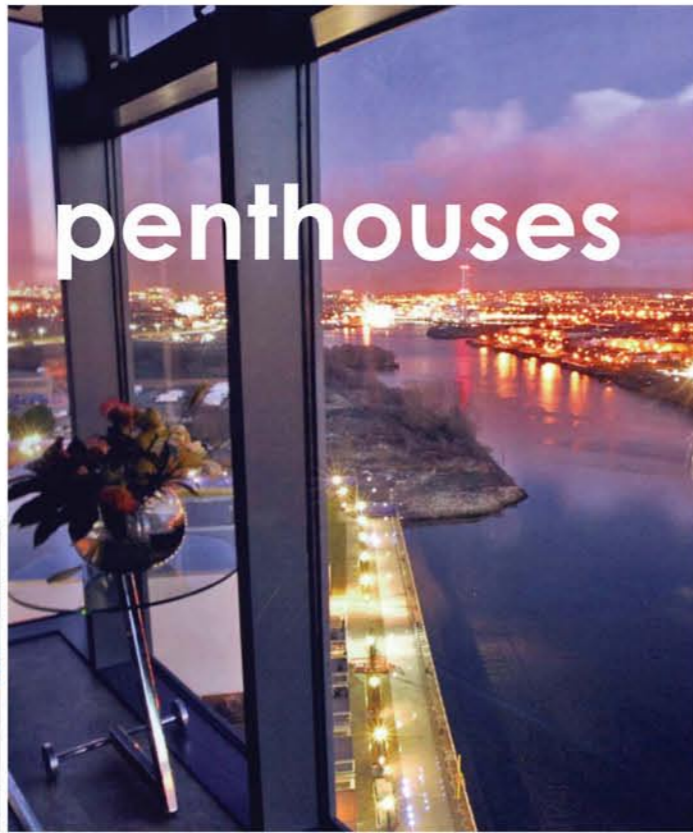


# The truth about ... penthouses

Climb to the very top of the property ladder, step off that final, elevated rung and the chances are you'll find yourself walking into the ultimate symbol of wealth, power, and social sophistication: the penthouse apartment....



Above: Rent a penthouse. This top class rental property, owned by Cityscape Boutique Apartments, has three bedrooms and a fabulous private terrace with West end views plus further balconies overlooking the River Clyde. To rent call 0141 942 0519. Classic cinnamon suede sofas and a textured ponyskin chaise longue sit alongside sleek imported Spanish designer furniture and original oil on canvass art, all from EX Showhouse Furniture. Bespoke penthouse style is seen here with hand made bedding and curtains. The unique wallboard speaks volumes of originality.

Above: This superb Glasgow penthouse by Palisade Properties boasts areas of floor to ceiling windows with views to the University and over quaint traditional West end rooftops. XS Interiors dressed this 'viewing area' with an unusual Barcelona day bed, flanked by relaxing bamboo trees. A pair of Le Courbousier iconic classic sofas and Italian molded glass tables give this serene lounge a classic contemporary feel. Solid wood floors share space with a Danish wool rug with lime and lemon accents. The large private roof-top terrace of the penthouse at Ashton Apartments adds a Wow to lofty living and is directly accessed from the luxury kitchen/dining room.

**T**HE simple elevator has never been given the acclaim it so greatly deserves. It has totally transformed the way we enjoy and perceive top floor living. In the past the thought alone of the dreaded hike up to a top floor flat was enough to put off many prospective buyers. The actual climb itself made more inroads to anti-smoking than the TV commercials bombarding our screens. Even the athletically inclined arrived out of puff at the end of the climb, shopping bags imbedded in sore grips wheezing a 'Honey, I'm home'. But all that has changed.

Going Up  
Contemporary high rise living is on the up and what better way to appreciate it than at the

top with a Penthouse. New York's Manhattan has always been the be all and end all in Penthouse living. Gravity has defied this apple. Serious floor space of up to 15,000 square feet over a triplex layout (a full three floors, for those uninitiated in Penthouse speak) is not uncommon. Some music moguls enjoying Penthouse life even have a full blown recording studio within their vast collection of rooms. With outdoor space equally as important as indoor space the really luxurious developments spare no expense there either. Outdoor areas can include spa and meditation zones complete with swimming pool and fully landscaped terraces. If money is no object the sky's the limit for enhancements both inside and out. The myriad of the wealthy share life at the

top end of these dizzy heights and are as diverse as their interiors. Included in these are Yoko Ono, Maria Carey, Manaco's own Prince Albert, entrepreneur Richard Branson and countless others.

Have you heard...Donald Trump in the Docklands?  
Ballymore is building Europe's tallest residential development at 1 Millharbour, in London Docklands - 700 apartments located in two interlinking towers rising to 36 and 50 storeys. They will be working hard to top their New Providence penthouses, and word has it they have already played a winning card and hooked Donald Trump. The cachet that comes with living in Europe's tallest building will be considerable. The penthouses will sell for

around £10 million. The apartments will be amongst the most luxurious on to the London market and will be aimed at Docklands' executives and international business professionals. As in the Big Apple this residential development will offer a range of hotel-style services including valet parking and a 24-hour concierge who will be able to arrange everything from dry cleaning to dinner parties. Work began in Autumn of 2005 and the development is scheduled for completion in 2009.

River Cities  
Riverside development has also been a major trend in recent years and there are some spectacular developments throughout Britain. One of the most recent and striking is

Glasgow Harbour on the River Clyde. It is reported to have a staggering overall investment of £1.2 billion. It's no surprise that it is fast becoming 'the' place to live in Glasgow, with the fusion of Glasgow's traditional and cosmopolitan West end on one side with the bustling City center on the other. Premier builders Cala City, Park Lane and Bryant, the forerunners in this exclusive riverside development, have produced some fabulous apartments and extravagant penthouses many with floor to ceiling glazing that make the most of the views.

Loft or Penthouse?  
The redevelopment industry has also led to that peculiar architectural hybrid - the loft penthouse. Lofts may once have been the

preserve of bohemian types but they went unmarket a long time ago. Top floor shell spaces are the place anyone with the money wants to be: You're above everyone else, away from the noise and pollution of the streets and the roof can provide a great outside space. Loft dwellers typically bring in their own designers and architects to fit the place out and this has resulted in some superb bespoke apartments. But the bespoke trend has also become a feature of the new-build sector as well. "Developers have decided to sell shells that buyers can design rather than second guess what they want - these are not people used to buying off the peg. This is possibly where the penthouse market is going," says Carlo Sambucci, of XS Interiors.

With most major developers and investors on their books, Loraine Chassels and Carlo Sambucci of XS Interiors and EX Showhouse Furniture have designed and furnished apartments and Penthouses within most of the recent developments including The Pinnacle, Merchant Exchange, Lancelfield Quay, The Icon, The Matrix, The Metropole, Ashton Apartments and Glasgow Harbour to name but a few. For information on their services - interior design, furniture supply and hire or purchase options contact them on 0141 942 0519.



## Penthouses: The Facts

1. Usually, though not always, the top floor. Great views, terraces, balconies and often outside space.
2. Private lift or lift that allows penthouse owners privacy while using it.
3. High-tech features such as comfort cooling, plasma screens in bathrooms and bedrooms, touch pad electronic controls, integrated sound system, high-tech lighting and security systems, etc.
4. Top of the range fixtures and fittings: brochures will invariably name-check the big players.
5. Bespoke design and use of high quality materials - in some cases architectural glass, rare timbers, solid oak floors, marble, hand-painted silk wallpaper etc.
6. Exceptional bathrooms, perhaps saunas, steam rooms, wet rooms, cinemas and media rooms.
7. In developments: top notch concierge services. More recent penthouses crown developments with restaurants and hotel type services.
8. Buyers: rich or the top end (celebs, corporate kings etc). 'Boy/girl done good' types. International types in search of a bolt-hole with the wow factor.
9. Buyers: in the loft market, arty and design types who want to create their own bespoke space.



EX Showhouse Furniture and XS Interiors  
Call 0141 942 0519 to book an appointment

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