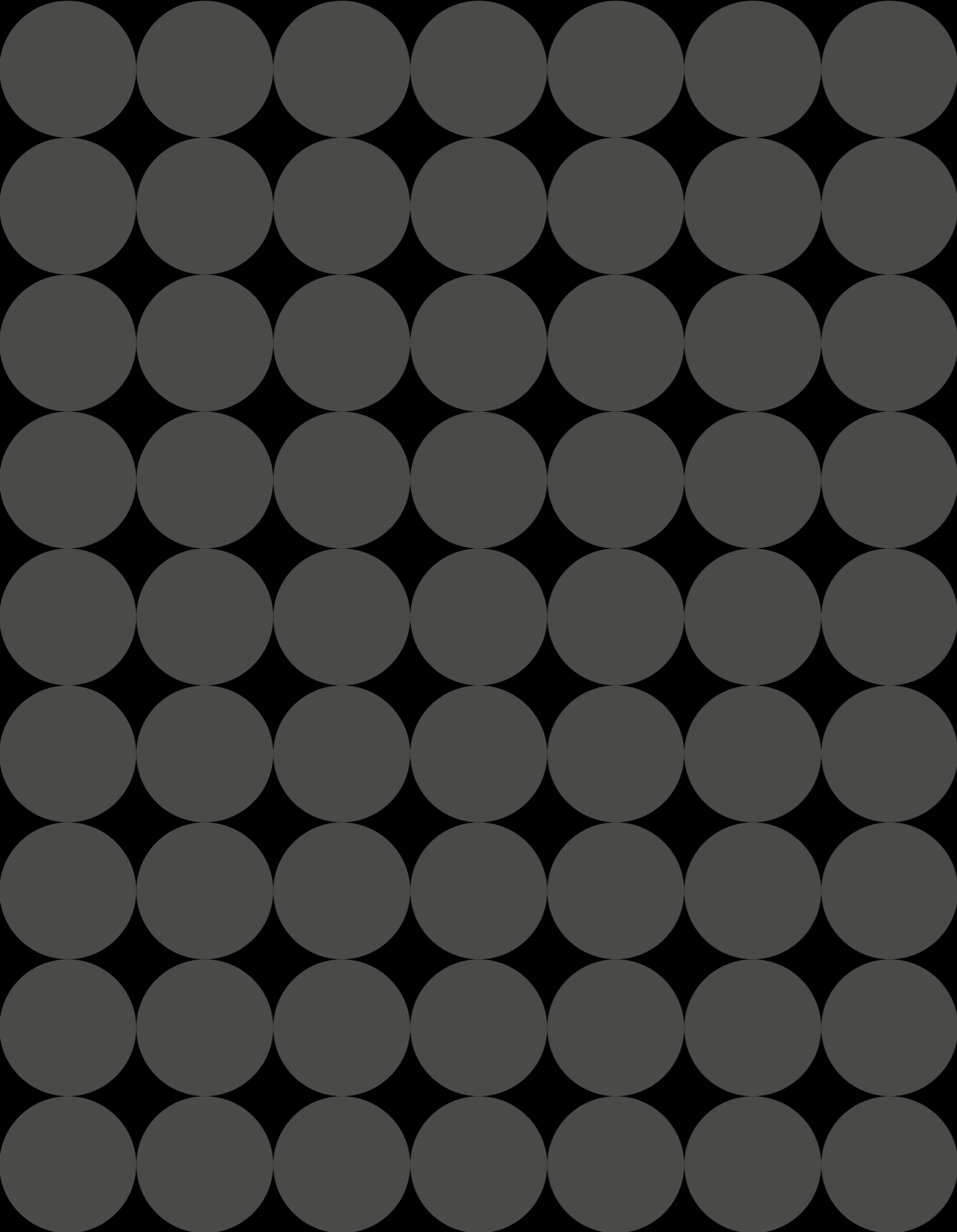
Dwelling

AN ANTHOLOGY OF
BEST IN CLASS HOMES



ONG & ONG
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EXPERIENCE
BEYOND.



A home is the ultimate canvas,
a reflection of its owners:
their passions and tastes.

It is a place for growing and
bonding, where one lives each day
to **EXPERIENCE BEYOND.**

Homes are sanctuaries where
we rest, get refreshed and
rejuvenated, relishing the joys of
family amidst familiar surroundings.

This is the essence of a
DWELLING.

Global Citizens.
Lifestyle Consultants.
Dwelling Aficionados.

While Scott speaks his mind on elegant Asian homes, Ava is an interiors maven with an eye for the refined.

Explore a plethora of exclusive residences around Asia that consider the region's climate, traditions and evolving lifestyles – all the elements that make a DWELLING ideal for its context.



BEST IN CLASS

Follow Scott and Ava as they dive headfirst into breathtaking homes around Southeast Asia.

HOMES



12 KAP-HOUSE
SINGAPORE



20 37FC-HOUSE
SINGAPORE



28 BT-HOUSE
SINGAPORE



44 80ADR-HOUSE
SINGAPORE



52 9JW-HOUSE
SINGAPORE

CLUSTER HOUSING



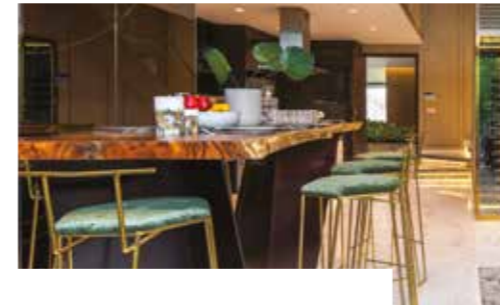
90 MONTEREY RESIDENCES
MALAYSIA



98 ECO GLADES
MALAYSIA

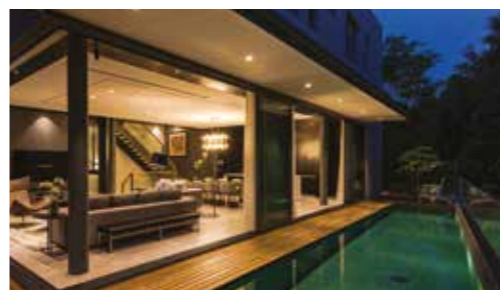
INTERIORS

118 EMPIRE CITY SHOW UNITS
VIETNAM



132 INFINITI, RIVIERA POINT SHOW UNITS
VIETNAM

138 JADESCAPE SHOW GALLERY & UNITS
SINGAPORE



154 2VPG-HOUSE
SINGAPORE

162 FHM BACHELOR APARTMENT
THAILAND



HOMES

- 012 — KAP-House
- 020 — 37FC-House
- 028 — BT-House
- 036 — Faber-House
- 044 — 80ADR-House
- 052 — 9JW-House
- 058 — 56KSR
- 066 — 30D SCR
- 074 — Bishopsgate House
- 078 — Setiabakti House
- 082 — Cuenca House

CLUSTER HOUSING

- 090 — Monterey Residences
- 098 — Eco Glades
- 106 — Setia EcoHill 2
- 110 — Yen So Park Villas

INTERIORS

- 118 — Empire City Show Units
- 124 — The View, Riviera Point Show Units
- 132 — Infiniti, Riviera Point Show Units
- 138 — Jadescape Show Gallery & Units
- 154 — 2VPG-House
- 162 — FHM Bachelor Apartment
- 170 — Breathing Life into Homes



Scott

Great design informs my reviews for shelter magazines from Architectural Digest to Metropolis.

Now, with the whole world looking towards Asia, the time is ripe to turn the spotlight on the region's most elegant dwellings for inspiration.



Scott's Best in Class Picks

Singapore

- KAP-House
- 37FC-House
- BT-House
- 80ADR-House
- 9JW-House
- 56KSR
- 30D SCR
- Bishopsgate House

Malaysia

- Setiabakti House

Philippines

- Cuenca House





Singapore

KAP-House

Architecture



Located behind grassland of the old Malayan Railway, a favourite haunt for Singaporeans, KAP-House was built upon a plot that was once the sprawling garden of a classic colonial bungalow. The defunct railway line serves a preserved green corridor, and a backdrop of tropical terrain. This led the creators to apply the Japanese design principle *Shakkei*, or borrowed view, taking advantage of its verdant surroundings.

I took a short tour outside the home, observing the holistic approach integrating architecture, interior design and landscaping. I was briefed on the in-depth research made on the design during its embryonic stages, adopting a sustainable design framework that considered wind direction and solar positioning. I am in agreement, as its clean lines and bold structural elements demanded equally purposeful, pragmatic features – culminating into a home that leaves one in awe.



A myriad of colours and textures greet the eye at the spacious driveway entrance. Rectilinear volumes placed in interlocking juxtapositions. The L-shaped slab of textured concrete that frames the zircon strips. Very visually appealing.



I passed through the guestroom located at the front. Then, I proceeded to the common space, which features a system of fully retractable floor-to-ceiling glass windows encasing the living and dining areas. The windows, together with the timber screens found on the upper floor, provide natural cross-ventilation and overall versatility to the home, while allowing the exterior beauty to traverse into the interiors.

The family room on the upper floor opens to an elevated garden belvedere, reconnecting the private zones with the exterior green spaces. The private spaces are characterised by treated wood and white stone, where passive environmental controls come in the form of screens and overhangs.

The upper-most volume conceals four bedrooms, with the grey zircon wood facade from the house entrance forming a system of timber privacy screens. Meanwhile, the basement multimedia room is illuminated with the blue hue of the pool, seen through reinforced glass and distinguished by robust tobacco Cohiba stone.



Planted plots of green are strategically placed to further emphasise the naturalistic motif established within the property.

Stepping into the master bedroom's domain reveals a gracious bathroom. Large maplewood floors cover the dry area, while gentle grey marbling tiles the wet area. A large rectangular mirror hovers above the two modern monoblanc taps, with off-white marble sinks hewn from one piece. The corridor leads to an outdoor garden with several fan palms and bird's-nest ferns lining the wooden facade.

The lavatory utilises modern features, with floor-to-ceiling glass doors and exposure to the green boundary. Dark Emperador marble walls give the space a look of luxury, complementing the palette.

I made my way to the bath area, and once again faced the green exterior. The same marble wall houses a single-knob tap, releasing a gentle rain shower, evoking the beauty of the outdoors.



Bathroom Garden — At one with the outdoors



Singapore

37FC-House

Architecture



I had actually heard about this residence prior to arriving in Singapore, and am glad to find that seeing it in the flesh was no disappointment. Designed for indoor-outdoor tropical living, it is home to a multi-generational family. The four-storey house embodies the design ethos of Diego Molina and Maria Arango, whom I know personally.

The facade of fair-faced concrete outlines a simple box-like form, while a wall of vertical teak strips at ground level adds warmth, and makes for a strong overall first impression. A modern sliding mesh gate ensures privacy, while granite tiles feel firm underfoot. The lush landscape design around the property's perimeter added a pleasing touch of natural greenery. I then headed inside, as the strong afternoon sun was quite unbearable.

The service areas are ingeniously located at the front of the house, leaving the rest of the floor graciously expansive. Deep grey finishes along with a black stone island countertop provide a modernist touch, with the garden periphery visible through the window.

Hand-selected furniture decorates the living room, flanked by a verdant garden that seamlessly integrates the space with nature. The glass panelling extends lengthwise across the ground floor, framing the greenery that adorns the perimeter of the home.

Controlled views ensure every angle is picturesque, eliminating exterior features that may be intrusive.





Climbing the black steel sculptured staircase to the second floor, the first notable difference was its high ceiling. Here, the rectangular volume of textured fair-face concrete reveals a capacious master bedroom and two junior suites overlooking the backyard garden and pool area.

The staircase connects all four floors, with a teak strip motif spanning the length of the adjacent wall. The top of the staircase opens to an attic that doubles as a guest bedroom, while at its foot is a multimedia basement, where light from the swimming pool permeates the area through a glass port.

As a green home that minimises its carbon footprint, 37FC-House enjoys almost 30% overall energy savings, from solar panning to a nighttime lighting setting. To keep up with technological advances, a mobile application allows the owners to activate their home remotely.

The understated black concrete floor keeps the dry areas clean with minimal maintenance. In contrast to the textured grey wall, the dark flooring visually underscores the pale bathroom fixtures.

A light Calacatta Michelangelo marble was the favoured choice for the vanity top which sports his-and-her sinks. Silver wall-mounted taps sit below a recessed ledge for paraphernalia and a stretch of mirror-door cabinets.

Adjacent to the wet area, the white wall-hung porcelain toilet uses silver flush plates. Negro Marquina marble demarcates the wet area around the free-standing bathtub and rain shower.

Against the far wall, a large double-pane window set in a black frame draws in light and provides ventilation.





It's all about framing the view



Singapore

BT-House

Architecture



I adore big families. But what intrigues me about them is the meshing of it all. The mix of ages, their combination of characters, how the parents set the stage for their offspring; it is really a wonder to see all these elements interacting in a space.

Tailor-made for an active family of six, BT-House is an assemblage of rectilinear volumes stacked atop one another.

When it comes to larger houses filled with activity, I will sit at a random spot, close my eyes, and feel. It keeps my senses attuned and also helps me to discover the tiny details I might otherwise miss.



BT-house has an extremely warm feel. Not temperature-wise, but rather in the way wood has been used expansively, absorbing ambient sounds, leaving just the occasional rustling of leaves and the frothing of the Jacuzzi discernible. Yes, there is tranquility in this home.

The composition of this home is simple and immaculate, with planar elements that juxtapose the mature Ficus tree. In the daytime, natural light cascades through the wooden slats, while warm lights provide illumination come evening.

The house was conceived in three layers. The top-most layer consists of a striking metal mesh that encases the attic and mechanical services, while the middle layer is fenced by an intricate timber lattice screen that cocoons the upper floor family rooms. The ground floor features open spaces; this is a "porous" layer comprising the kitchen and living areas set amidst lush greenery.

Walking through the naturally ventilated entrance hall, I spotted a concealed guest bedroom suite and powder room before arriving in the main living space. A feature wall separates the service areas from the living room. Concrete overhangs provide shade, complemented by expansive travertine stone flooring.





The ground level also boasts a system of fully retractable glass windows which disappear into the walls, creating a seamless convergence of spaces.

Joining the ground floor to the upper levels is a striking sculptured staircase that is undoubtedly one of the centrepieces within the home. This lithe white spiral provides a pleasing visual contrast to the fair-faced concrete volume holding the master bedroom and a junior suite.

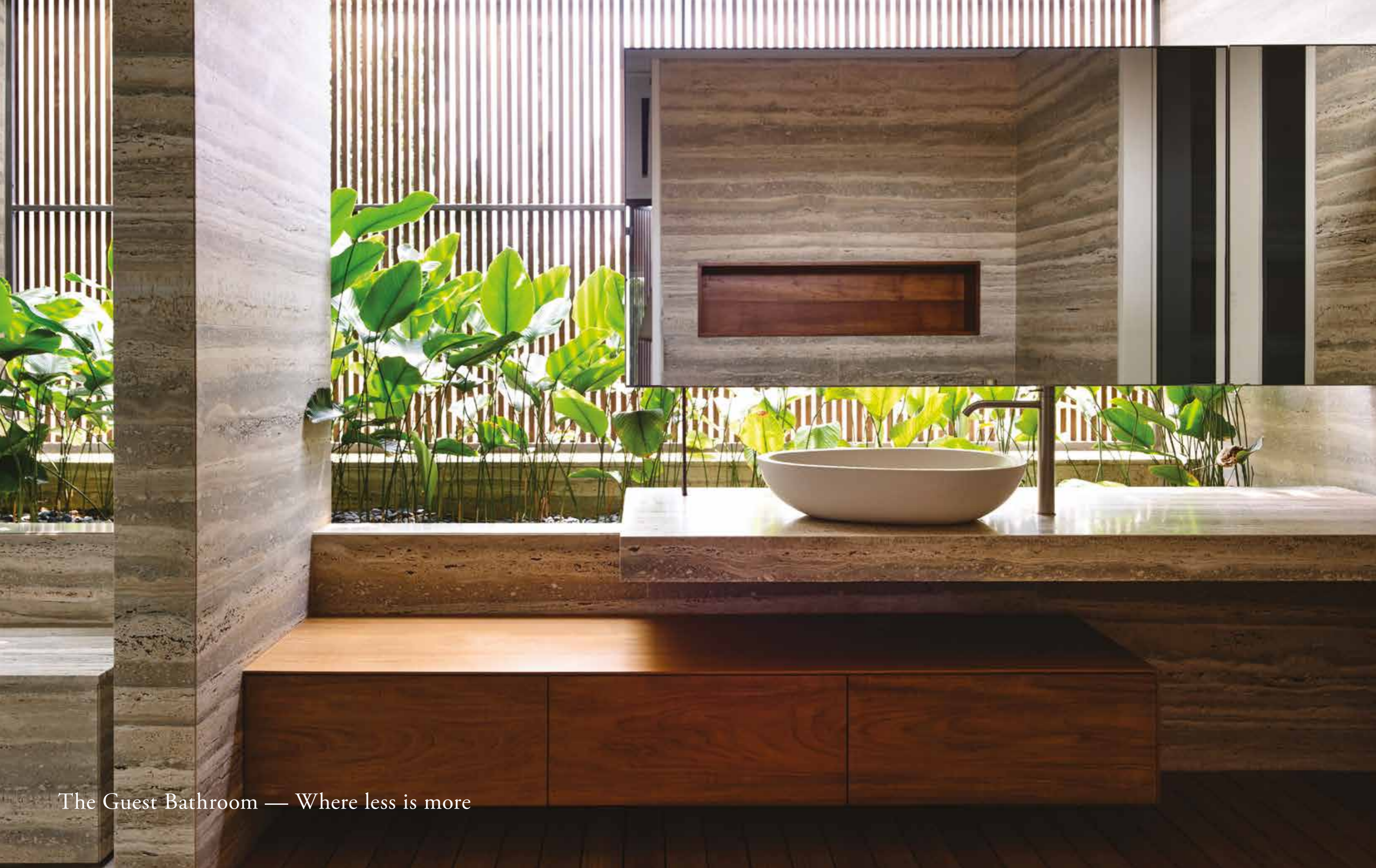
A swimming pool is sited along the back edge of the house, with a white travertine floor bleeding into the delicate blue from the pool, laced by a backdrop of lush greenery lying just behind.

Ascending to the bedrooms on the second floor, one's focus is drawn from the stairwell to the zircon lattice screens that veil the upstairs interior spaces.

Additional amenities and refinements come in the form of a private gym in the attic and a professional-grade wine cellar adjacent to the kitchen, as the architects sought to accommodate the personal pursuits of the whole family.



Guest bathrooms are a good benchmark of the quality for the rest of a house. En suite to the guest bedroom, this one faces the foyer walkway, but is concealed by a wooden screen and a planter sprouting a local species of *simpoh air* plants. The latter provides a natural break to the strong architectural lines and softens the impact of a large rectangular mirror that rises above a vessel sink and monobloc tap set atop a monolithic marble counter. A wooden cabinet is positioned beneath, contrasting with the lighter wooden floorboards.



The Guest Bathroom — Where less is more



Singapore

Faber House

Architecture



Set in a choice neighbourhood, Faber-House is located in western Singapore, amongst quaint bungalows. It is intended for the owner's family and friends, and I thank my lucky stars for being considered an acquaintance. A facade of Zircon wood strips at the entrance foyer beckoned me inside.

Two rectangular volumes stack atop each other, forming the core of the residence. A perforated metal mesh screen encasing the second storey catches the eye immediately. Aesthetically pleasing, it also functions as a sunshield, and creates a play of light and shadow throughout the day.

The living area flows seamlessly into exterior green spaces, with full-height retractable glass windows along three sides that give versatility to the space. It imbues the residence with a sense of freedom that is rare for homes.

I made my way to the fecund garden spaces, which extend towards the calming blue-tiled lap pool and timber decks. The afternoon heat invited me to take a wade in the water before continuing my tour of the interior.





Filling one corner of the living space is an imposing black sculptural staircase. It makes for an unforgettable impression - an Instagrammer's dream! Fabricated from folded black sheet metal and connecting all the floors, the stairs inject a masculine solidity that is strengthened by the rocks and gravel arranged beneath.

The entertainment basement continues the same design language, with natural light entering from the stairwell above. Textured concrete, timber strips and rough gravel set the tone, and the subterranean space comes loaded with an impressive entertainment system, a professional wine cellar and a household shelter. A pink neon sign adorns the dark central wall, with the phrase "happiness is expensive" as a self-effacing gag.

The upper floors reveal refined and spacious bedrooms, with en suite bathrooms and walk-in wardrobes. In the master bedroom, the language switches to a sense of spatial liberty, similar to the vibe on the first level. Large floor-to-ceiling windows and skylights provide cross-ventilation and natural illumination, while the bathroom includes a green planter space for an organic touch.

A panel framed by timber strips separates the kitchen and living areas, and upon unfolding, reveals a luxurious space to practise culinary arts.

Sleek, reflective cabinetry accents the space that also holds a stunning kitchen island of polished stone. State-of-the-art appliances are stylishly arrayed, with full-height glass doors leading to the exterior greenery and allowing ample airflow.





The art of gastronomy



Singapore

80ADR-House

Architecture



Traditional elements meet contemporary touches at this retooled inter-terrace house.

As I got to know the Lion City, I found that despite (or perhaps owing) its ultra-modern exterior, heritage is prized by locals, as proven by this renovation project. Its design is inspired by the past, while key features have been adapted to suit modern living.

The textured wood gate instantly sets a homely tone. Entering the compound, I walked up the granite-tiled driveway. It is rather astounding to find a hotchpotch of architectural styles crammed cheek by jowl in Singapore's residential neighbourhoods, a result of very limited space. Our project was built to reflect a modernist aesthetic, taking into account the owner's taste for low profile and texture-rich exteriors. The residents are a young, multi-generational family.

The house is fronted by an intimate and lush garden, with the aroma of frangipani. The concrete slabs leading to the entrance of the main living room area transits to oak flooring in a herringbone motif upon crossing the threshold.

Floor-to-ceiling French doors allow air to circulate freely throughout the home, aided by an open floor plan with a visually harmonious flow of spaces through the living kitchen and dining areas. I understood what Maria Arango, one of the designers, meant when she said, "the emphasis was on the quality of space." This is a crucial point of the design, with natural light, textured walls, and its main feature – the breeze blocks facade along the staircase.





The flooring type delineates different areas, with English oak for the entertainment area, cement flooring for the kitchen and service areas, and mosaic for the terrace.

The textured brick wall is an original feature. It has been whitewashed and left exposed throughout the home, along with the timber ceilings.



I proceeded to the second floor, which has Terrazzo flooring for the bedrooms and mosaic tiles for the bathrooms and balconies. White cabinets and plush furniture abound. Two bedrooms sit toward the rear of the house, with a foyer area fronting a third bedroom and balcony area that faces the street. To accentuate the height of the internal spaces, the middle section of the second floor was replaced on one side with thick glass floor panels; a glass bridge connecting the grandmother's wing to the children's.

The master bedroom on the third floor utilises an inventive mirror system to separate the sleeping space from the bathroom and walk-in wardrobe. It helps to cordon off the different areas, allowing spatial partitioning. Concealed sliding doors add privacy to the extended master bathroom, which is defined by hexagon-cut marble floors in grey and reverse white.

The balcony, just outside the master bedroom, overlooks the backyard. Here, the design team created a black spiral staircase that leads to a newly introduced rooftop area.



The prominent staircase is accompanied by a whitewashed brick wall and intricate breeze blocks facade that guide the eye towards the skylight, cascading light into the interior. This acts as a counterpoint to the stainless steel mesh and bronze tonalities of the handrail.



Stairway to Heaven — A flight to the light



Singapore

9JW-House

Architecture



This three-storey home stands out visually with a bold yet balanced material selection comprising concrete, teak and glass for the front facade. This play of pleasing contrasts continues throughout the dwelling, such as the second level's green planter space, where a rock garden can be appreciated from a black-framed viewing port.

A lower front volume of teak strips underscores the upper volumes of fair-faced concrete and glass. Like a pigeon-hole, a black-framed glass aperture stretches over most of the middle and upper volumes' spiral stairs, providing a muted view of the daytime sky.



The open plan ground floor hosts a cosy living room and a dining area anchored by the concrete bench – a unique industrial addition. The kitchen is hidden from the entrance, incorporating an imported suar wood countertop and stainless steel cabinetry.

On the right is a wooden deck area, revealing a sukabumi tiled swimming pool with inbuilt Jacuzzi. I would test the jets, except I was never a water baby. A trio of feature trees anchors a lush garden area, followed by a mango tree as the centrepiece, with yellowish bucidas along the back edge. The glass-encased stairs houses a square-shaped teak display, drawing my eyes as I ascended to the second level.

Two junior suites occupy this floor, subtly concealed for added privacy. A giant bonsai tree is set outside, playing off the white sculptured staircase leading to the upper floors.

The third floor reflects the owner's personal taste in boys' toys with a fireman's pole and a walk-through showroom. The latter houses an enviable collection of figurine collectibles, with adjustable display settings and hidden storage embedded into the flooring. The master bedroom is also on this level, including an en suite bathroom and walk-in wardrobe. My viewing ends at the top floor, featuring a home theatre with a cubic plywood backdrop that enhances acoustics.





Accompanying the staircase that connects the second and third floor, is a slide. Created by a single mould, it provides an alternative way down, and evokes the child in all of us. This is a prime example of how relating your ideas to your designer is of utmost importance in realising an ideal home, tailored for you.

A slide offers never-ending fun





Singapore

56KSR

Architecture



Singapore's Joo Chiat area is renowned for its quaint shophouses, redolent with British colonial influences from the early 1900s. This example was previously a neighbourhood store comprising two levels with spacious interiors; clear conservation guidelines have ensured that the home retains all its key architectural features.

Looking at old photos, I realise the "little red dot" is a lot more than simply a gateway to Asia – beneath its ultra-modern veneer is a rich tapestry of Asian and western influences, resulting in unique building designs that adapted and mixed features from multiple cultures to suit the tropical climate.

The owner realised the need to preserve the communal aspects of the property while integrating modern living preferences. 56KSR today retains its original ceramic-tiled pavements and motifs on the facade, making it a living embodiment of Singapore's past.

I am fond of anything that has a patina of age, and naturally adore the care invested in this exercise in conservation. Specialists restored the home's roof and windows, while structural walls and columns were retained throughout the house, keeping its art-deco proportions.

The first floor feels like a work of art: modern conveniences were kept unobtrusive, and the same could be said for its green passive design.

In the living area, light grey marble flooring accentuates the wooden furniture and contrasts boldly with a modern black coffee table and shelf displaying oriental bric-a-brac. The latter keeps the dining and service areas out of view, while casement windows reflect its colonial influence.

A modern Asian home? Definitely.

Extra points for the excellent
conservation effort.



The kitchen presents modern built-in fittings ensconced by wooden millwork, complemented by a quartz island countertop. The courtyard sits behind it, hosting a bonsai tree at centre, alongside a modern water feature.

While the first floor was traditionally used for commercial purposes, the second storey maintains its function as a private residence. I climbed the concealed maple-floored staircase, which hinted at the more intimate nature of the level above.

I was greeted with white walls, luxurious modern furniture and paintings contrasting with the large, uniform wood flooring strips. A judicious use of rugs added warmth and a sense of homeliness.

The en suite master bathroom displays the couple's taste for refined living. A freestanding tub with floor-mounted taps provides a focal point, and is positioned unapologetically on the maple floor – a daring use of wood in a wet area. High sliding windows grant a view, with two facing dark wood cupboards separated by a plush Turkish carpet.





Beyond, a vessel sink sits on a glass-top drawer with a monobloc tap, complemented by a dual chandelier above an oval mirror; all mounted on the pale marble-tiled wall. Beside this is the lavatory, artfully hidden from view, and containing a square ventilation window now repurposed as a design feature.

The Backyard – A proper way to appreciate Bonsai





Singapore

30D SCR

Architecture



The gracious proportions of this house recall idyllic haciendas, beckoning one to explore its details and revel in the promise of slow, mindful living. We are warmly received by the family living there, and shown around their expansive home.

Endowed with a natural backdrop of wild, fecund jungle terrain, the renovated two-storey house took inspiration from Californian ranches and Mediterranean homes, and incorporated verdure along its perimeters, ensconcing the house and providing privacy for the occupants.

A simple concrete pavement led me to a roundabout driveway surrounding a magnificent Dalbergia tree, setting a welcome tone. Clay roof tiles sit above the stone-ornamented white walls. Appreciating the neatly presented hedges, I headed through a marble-tiled porch entryway.

The owners opted to retain the main structure of the existing house, reinforcing it where necessary. The open-plan ground level area afforded good airflow and sightlines, making it an ideal space to host friends and clients.



It allows easy interactions during gatherings. Sitting on a dark wood couch, I noticed how the partially coffered ceiling added a sense of quiet luxury. The furniture is modern, and complements the maple floorboards. Full-height French glass doors along the back wall bring the outdoors in, improving ventilation. Speaking of outdoors, the amoeba-shaped swimming pool just beyond sparkles in the sun – it was sited so as to receive maximum daylight. 99.9% of the house was given an overhaul with state-of-the-art enhancements, including surround speakers and built-in applications.

I continued up the spiral staircase, and into the bedrooms with upgraded en suite bathrooms, walk-in wardrobes and private balconies. Here, the furnishings are pure white, contrasting with the dark wood rafters. These appropriately set a laid-back tone, encompassing the collective vision of this perfectly realised family home.

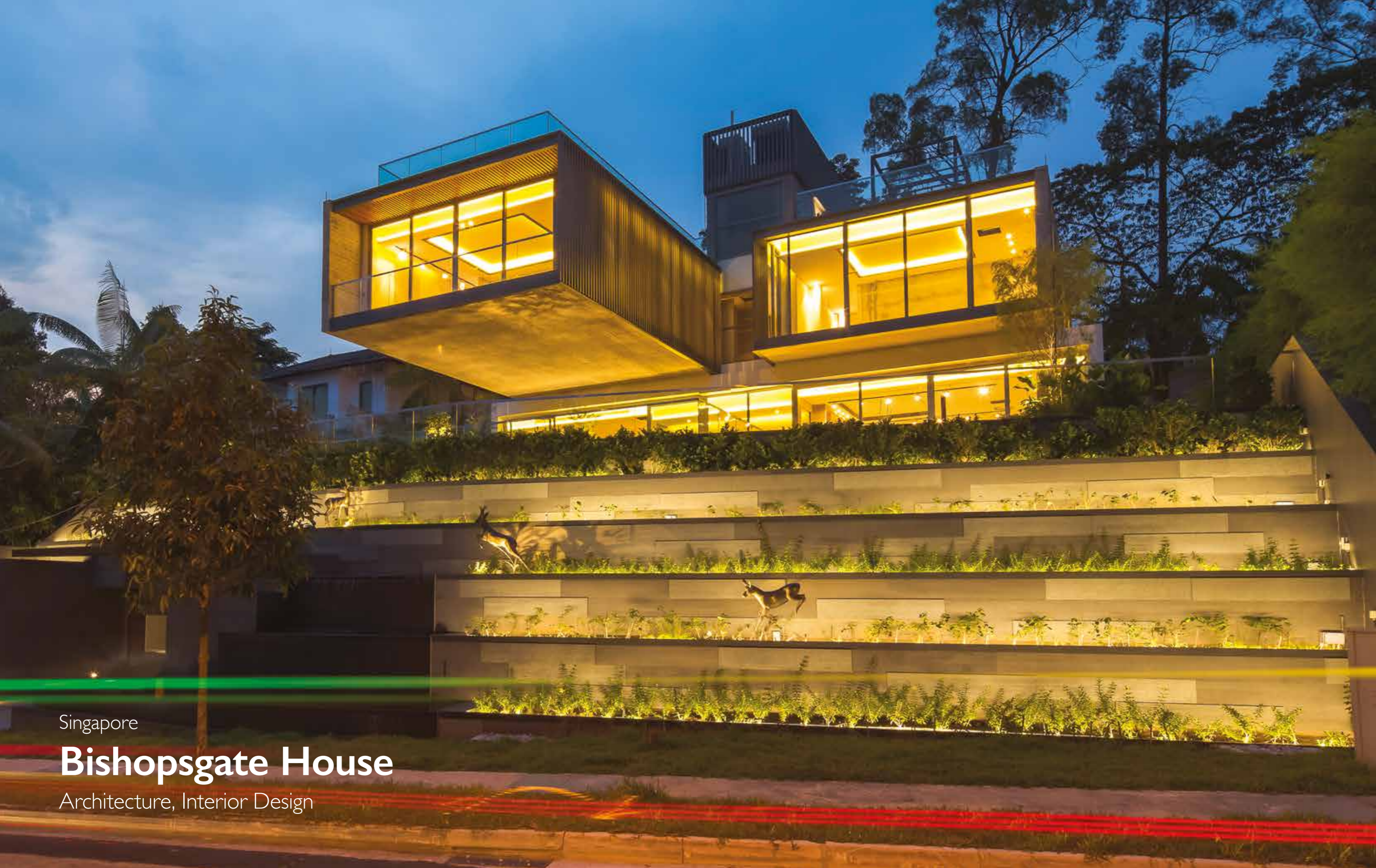
Stepping into the kitchen, I immediately felt the same generosity of space as with the living areas. This is unique for Asia, and appears to echo a familiar American trend, where families demand larger kitchens and converge around an island counter.

The lounge-style kitchen includes fitted appliances and an obvious taste for the lighter end of the colour spectrum, dotted with slab and see-through cabinets for a modern and classy look. Large ceramic tiles balance the proportions of the space. The island bar with drop-in sink has become a spot that the children love, working and eating on the Calacatta Michelangelo marble countertop.

An additional marble table, chairs and built-in sofa allow more family members to fit comfortably. A mix of lantern-like pendants and modern lamps illuminate the kitchen, with the French glass doors opening up to the swimming pool.



A Lounge-style Kitchen — Extending the living space



Singapore

Bishopsgate House

Architecture, Interior Design



Terraced Sensation

Massive, almost monolithic terraced planters front this stately detached home. Passers-by are greeted by a bank of gradated greenery, the uniformity of lines interrupted unexpectedly by a few sculptures of deer in mid-leap.

Appearing to hover above this pastoral scene, the house proper is separated into a sequence of rectangular volumes. Its terraced garden, topped by a line of dense shrubs, serves as a means to grant the residents a measure of privacy from the street below.

Qi Rong, one of the architects, disclosed the secret to the bold, protruding shoebox design – the structure is cantilevered across 12m. It asserts its presence over the garden below, unapologetic and buoyant.

The basement area allows for a plethora of functions, both formal and informal. Above it, the main family areas comprise the living and dining rooms, as well as guestrooms. Thanks to the stacked arrangement of its volumes, light permeates the home, reaching right down into the basement.

A black steel spiral staircase links the levels, injecting a strong vertical element that extends throughout the house, and ensuring a sense of connection between its volumes.





Malaysia

Setiabakti House

Architecture

Taking a break from sunny Singapore, Ava and I made our way to Malaysia's capital city of Kuala Lumpur. It is 350km away from the Red Dot, and linked by impressive highways.

Sitting on a V-shaped lot which opens wide in front and narrows toward the rear, the Setiabakti House design was derived solely from the shape of the site. The house comprises two flanking blocks that intercept each other at the centre, with interaction space created in between. From the exterior, it is a unique blend of geometric shapes that culminates into a home of luxury.

The function of spaces is oriented to the sun. The East block is prioritised for public areas - living & dining, circulation and gallery – in order to allow the morning sun into the house.

The bedroom block is placed on the western side, but with windows strategically facing the north and south-facing wall. The two blocks were given different facade treatments for emphasis and visual contrast.

A bare, concrete finish envelops the public area, living and gallery spaces. Conversely, the private area features a composite panel that creates a double skin effect, protecting bedroom walls from the western sun.

To maintain both security and transparency, front fencing is minimised, in addition to the lawn level that is elevated at the living area above the road level. This offsets the handrail inwards, and the layer of shrubs act as an additional passive and acoustic barrier.

I approached the home via a series of garden steps that leads to the large main door, revealing a double volume space within. Vertical connections through the staircase and lift are placed at the centre of the East block, linking all the layers seamlessly. It is the minimalist usage of clear glass rails that give the staircase centrepiece the illusion of being suspended mid-air, while providing interesting shadow play throughout the day.





Philippines

Cuenca House

Architecture



After a short flight from Kuala Lumpur to Manila, I took a cab to Cuenca House, nestled within one of the most prestigious residential areas in Metro Manila. Perched on a 535sqm site in Ayala Alabang Village, the land was calved from an original plot of 1600sqm by the former owner.

Cuenca House occupies the centre plot, a two-storey structure complete with a basement and swimming pool. I relished its pure and elegant facade, which is reminiscent of Spanish-style villas. Predicated on the concept of an Asian Lantern, the second floor is enveloped in a wood-panelled wraparound balcony, forming eaves, walls and floor. One can discern the full-length windows forming a glowing "lantern" in the evenings.

I continued into the basement entertainment area. It also holds a home office that can double as a kids' study room.

The first floor reveals the elegantly appointed dining and main living room, designed for hosting chic soirees. A Calacatta Michelangelo marble floor underscores the space. Full-height glass doors and windows bathe the interior in light, giving a view of the trigon-shaped outdoor pavilion and the swimming pool above the porch.

The interior staircases sport borderless glass panels for the railings giving a clean and airy feel. While the design is not child-friendly, it is appealing to the discerning eye.

I think of Cuenca House as an ideal place for a party on the first floor, with private spaces on the second and third floors where the master suite and three bedrooms all have bathrooms en suite. An additional guest bedroom is found on the upper first floor, as an accessible accommodation option.



Cluster Housing

Cluster housing promises gracious living amidst a community environment, without compromising on privacy. These projects challenge architects to conceive thematic homes, dwellings that bolster family togetherness and bonding through interaction.

Scott



Scott's Best in Class Picks

Malaysia

- Monterey Residences
- Eco Glades
- Setia EcoHill 2

Vietnam

- Yen So Park Villas



choices for the coterie



Malaysia

Monterey Residences

Architecture



Fostering community



Located in West Malaysia, 23 kilometres southwest from the capital city of Kuala Lumpur, Eco Sanctuary's Monterey Residences is an eco-haven, adhering to its master plan of abundant greenery and facilities. Houses in the estate are surprisingly affordable. "Healthy recreation in resort living" is the development's key theme, and I must admit, the precinct's uniformity is pleasing.

The units grace lanes that lead to a centrally located clubhouse. All units enjoy backyard gardens and walkways beyond, with ample lighting and lush landscaping. While I have encountered precinct-scale masterplanning, the landscaping plays an especially integral role in this design.

An adjacent lake further underscores the deference to nature, and promotes recreation. Conceptualised as an integrated community, the estate's parklands flow seamlessly, taking up no less than 35% of the land area. Eco Sanctuary boasts over 1,050 trees, emphasising its commitment to conserve the area's greenery.



The semi-detached houses, Rio Villas, were designed in the same vein, encouraging residents to feel at home amidst communal interaction. The units are arranged in clusters of four, improving both the privacy and exclusivity of the shared compound.



A harmonious architectural palette complements the resort-style enclave, with timber louvres on the upper levels of the home. Sustainability is exemplified by the use of environmentally friendly materials such as green cement and timber strips, while the flat-pitched roof accommodates the option of integrating solar panels for individual use.

Monterey Residences exemplifies the advancement of a Modern Malaysian vernacular, bringing spatial and programmatic characteristics of urbanity to younger families that appreciate nature in a community-friendly estate.





Malaysia

Eco Glades

Architecture



Tranquillity amongst verdure and waterways



A total of eight precincts were created, each carrying its own distinctive architectural character.

Named after the unique, coloured glassware of the Chinese Imperial family, these cluster homes blend greenery with glass fountains, waterscapes and lighting, forming a crystal garden exclusive to the precinct.

A curvy design is complemented by the blue hues on the houses' facade. Waterways are abundant, while the homes themselves are spacious, with dedicated car parking areas.



Malaysia is a land of immense potential: endless hectares of space just ripe for development. Architect Kee Keat envisioned Eco Glades as a premier housing project within the Klang Valley's IT Hub of Cyberjaya.

Setia Eco Glades comprises modern premier housing. It infuses environmental awareness into the design concept, by way of synergising the lake gardens and vegetation, which gives rise to its name. Transplanting a total of 1,500 mature trees – and counting – was a further nod to the Eco concept.

Liu Li Gardens





A sanctuary of Eastern & Western Heritage

This island is divided into parcels with villas, bungalows and semi-detached units. The heritage theme is evident, with Peranakan-inspired designs for the eastern section, and a Colonial theme for its western counterpart. The well-appointed residences ensconce the development in elegance and charisma.



Malaysia

Setia Ecohill 2

Architecture



A master development spanning more than a 1,000 acres, it is a successor to Setia EcoHill, and a reflection of its natural geographical terrain, inspired by the three elements of nature: Air, Earth and Water. It offers the best of Highlands, Woodlands and Wetlands all within an area for community living.

Carefully manicured within nature-inspired living of over 1,000 acres, each landscape environments offers residents a unique experience that encapsulates the elements of nature. Think of taking a walk up in cooler temperatures while savouring sweeping views of the surroundings, or maybe a jog or cycling around the development's woods and wetlands. It is a bucolic experience, yet complete with elaborate shopping malls and a fully-equipped clubhouse with a pool, sports courts, a gym and an education centre.

Envisioned to provide a sustainable ecosystem for man and nature while creating a unique mix of environment for different types of activities, Setia EcoHill 2 folds lush landscaping, streetscapes and security into a green township that pays respect to mother nature.



Vietnam

Yen So Park Villas

Architecture



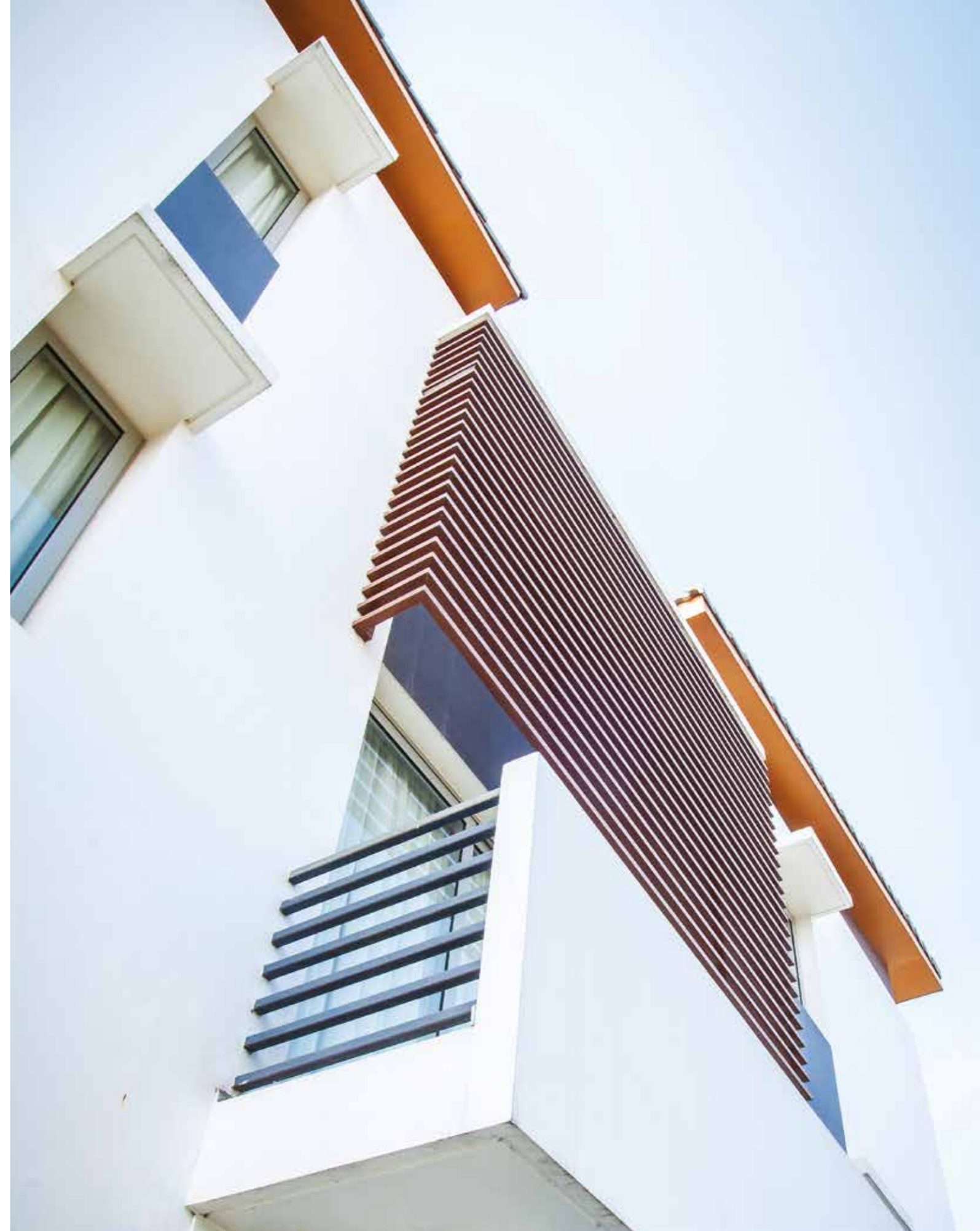
The capital of Vietnam is renowned for its multitude of cultural influences. Pho and Cha Ca are must-tries here, and their cluster housing developments are equally astounding.

Part of the Yen So Park development, the Villas comprise 71 lots stipulated for standard villas, along with a further 57 lots set aside for smaller villas.

Yen So Park was envisioned to cater to modern metropolitan lifestyles, where a carefully considered array of facilities ensures that residents will want for nothing. Homes within the development were designed with multi-generational families in mind. Featuring bright, spacious living areas, along with airy, sunlit bedrooms, each home boasts expansive balconies and large windows offering sweeping views of the surrounding landscape.

Layouts within are configured for ease and efficiency, to meet the needs of a range of age groups and lifestyles. Yen So Park homes will also boast a material selection that complements its modernist design, particularly the homes' striking façades. The development possesses a clean and pared-down aesthetic that contrasts with the neo-classic and colonial style homes that dot Northern Vietnam.

Yen So Park epitomises contemporary style, and undoubtedly appeals to families that desire an elevated sense of cosmopolitanism.





Ava

Show me a room ready for a facelift, and I will reimagine it. The beauty of architecture derives from form and function, but interior decor is the poetry of the soul.



Ava's Best in Class Picks

Vietnam

Empire City Show Units

The View, Riviera Point
Show Units

Infiniti, Riviera Point
Show Units

Singapore

Jadescape
Show Gallery & Units



stunning style



Vietnam

Empire City Show Units

Interior Design



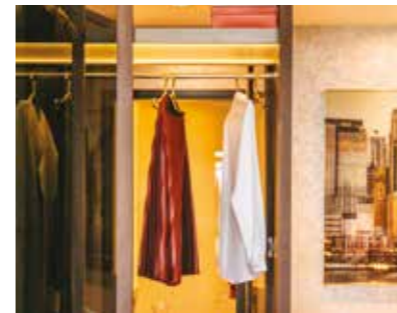
Empire City grants gorgeous views of the historic Saigon River, exuding an air of opulent living and undeniable style. A sense of sophistication heralds the simple maxim – Live Large.

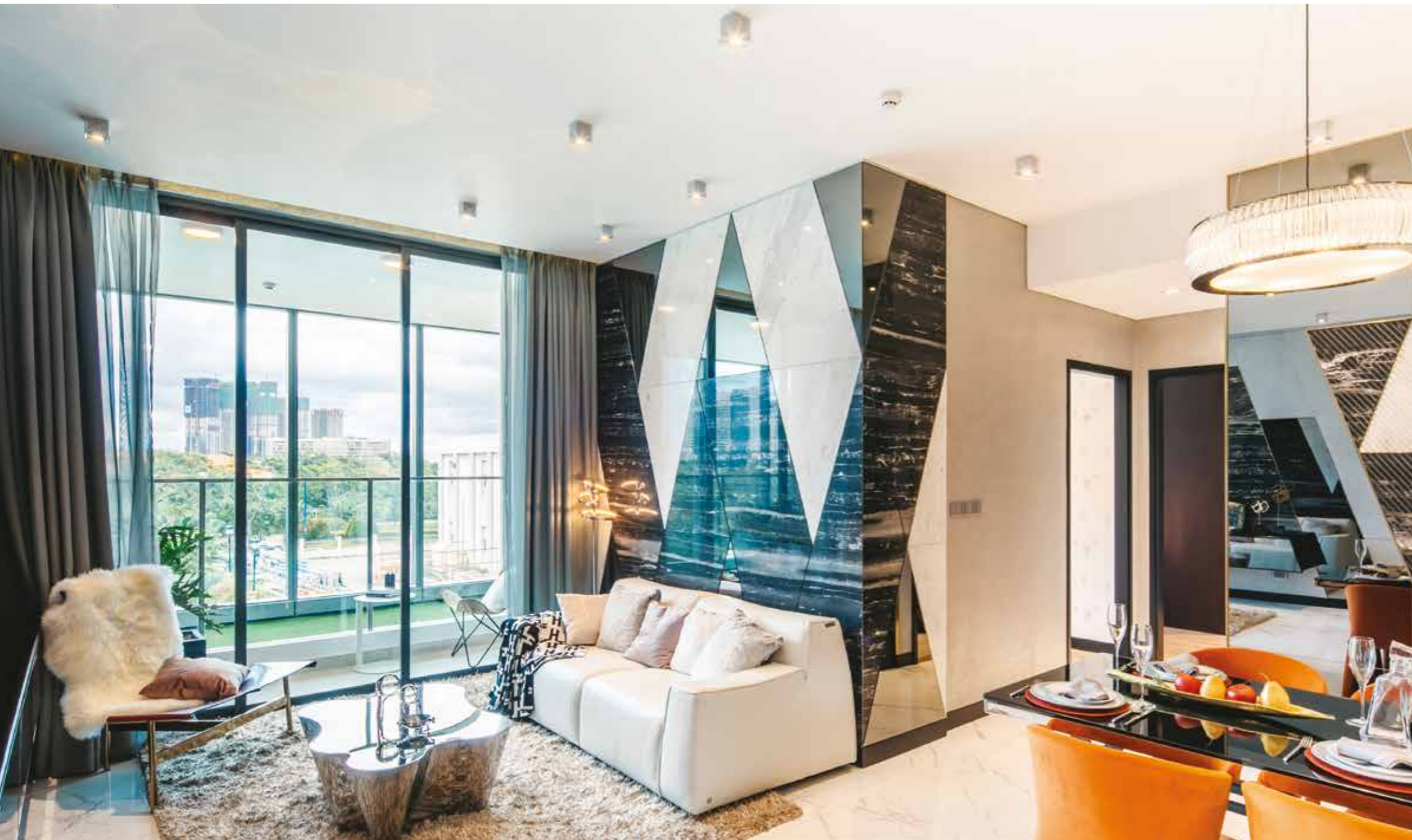
The three-bedroom show unit targets affluent couples with a child or two. There is a predominance of gold, cream, fair marble and black tones. The theme of opulence and all things debonair is obvious, and I appreciated the finer details.

The kitchen boasts a marbled island waterfall countertop that is perfect for an evening aperitif. Light marble tiles convey brightness, while the couch looks poised for a gathering with the girls. Hidden storage creates a more presentable home, keeping clutter out of sight.

The bedrooms are luxurious dens in which to retire, with thoughtful space planning and contemporary visual motifs. The treatment of this home befits an owner who appreciates luxe details.

Vietnam is an amazing place — I should have visited sooner. Yet this is not a holiday, as I am here to uncover how real estate developers in Asia lavishly decorate their show galleries to clinch buyers.





This two-bedroom unit is all about crisp modernity, which is obvious from the colour palette of black glass, gold stainless steel and marble in the living room. The curated furniture is all about simple lines. The living area feels spacious thanks to the use of mirrors lining the TV console. The chic master bedroom continues the same ethos, while the kid's room incorporates an elevated bed - this is thoughtful space planning put into practice.



Vietnam

The View, Riviera Point Show Units

Interior Design



With all the talk on opulence and modernity, we dial down the tone, to elucidate Asian culture. Family is at the heart of every Asian individual, and this essence continues into their home design. It is the fundamental reason for multi-generational homes and communal areas, and an appreciation for nature is always welcome.

A haven from the competitiveness and hectic schedules of modern living, The View is a place for respite and serenity. The residence is predicated on nature's simplicity and its elements, and integrates essential modern interiors. Boasting the two-room, three-room and loft designs, I proceeded to unravel the interiors of the showflats.

A return to Asian family values



The porosity of the facade invites natural light and fresh air into the interiors of the Loft, with ceiling-high windows and sliding glass doors that lead to the balcony. Within, a long couch faces an entertainment console with stairs that lead to the bedroom.

The open concept features a dining area, kitchen bar and entertainment area, adorned with white cabinetry that melds well with the white marbled flooring. Abundant lighting brightens the open spaces, and a geometrical suspended wire frame that holds the lights in the living room – definitely a conversation starter. Adjacent pictures depicting similar palettes recur along the double volume.

The second floor's assorted furniture echoes the colour scheme from the first level. The bedroom faces a glass partition overlooking the living room, and includes a walk-in wardrobe. White marble tiles are aplenty in the bathroom, with the dark marble around the sink juxtaposing perfectly against the purity of the bathtub with hexagon marble tiles underneath, facing view of the greenery outside.



The study room features a hand-painted mural, displaying prevalent artistry within the living space. I like oriental art, as it always adds a touch of character to interiors. The master bedroom's accentuated tray ceiling illuminates the room, with a mystical art piece of cherry blossoms against a grey background. This interior reconnects families to the essence of their values.



The same ethos is evident for the two-bedroom, bringing the tranquillity of the outdoors. The dining area, kitchen and common area all share the open space, encouraging interaction for the family and displaying exemplary space planning. Dark-tinted mirror walls and furniture contrast against the white-tiled flooring, and the balcony connects the space to nature.

The kid's room uses playful wall graphics, with a tent-shaped bedroom for more entertaining living. The dressing shelf is ergonomic, and at a child's eye level. The master bedroom's tray ceiling gives an elevated height, and balances against the dark wall and its 3D art.

The three-bedroom adopts oriental touches, with typical Asian motif patterns on furniture and gathering areas for communal gatherings. Earthy cream and wooden dark brown palettes help give a neutral tone, while the textured wall injects more warmth to the living area.





Vietnam

Infiniti, Riviera Point Show Units

Interior Design



Whenever Hawaiian culture comes into conversation, “Aloha” is certainly the first vernacular word used; in fact, it is one of the most renowned salutations. But it is a lot more than a fancy greeting – it includes affection, peace, compassion and invoking a spirit of warmth – the impetus of Infiniti Riviera Point’s showroom.



The two-bedroom presents modern finishes with warm, yellow tones in the kitchen, uplifting the design confidently against the ocean-blue decorated living room. The light colours resemble a beach setting, and plants are interspersed in the common area to accentuate it.

The kid’s room yearns to sail out to sea, a complete theme to awaken the inner pirate or the commodore. Decorated with a map, a lifebuoy for a swing and even a deck above the wood vinyl flooring, it’s an elaborate ship set to sail the seven seas.

Romance and relaxation is the design language for the master bedroom, comprising a brown palette and leaf-like patterns on its wall. A glass showcase of bric-a-brac seashells brings me closer to the sea, as I look forward to living the island life.

The tropical colours continue in the three-bedroom, with creams and browns that represent a Hawaiian retreat. The rich brown mahogany at the dining area provides that touch of nature, alongside an artwork of palm leaves.

The children’s room splits into two dedicated areas: a bedroom and a dressing room. The bedroom’s large Chinese hibiscus art piece above the super singles follow the feminine tone. A playful circular entrance leads to the study, with repeated circular shelves. The shared desk and grille indicate the closeness of the two siblings in concept, as they share a living space together.

A long wardrobe displays attire with half see-through cupboards for the master bedroom. Imagine that, deciding what to wear from the bed. Golden lamps complement the textured golden wall, facing a picture of a Luau lady mid-dance.



The stairs are illuminated, drawing focus to the luxurious marble stairs. The second level's bedroom continues the yellow-orange and earth tones, with an electric guitar leaning against the bed.

Modern facilities such as the gym and sauna are installed here, while the master bedroom features a see-through bathroom area, complete with marble finishes and a bathtub. The second level overlooks the living room space, contributing to the sense of spaciousness.



The epitome of Infiniti Riviera Point is encompassed in this double storey duplex suite, beginning with an island countertop kitchen area. It is adorned with marble touches, leading to the living area with double volume. Here, a wine wall within a glass encasement faces a sitting and dining area. Modern hanging lamps add a posh touch to the tinted feature wall.

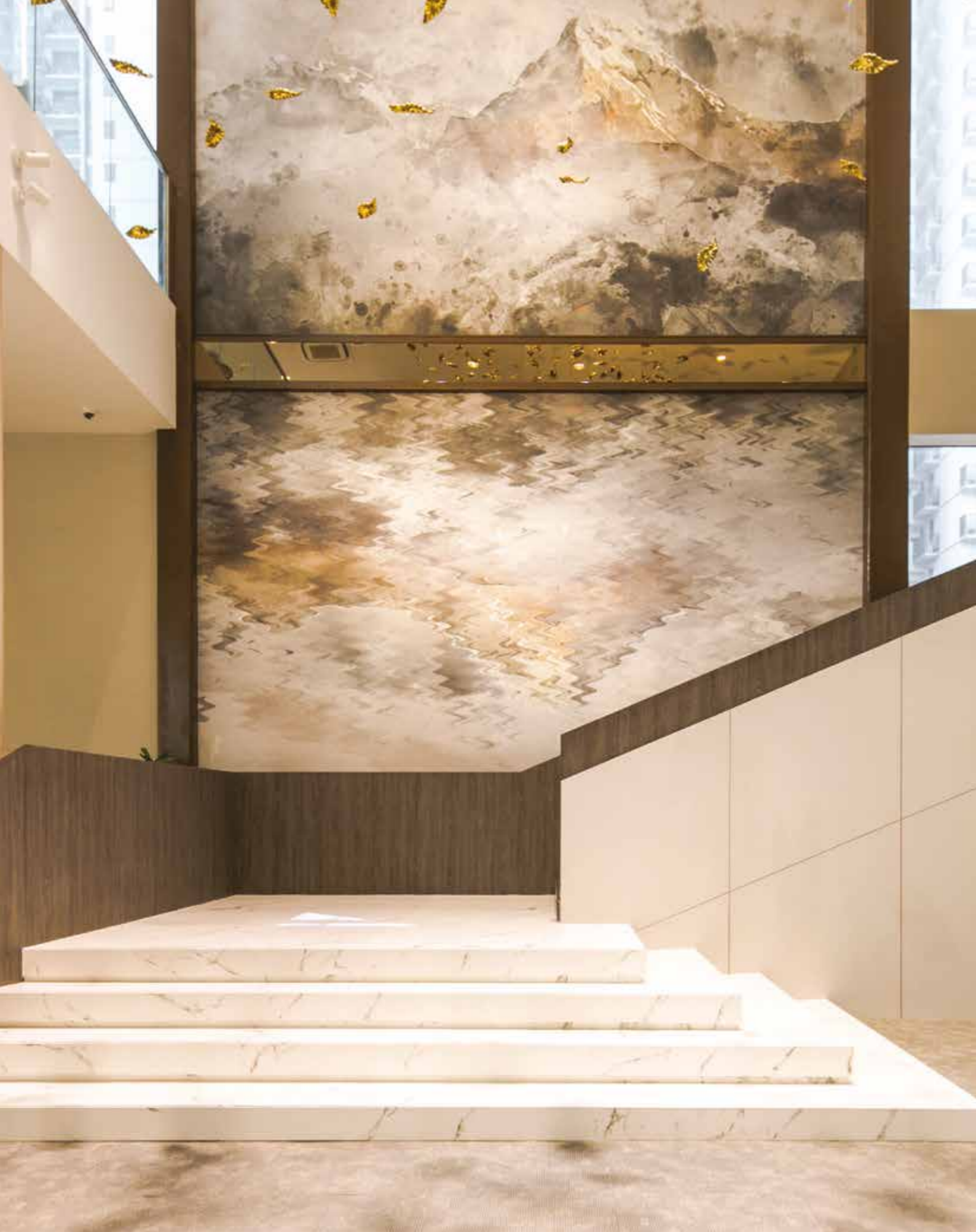




Singapore

Jadescape Show Gallery & Units

Architecture, Interior Design



The elaborate show gallery overflows with character, plunging me right into a world of traditional Chinese landscape paintings set amidst luxury. Gold ceramic leaves flank the entrance, and a trellis feature recalls a mountain painting, setting the tone for the show apartments inside.

I continued through the reception area, where trees occupy pride of place. A skylight lures the sun indoors, creating an ever-changing interplay of light around the trees. The different layouts cater to various living styles, inviting me to learn more.



This single is specifically crafted for the elderly, and is even suitable for those with dementia. This is perfect for Singapore, where the population is rapidly aging.

The non-slip flooring is a boon, with see-through cabinetry and contrasting colours for greater visual clarity. I can understand how my elderly parents could benefit from these measures. There are ramps to aid mobility, along with reduced drops and handrails. Wall handles with lighting helps eliminate early morning fumbling, and the pull-out sitting area in the washroom for bathing is a godsend.



A Japanese influence or Muji-style is apparent in the two-bedroom, with light wood accents and functional furniture. The kitchen is equipped with an energy-saving dishwasher, with concealed built-in appliances that help save space along the kitchen corridor.

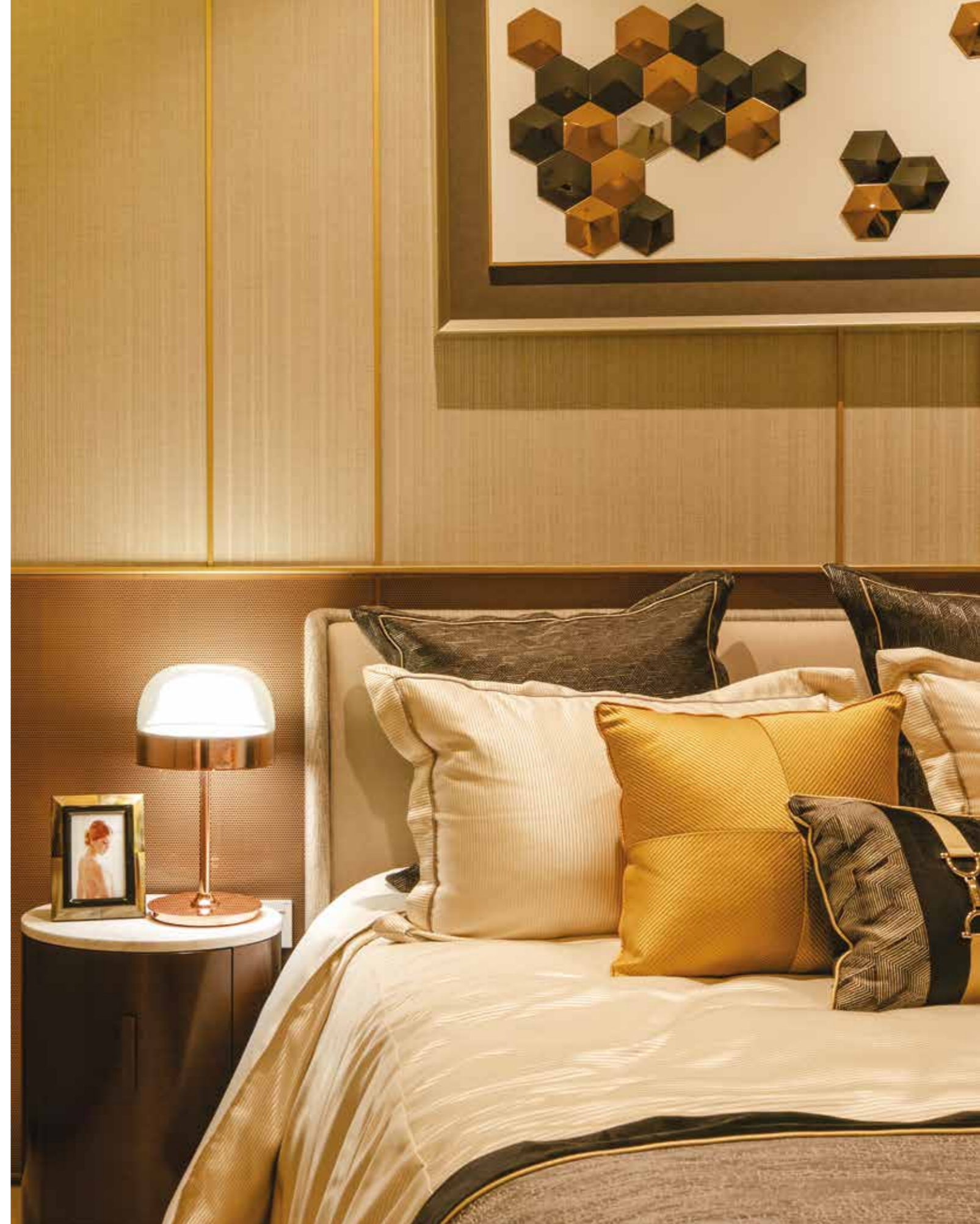
The 2.9m floor-to-ceiling height gives a more open feel to the place, while the pure porcelain flooring emphasises Asian simplicity. I noticed thoughtful details such as makeup lighting for the toilet mirrors, and slip-resistant bathroom flooring. This is perfect for a young family in search of their starter home.



The quality of the three-bedroom is evident, with a rose gold treatment across the space. Full marble flooring imparts luxury with every step, with built-in appliances to help reduce clutter. The dining table faces the long sofa, with a calligraphic art piece framed on the wall, looking out upon the balcony. I proceeded to the reading room, with integrated couches and shelves, while the child's room is all plush toys and pastel colours. Some Muji style is evident here, taking a cue from the two-bedroom design.

The master bedroom presents more posh touches of gold on its textured walls. However, the bathroom appealed to me the most, with the marble finish continuing up the walls for a true five-star hotel feel.

The plush consulting area features a luxurious meeting space and faces a large quartz staircase, leading to the second floor. One of the consultants then informed me how the carpet colour deliberately changes to define the areas. Neat.





The walk-in wardrobe is a welcome indulgence and maximises storage space. Husbands beware: you could still end up with very little wardrobe area should the missus be a fashionista!



With elegant interiors, the four-bedroom's design is reminiscent of a French style. There are gold fixtures, and a rectilinear chandelier in the living or communal area.

The corridor leads to a study area or a spot for quiet contemplation, with the son's room showcasing high school paraphernalia. There is a kid's room with lego blocks, spaceship pictures and an acrylic desk to spark creativity, and perhaps encourage academic excellence.



The Jadescape show gallery is dressed to give would-be buyers a real treat, promising a holistic home experience with a suite of smart home systems. I was impressed that the gallery included actual exterior materials, down to the shade of the glass.

Personalised lift, smart interiors - need I say more?

The cream of the crop five-bedroom design features a spacious living area with a dry kitchen, set perfectly with marble countertops, satin glass, hung artwork, porcelain and inspiring landscape art. An icicle-shaped light hangs above the long dining table, ideal for an evening with friends.

One of the teenager's rooms is dotted with figurines across its shelves, while the other has rose gold touches. All wardrobes are built-in, giving a cleaner look to the room's design, while the curtains are automated. The game room is flush with smart appliances and movie posters.

The master bedroom is an oriental retreat, with regal, nature-themed artworks. Pull back a partition, and the walk-in wardrobe is revealed, all dark wood cupboards so that master and mistress can get down to the serious business of dressing up. The bathroom is fully marble clad, with high-grade sanitary fittings and an alcove bathtub.



Ava



Ava's Best in Class Picks

Singapore
2VPG-House

Thailand
FHM Bachelor Apartment




bespoke homes



Singapore

2VPG-House

Interior Design



Posh interiors for a modern family

Scott and I ventured into the neighbourhood of Victoria Park Villas, ensconced within an estate of private homes. There are over 100 houses in this cluster housing project.

My tour began on the first floor, where a wooden deck delineates a great area for afternoon chitchats, with a lap pool alongside. There is a dry kitchen, dining area and lounge congruent in the common area – an open concept for future flexible furniture rotations.

I love the unimpeded flow of natural lighting into the home, creating a resort-like ambience. In the evening, warm lighting preserves the sense of calm, together with controlled material choices.

The kitchen's fitted appliances and concealed cupboards accompany an island waterfall countertop. The black cabinetry and door panels exude a powerful yet understated backdrop to the first level, allowing a counterpoint to the colours and forms of the living room furniture.

Borders of the same tonality frame each view of the living room, establishing the masculine lines found throughout the home. The living area opens up to the deck, making it ideal for a gathering of close friends.



Although a lift services all four levels, I insisted on the stairs, as - clichéd though it may be - it provides a more rewarding journey. A skylight illuminates the maplewood stairwell, rebounding off the light textured wall.

The light maple flooring continues on the second floor landing, featuring a wall of oriental bric-a-brac and a canvas painting. The corridor walls are clad with open pore veneer, stained grey; a comfort to walk through. A study room lies at one end, while the artworks guide the eye to the master bedroom.



We took the lift down to the basement, which has an additional entrance leading to a sheltered car park. Here, one finds the helper's quarters and a guest bedroom; timber tiles and a full-length mirror allow for a quick appearance check before we made our exit.



Inside, bedside tables feature unique dome-shaped reading lamps, flanking a bed that faces a concealed media console. The walk-in wardrobe is extensive, and can stock attire for all occasions. The husband's elegant paraphernalia hints at his taste for sybaritic pursuits.

The stairs ascend to the attic revealing the daughter's room and a spot ideal for an old boys' club – a liquor cupboard, piano and seats facing a balcony make for parties with an alfresco vibe.





Thailand

FHM Bachelor Apartment

Interior Design



Thailand – a place
synonymous with street
shopping and spicy cuisine.

I rode on elephants and ate
a scorpion, but within the
city are apartments of
eclectic luxury...



We speak of New York as party central, a place everyone goes green-eyed over and an endless source of inspiration for urbanites. Yet on the other side of the world, cities like Bangkok are on the rise, and the FHM Bachelor Apartment is an example of idealised living for the new-age dandy.

The apartment is a majestic loft in Circle Living Prototype, inspired by NYC and its iconic skyline. The interiors are sophisticated and refined for the debonair gentleman.

Its interior plan was configured to exploit the breathtaking 270° panoramic view of the Bangkok cityscape, while opening the floor for improved spatial flow.



Emboldened with monolithic natural stone and tinted mirrors, the three-bedroom layout exudes masculinity from every angle. A carefully conceptualised backdrop of warm timber panelling maintains cohesion throughout. The furniture is in hues of grey to complement the neutral colour palette.

Designed for parties and socialising at scale, this loft includes all manner of prize home appliances for hosting the most memorable dinners or after-hour soirees.

A concealed mirror door unveils a private sanctuary – a bedroom with a fantastic view complete with posh en-suite bathroom, a private study area, walk-in closet and balcony.

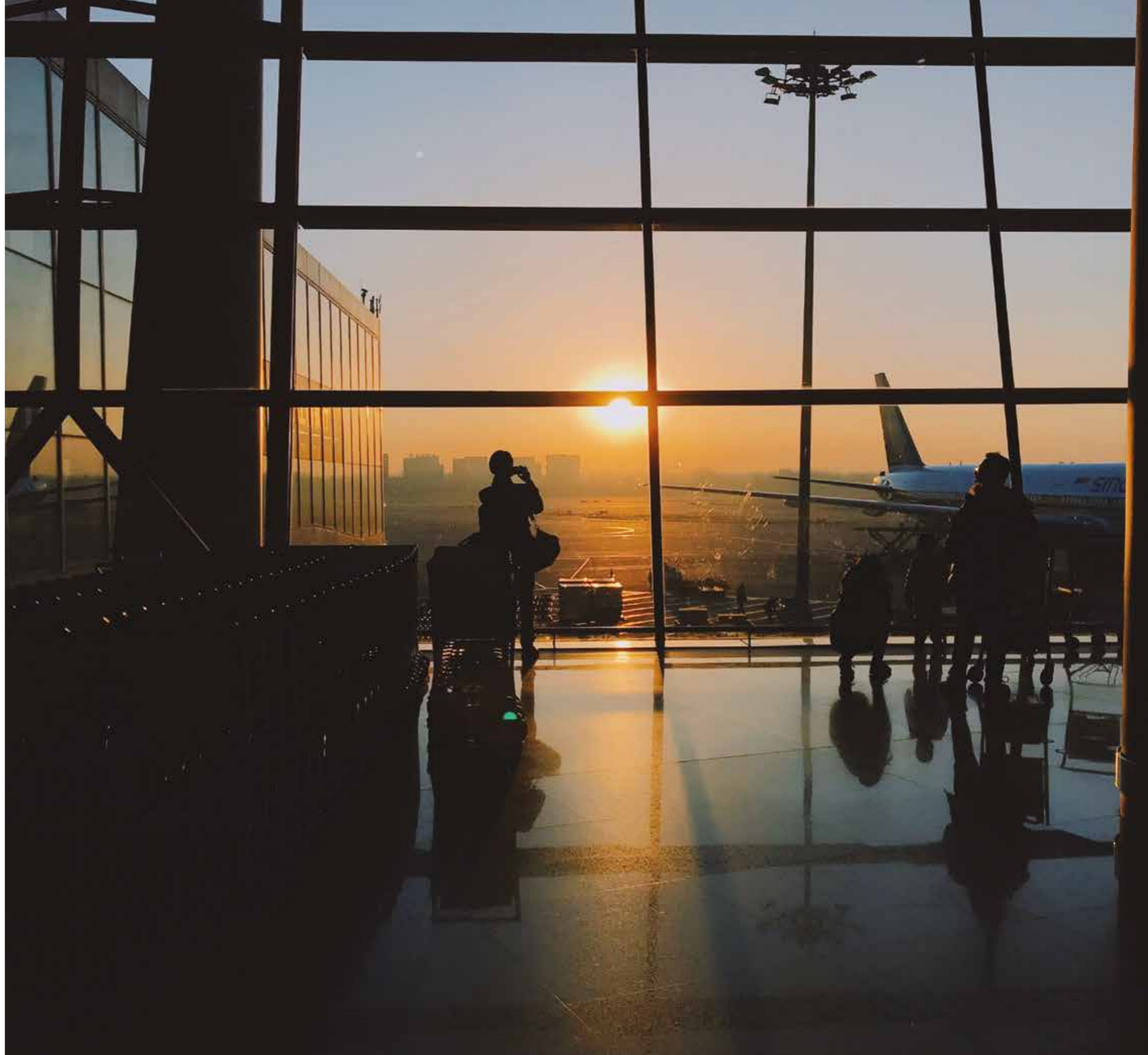
I daresay it pays to be single sometimes.



As we pack our bags for the journey back to the Big Apple, we recognise that we're carrying more than just souvenirs – our new insights on Asia have allowed us to embrace many cultures, become acquainted with the region's homes and rejuvenated our understanding of residential design.

And there's one more thing -

Effective marketing is critical in communicating the beauty of these homes: well-worded reviews and curated visuals breathe life into architecture and interiors, appealing to would-be owners in search of their next residence.



The Avenue



This is an exclusive gated community of luxury residences within the rolling greens of a golf course in Bintang Indah in Johor, Malaysia. Inspired by the image of an avenue lined with dense woods, the Avenue's visual identity features brown tones and a prominent motif that recalls tree trunks.

A de-bossed cover communicates the project's premium positioning, while the homes are showcased to best effect in a series of detailed renders. The marketing initiatives included a website for the developers to reach an international audience.

A clutch of sophisticated homes set amidst the bucolic surroundings of Singapore's Bukit Timah Nature reserve, the Asimont Villas marketing booklet and floor plans are presented in a sleeve that features an understated barcode motif.

The booklet features the location's lush natural setting, positioning the development as an ideal family sanctuary, and the perfect environment for soulful reflection and rejuvenation.



Asimont Villas



Kasara - The Lake

Located in Singapore's luxury waterfront estate of Sentosa Cove, Kasara - The Lake comprises 13 villas that overlook a waterway and golf course. The name is derived from the Sanskrit term for Lake, and the development exudes the same serenity and elegance as its namesake water body.

On the hardcover marketing book, a graphic line motif recalls water ripples, and the colour scheme was derived from myriad Asian spices. Underscoring the theme, the villas are named after lakes in Asia.



Comprising one-of-a-kind residences designed by celebrity architect Claudio Silvestrin, every home was conceived as an inhabitable artwork – a series of elegantly finished living spaces that change according to the light throughout the day.

Each residence comes with its own coffee table book, and is named after a different Italian artist.

These homes are positioned as prized assets - timeless real estate masterpieces to cherish and enjoy.

Sandy Island



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proj-xion.com



proj-innovations.com



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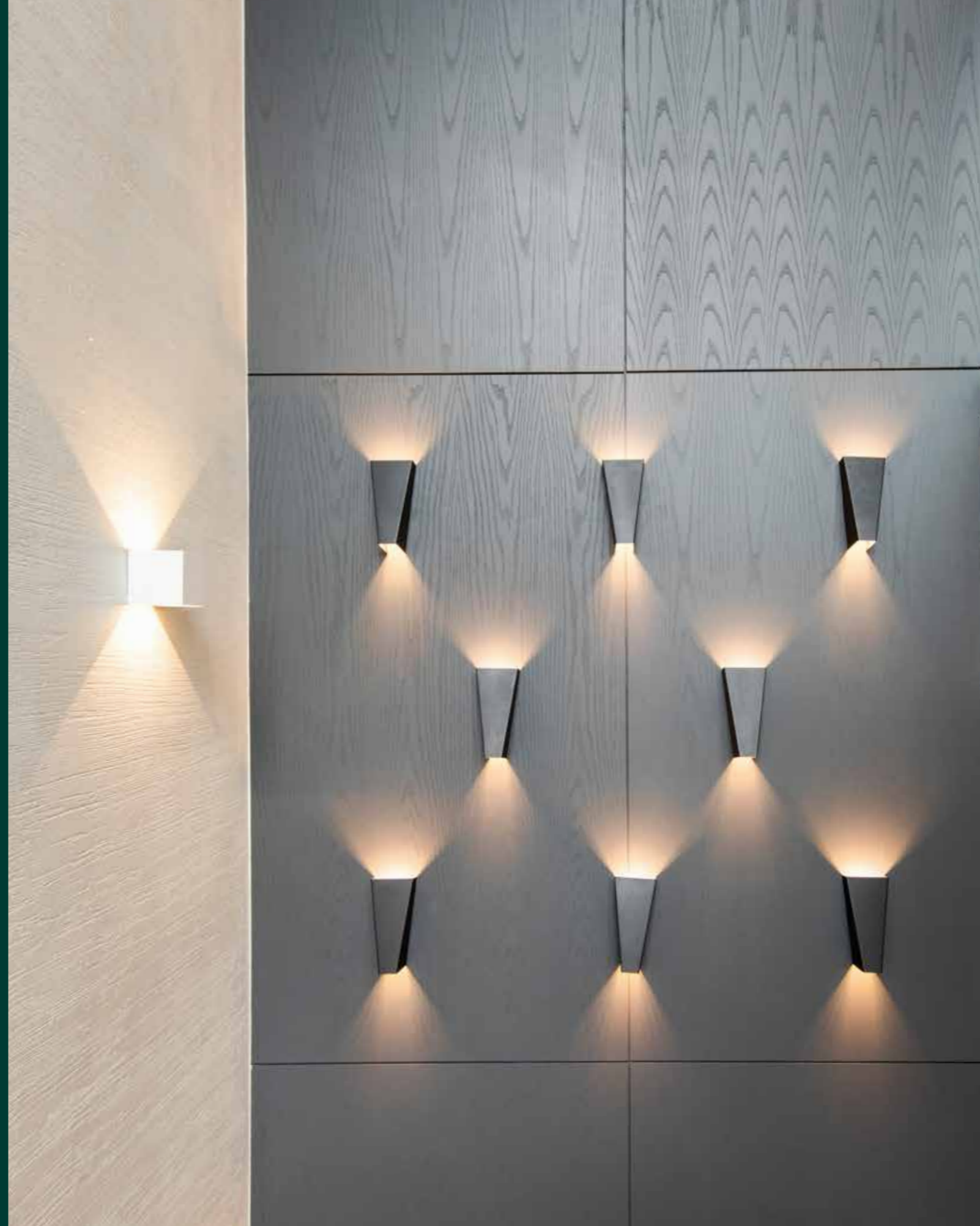
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