

Robb Report

LUXURY PROPERTY GUIDE



WHEN
TO BUY NOW

DOWNTOWN
RESIDENTIAL REBOOT

DOING YOUR
OUTDOOR OASIS

Contributors



TISHK BARZANJI

An illustrator based in London, Barzanji incorporates aspects of modernism and surrealism in his work. He created the cover image for *Luxury Property Guide*. “Exploring luxury architecture through art, I embraced new colors and new dynamics between the main character and composition,” he says. “I sketched the idea after a walk in North London where I was surrounded by the city.” His work has also appeared in *The New York Times*, *Net-A-Porter* and *British Vogue*, among other outlets.



NICOLAS STECHE

Stecher has covered high-performance supercars, electric vehicles and spirits for *Robb Report*. He delved into the evolution of financial centers to in-demand neighborhoods (“From Ghost Towns to Good Hoods,” p. 48) and the ever-expanding world of smart appliances in this special issue (“Machine Learning,” p. 36). “Personally I’m still a bit paranoid about having a robot butler listen in to my every utterance—I’ve seen *Ex Machina*, I know how this could end,” he says, only semijokingly.



IRENE OPEZZO

Opezzo is *Robb Report*’s photo director. She previously held positions at *Vice News*, *Vogue Italia*, *La Stampa* and other publications. For *Luxury Property Guide*, Opezzo conducted photo research and curated final image selections. Of the many stories she worked on, “From Ghost Towns to Good Hoods” (p. 48) stood out the most. “I was particularly fascinated by the urban transformation,” she says. “Architectural photography measures the city, revealing how neighborhoods are shifting and constantly changing.”



FRANCIS NICDAO

Nicdao is the principal and chief creative officer of design firm Pembroke & Ives. He was fascinated by the interiors profession from an early age: Nicdao grew up in a town in the Philippines where many of his friends and family made furniture by hand. As part of his current role, he has worked on multiple mountain home projects and offered his expertise on the matter for “Cabin Fever” (p. 34). “We keep it simple,” he says of the firm’s approach to these residences. “We don’t introduce too many materials, so your eyes are drawn to the outdoors.”



RAPHAËLLE MACARON

Macaron is a Lebanese illustrator and comic book author based in Paris. Her work has been featured in *The New York Times*, *The Washington Post* and *The New Yorker*, among other publications. She sketched scenes from a bustling financial district for “From Ghost Towns to Good Hoods” (p. 48) in this issue. “I used colors and symmetrical compositions to illustrate the contrast between two different lifestyles,” she says. Macaron published her first graphic novel, *Les Terrestres*, in 2020—she is currently working on her second book.

HOME RULES




For this Aspen home, Nicdao used the Swan Chair by Arne Jacobsen at the bar.



Cabin Fever

Ski season is finally upon us, so it's time to decamp to homes in the mountains and carve up the local slopes or just cozy up by your fire. Decorating a chalet has specific challenges if you want to balance a degree of chic style with an alpine identity. Enter Francis Nicdao, the principal and chief creative officer of interior design firm Pembroke & Ives. He identifies pitfalls and solutions for creating a tasteful-yet-distinct winter hideaway. H.M.

	WALLS	FURNITURE	LIGHTING	MATERIALS
The Problem	Taxidermy is quite polarizing, particularly for guests.	Bulky architectural elements plus blocky furniture equal an intimidating space.	Mountain homes can be difficult to light because of high vaulted ceilings.	High ceilings with exposed wood beams and plank walls are the epitome of a mountain design. But too much wood can overwhelm.
The Fix	Opt for dimensional artwork or sculptural bookcases that can spark a wider range of conversations.	As an alternative to chunky wood furniture, use well-scaled upholstered pieces in interesting shapes. Make sure to use comfortable, plush textiles.	Although it's not necessary to light everything evenly, versatile fixtures can help.	Balance of material is key. Mix wood with metal elements as well as textured wall and ceiling surfaces.
Francis's Pick	Works by Andrea Branzi live really well in mountain homes. 	Jiun Ho designs beautiful pieces, and they look particularly rich and warm when upholstered in Rosemary Hallgarten fabrics.	USAI architectural lighting carries a wide range of products that can be adjusted to adapt to the needs of the room.	Companies such as Fresco Decorative Arts and Atelier Premiere make amazing plaster and stucco finishes that add both texture and nuance to the space. 