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AN INTIMATE SETTING

Architect Annalisa Mauri uses versatile Flexform furniture to create a harmonious flow between the indoor and outdoor spaces of this Italian villa

建築師Annalisa Mauri於意大利一處別墅利用多功能Flexform傢具創造室內外之間的空間流動



In the small lakeside town of Alserio, in the Lombardy province of Brianza in north west Italy, sits a 6,997 square-foot family villa that chooses modern vernacular architecture in lieu of the traditional regional style.

Set along a North-South axis, parallel to a lake, and surrounded by green fields and the majestic Orobie Prealps mountains, the architecture of the villa was inspired by the site's idyllic landscape. Inside, bright and flexible contemporary interiors were designed to accommodate the views, and encourage indoor-outdoor living.

The project's architect, Annalisa Mauri, designed the villa in a Y-shaped plan with three levels and three volumes, which she calls "ribbons" because of their slender, elongated form.

The villa's concrete structure has been covered with white plaster and its titanium zinc roof was designed with gentle inclines to enable the incorporation of solar and photovoltaic panels and easy rainwater drainage.

"The architecture is clearly beyond any classic and typical Brianza building, but my aim was to create a sustainable, modern family home capable of communicating with its Brianza context, while looking towards the twenty-first century," Mauri says.

On the ground level is a double-height living lounge, an indoor swimming pool with counter-

在意大利西北部倫巴第省布里安扎省的湖邊小鎮阿爾塞里奧 (Alserio)，屹立著一幢舒適的6,997呎家庭別墅。

別墅位於南北軸線上，與湖泊平行。周遭環境被綠色的田野和壯麗的Orobie Prealp山脈包圍。別墅的設計靈感源自該地的田園風光。建築內部空間寬敞而明亮，靈活的現代設計主要目的是希望屋主可以好好在家中享受四處風光，同時能夠將起居生活結合室內外風格。

這座三層別墅由建築師Annalisa Mauri負責，採用Y型設計，外觀纖細且細長，Mauri稱之為「色帶」。別墅外圍的混凝土結構覆蓋白色石膏，其鈦鋅屋頂以平緩傾斜角度設計，有助太陽能電池板和光伏電池板疊拼在一起，並且易於排水。

Mauri表示：「此建築顯然突破任何經典和典型的Brianza建築物，但我的目標是創建一個可持續發展的現代摩登家庭住宅。」





current swimming and relaxation space, a guest bedroom and bathroom, a Turkish bath, utility rooms, a small apartment for service staff, a service bathroom, technical rooms, and a garage.

On the first level is the main entrance, living lounge, kitchen, a small terrace, a guest bathroom, and two children's bedrooms with en suite baths and walk-in closets. On the topmost floor is a solarium study area and the en suite master bedroom, which opens onto a large terrace that looks out to stunning panoramic views of the surrounding landscape.

There is also an outdoor swimming pool in the garden, which includes a shaded meal area with an outdoor kitchen and tables. Three staircases

別墅地面層設有一間雙人睡房、室內游泳池、客房、土耳其浴室、雜物房、服務員住所、功能室和車庫。一樓則是正門、廚房、客廳、露台、客用浴室以及兩間配有浴室和入牆式衣櫥的兒童房。

頂層設有書房和主人套房。主人房能夠通向大露台，坐擁壯麗全景。花園設有室外游泳池，另設室外廚房和用餐區。整體建築共設三條樓梯，連接不同樓層。其中，主樓梯把三層連接起來，並以由Mauri設計的7.5米水晶吊燈作為裝飾。

為捕捉別墅周邊絕美景色，Mauri特別於多個角落加設落地大窗，將室內和室外完美融合。「這座寧靜建築為屋主提供了極高隱私度。儘管別墅面積很大，但它仍保持著緊密的親密感。」Mauri表示。

“The architecture is clearly beyond any classic and typical Brianza building”



“This villa has a silent architecture and provides the owners with a strong sense of privacy”



connect the different floors. The main staircase spreads across all three levels and is accented by a 7.5-metre chandelier designed by Mauri.

The indoor and outdoor aesthetics merge seamlessly together thanks to large windows that frame views of the lake and mountains.

“This villa has a silent architecture and provides the owners with a strong sense of privacy. Despite its large size, it maintains a widespread sense of intimacy,” Mauri says.

To enhance the connection between interior and exterior, she chose Flexform products for both the indoor and outdoor spaces. Flexform’s grey-green Gregory sofa



and Gatsby armchair were used in the living lounge; Flexform’s sleek Echoes chairs and an Iseo table were used in the dining area; and Flexform’s Joyce armchair and Any Day stool were used to create a calming reading corner.

Around the indoor pool, she placed Atlante daybeds clad in elegant white grosgrain. For the outdoor areas, she chose Flexform’s Hora Sexta daybed and a Vulcano sofa.

“For the interiors, I combined antiques with furniture from Italian and international design brands. I used many products from Flexform’s versatile indoor and outdoor collections. Flexform products are perfect for this villa, because of the brand’s timeless style, superior quality and unparalleled comfort.” |||

Flexform 傢俱產品貫徹室內外空間，以加強兩者的連結。客廳使用 Flexform 的灰綠色 Gregory 梳發和 Gatsby 扶手椅；飯廳放有 Flexform 的 Echoes 椅子和 Iseo 桌子。

而 Mauri 將 Joyce 扶手椅和 Any Day 椅子放於書房內，藉以營造舒適的閱讀角落。另外，Mauri 在室內游泳池的位置，放置 Atlante 的貴妃梳發床，並鋪置優雅的白色羅緞。而 Flexform 的 Hora Sexta 梳發床和 Vulcano 梳發則放於室外。

Mauri 總結：「在這個項目裡，古董與意大利及國際設計品牌的傢俱互相結合。我們亦採用了不少 Flexform 多用途室內和室外系列的傢俱產品，其風格和品質都非常適合這幢別墅。」 |||



A MASTER'S TOUCH

JJ Acuna helps a former student and her husband create the home of their dreams
設計師JJ Acuna為一對年輕夫妻
打造夢想家園

香港家居管家手機應用程式Butler Asia創辦人之一Angues Chan及妻子Genevieve Lam，找來建築公司JJ Acuna / Bespoke Studio創辦人JJ Acuna，把他們位於中半山一所1,063呎頂層單位改造成寬敞的品味家居。

項目開始前，Genevieve為了追夢，離開了從事多年的地產業，並在Insight School of Interior Design修讀室內設計課程。在這裡，她遇上了啟蒙老師Acuna。在三人的共同努力下，Acuna將夫婦二人心中構想的夢想家園化成了現實。

Acuna表示：「Genevieve和Angues二人都很有品味。Genevieve為此次項目創作的mood board糅合了橡木以及光潔的白色、紅色及棕色混凝土材質，和JJ Acuna / Bespoke Studio的人性化設計方向不謀而合，在家中每個角落都可以找到其影子。我們的工作是將Genevieve的mood board提升到一個新的水平。」

Acuna和團隊重新設計了以方形及對稱為主軸的空間格局，創造出一個包括門廳、餐廳和辦公室的全新空間。他將空間一分为二，一邊是社交區（客廳），另一邊則是私人區（睡室和套房）。

A 1,063 square-foot, two-bedroom penthouse in Hong Kong's Mid-Levels was revamped into a spacious one-bedroom residence for a newly-wed couple who enjoy entertaining at home.

The home of Angues Chan, co-founder of home concierge app Butler Asia, and his wife Genevieve Lam, the apartment was refurbished by award-winning Manila and Hong Kong-based interior and architectural designer JJ Acuna, founder of JJ Acuna / Bespoke Studio.

Before the project commenced, Lam had left her career in property development to pursue her passion – interior design – at the Insight School of Interior Design Hong Kong. It was there she met Acuna who was her teacher for a course on Asian aesthetics and F&B design. She enlisted his help and together, Lam, Chan and Acuna worked to turn Chan and Lam's dream home ideas into reality.

"Genevieve and Angues already have great taste. Genevieve had this mood board which aligned with JJ Acuna / Bespoke Studio's humanistic and considered approach to design," Acuna says.

"The board included oak wood, whites, blushes, tans, and fair-faced concrete. So what you see in the finished home are our responses to her brief. Our job was to create a floor plan and mill work and detailing that took Genevieve's mood board to the next level."

He and his team reconfigured the square and symmetrical floor plan to create a new programme that included a foyer, dining room and office. He divided the space into a "social quarter", which contains the communal spaces, and a "private quarter" for the bedroom and en suite.

To make the social quarter larger, the walls of the original second bedroom were demolished so the former living and dining zones could be merged into a single expansive space capped by a long, dramatic, architectural arch with cove lighting.



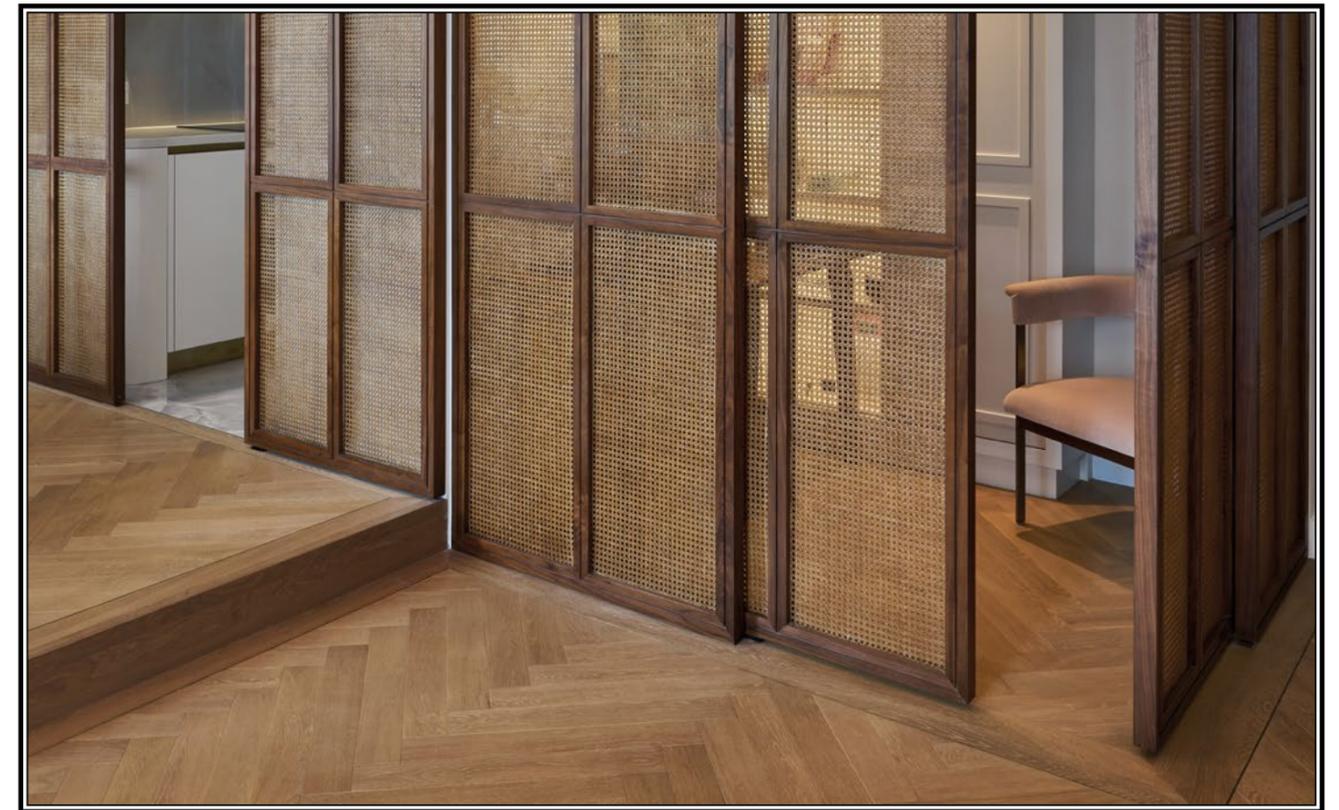
FROM LEFT:
JJ Acuna, Genevieve Lam and Angues Chan



The new foyer, which is defined by an undulating wall, leads to the central living lounge which looks out through full-height cove windows to the views of Victoria Harbour, Kowloon, and the hills of the New Territories. To the right of the living lounge is a dining area with banquette seats and a bar pantry hidden behind rattan panelling. The bedroom and en suite are located to the left of the living lounge.

It was important for Chan and Lam that their new home be flexible enough for both time on their own and for entertaining guests. The couple are also avid travellers, so they wanted their love of art and different cultures to be reflected in the décor of their home.

To meet their requests, Acuna designed both the kitchen and office with partitions that can be closed off to create standalone "rooms", or opened up to conjoin with the rest of the social quarter.



為了擴大社交空間的面積，原來的第二間睡房牆壁被拆除，讓昔日的客廳和飯廳可以合併為一個寬敞的空間，並飾以燈槽及拱門。

新的門廳採用了波浪形的牆面設計，連接客廳，坐擁維多利亞港、九龍和新界景致。飯廳設於客廳的右邊，在藤製鑲板後更隱藏著一個小酒吧。

對Genevieve和Angues夫婦而言，新家最重要的是有足夠的靈活性去招待親朋，同時可以享受私人時間。他們亦喜歡旅行，希望在裝潢反映出對藝術和不同文化的熱愛。

為了滿足夫婦二人的要求，Acuna在廚房和辦公室加設了隔板，藉以營造「獨立房間」的效果，同時亦可以打開，以連結社交空間的其餘部分。同時，為了顯示夫婦二人對藝術的熱愛，Acuna和設計團隊與法國藝術家Elsa Jeadedieu合作，在客廳的混凝土柱上綴以金箔，將本來平平無奇的柱子升格為藝術品。另外，他們亦與來自德薩斯州的混凝土藝術家Brandon Mike合作，定制出六種ATX Cocina Collection混凝土和粘土吊燈，又與法國混凝土鑲板工作室Concrete LCDA合作，為睡房內的床頭板製作由特殊混凝土制成的壓制木材紋理鑲牆板。



To express the couple's love of art, Acuna and his team worked with French surface finish artist Elsa Jean de Dieu to create intricate, gold leaf paint work in a kintsugi style on a bare-faced concrete column in the living lounge.

They also collaborated with Texas-based concrete artist Brandon Mike to fabricate six bespoke concrete and clay pendants from the ATX Cocina Collection; and with French concrete panelling studio Concrete LCDA to create a special panelling system of concrete with pressed timber texture for the bedroom headboard wall.

"The home has so many amazing details. My favourite elements are the bespoke hardwood walnut and rattan panels, that when opened, turn the public areas into one great room combining the kitchen, dining, living room, and office together as one space," Acuna says.

Lam says: "We love every aspect of our home. Our family and friends love the dining area. The banquette was such a clever way to utilise space."

Adds Chan: "Our design brief was for a space that was sleek, with lots of textures, and high-end with casual touches for a laid-back vibe. JJ and his team gave us a cohesive visual narrative that delivered on all of the elements we were looking for." |J|



Acuna表示：「住宅充滿動人的細節。我最喜歡定制的胡桃木和藤製隔板。一打開，整個空間變成一個集廚房、餐廳、客廳和辦公室於一身的寬敞空間。」

Genevieve對設計十分滿意：「新家的每個角落我們都很喜歡。家人和朋友特別喜歡飯廳，因為那裡展現出巧妙運用空間的設計功力。」Angus補充：「JJ及設計團隊成功設計出一個糅合不同材質而且愜意悠然的時尚居家空間。」 |J|

