

Balinese

Resort Inspires Design
Of New Diamond Head Estate



Photos by Augie Salbosa Photography.





THE EXOTIC ELEGANCE OF THE BULGARI RESORT IN BALI was the inspiration for the design and detailing of a new and very private estate on the slopes of Diamond Head. Award-winning architect Jim McPeak has created a truly unique residence that blends Asian and European motifs in both the dramatic architecture and interior finishes.

Three structures – the main home, a separate “guest house,” which is also a complete home, and a caretaker’s quarters – occupy a 16,027 square foot parcel at the top of a private drive and bordered by the protected acreage of the Diamond Head Special Design District.

The main residence is a four bedroom, four bath, two story home with a separate one bedroom, one bath quarters ideal for a caretaker, home gym, office, or studio. The expansive main living area flows seamlessly

out to a landscaped courtyard with an infinity pool as the centerpiece and a custom-made Balinese cabana and spa. Upstairs bedrooms open to a covered deck overlooking

“
Designs and materials from all over the world have been harmoniously integrated in a single estate...this is what makes it truly unique.
”

the gardens and ocean. The “guest house,” also two stories, with three bedrooms, two baths, and a spacious living/dining area, overlooks its own pool deck and gardens.

Although the Bulgari Resort in Bali was the

primary inspiration for the architecture, the kitchens, baths, and landscaping reflect the expertise of various prominent designers from Germany, Italy, Asia, and Hawaii. Materials, art objects, and furnishings were flown in from all over the world to create this masterpiece where no detail has been overlooked.

The pavilions and gates, hand-made in Bali, are constructed with Bengkirai hardwood. The yellow Palimanan stone on the lanais, the black Andesit stone at the entrances, and the Paras Kerobokan lava stone used as a veneer on various sections of interior and exterior walls and columns are all imported from Bali. These surfaces provide rich contrasts with broad expanses of plate glass, stucco exterior walls, hardwood trim, and copper. The infinity edge swimming pool and plunge pool, tiled with Sukabumi green stone, gleam like emeralds when lit at night.

“

Kitchens and baths include top-of-the-line, state-of-the-art appliances and exceptional detailing. Designs are clean and contemporary

”







“
*The main living area with
its grand proportions
flows seamlessly out to
a landscaped courtyard.*
”

Doors and windows, all double insulated glass framed with Meranti wood, were imported from Germany. A safety glass railing, also from Germany, complements the rich solid Merbau wood staircase, a dramatic structural detail of the main residence.

Kitchens and baths include top-of-the-line, state-of-the-art appliances and exceptional detailing. Designs are clean and contemporary, with appliances by Miele, Bosch, and Sub Zero, and detailing by SieMatic, including specially coated yellow limestone countertops.

Bathroom fixtures, storage units, mirrors, lights, and accessories are all by Agape of Italy. The freestanding Spoon XL tub and washbasins in the master bath are in Exmar white, contrasting with the warm brown of the solid oak cabinets.

Landscaping throughout the estate is exceptional and, again, inspired by the Bulgari Balinese resort. Water features, firepots, and specially designed lighting surrounding the homes and along the borders of the property and walkways contribute to the exotic ambiance of this unique residence.

Furniture and lighting, contemporary in form and concept, are the creations of such award-winning designers as Kenneth Cobonpue, Milo Naval, Evolve, and Tony Gonzales. Beds were handmade in Bali, which is also the source of most paintings and art objects. Outdoor furniture is by Hirsham. Nearly all furnishings, both indoor and outdoor, were designed specifically for this private estate.

The homes are fully wired and equipped for high speed internet, cable, phone, and a security system with intercom and camera features. The media room in the main home is complete with a surround sound system by Bose. Central air conditioning in both homes is zoned for maximum air flow and control.

The entire estate is being offered for sale at \$10,500,000 fee simple.

Listing Realtor Tracy P. Allen, a Coldwell Banker Pacific Properties Vice President and Previews Property Specialist, said, “Having sold several homes in the 20 million plus price points, I have to say that this is one of the finest built estate homes I have had the privilege to work on. It is refreshing and exciting to work with such a talented design team. They have truly created a masterpiece.

Master bedroom opens to a spacious lanai and ocean view.



Luxurious bathroom features fixtures and spoon tub by Agape of Italy.



Listing Agent
Tracy P. Allen
Realtor-Associate®
Vice President
Previews® Property Specialist
Direct (808) 593-6415
Tracy@cbpacific.com

“Designs and materials from all over the world have been harmoniously integrated in a single estate...this is what makes it truly unique. And the location is ideal...on the slopes of Diamond Head, within walking distance of some of Hawaii’s best beaches, private clubs, and other luxury homes. If you take a walk around the neighborhood where so many of the new homes are starting to resemble each other, you can really appreciate the fact that this residence is one-of-a-kind. It definitely makes a statement and raises the bar for the design and creation of future luxury homes in the Islands.”



A safety glass railing from Germany complements the rich solid Merbau wood staircase, a dramatic structural detail of the main residence.