

The image is a full-page advertisement for AXOR. The background is a night-time photograph of a city skyline, with several skyscrapers illuminated against a dark blue sky. The most prominent building on the left is the Freedom Tower, with its spire lit up. In the foreground, a modern apartment interior is visible through a large glass window. The apartment features a bright red sectional sofa, a white coffee table, and a dining table with chairs. A staircase with a glass railing leads to an upper level. The overall aesthetic is clean, modern, and sophisticated.

AXOR

WATER STORIES

COMPACT LUXURY
The Future of urban Living

AXOR ONE
The Essence of Simplicity

AXOR CITTERIO
A Contemporary Classic

“Moving away from the open-plan and transparent spaces that used to define luxury, Compact Luxury will embrace the private and the enclosed, creating areas that may be small, but are great in their impact on a consumer’s sense of well-being.”

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COMPACT LUXURY
The Future Laboratory

Renowned consultancy The Future Laboratory explores the trend that is shaping urban environments around the world.



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THE STEALTH BUILDING,
NEW YORK CITY

With the Stealth Building in downtown Manhattan, WORKac founders Amale Andrao and Dan Wood turn challenges into opportunities to explore the future of urban living.

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COMPACT LUXURY
A Way of Life

With the Love2 House, architect Takeshi Hosaka brings a personal vision of luxury to life in just 18 square meters.



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AXOR ONE
The Essence of Simplicity

Barber Osgerby discuss their new AXOR One collection and integrate pieces from it into three bathroom concepts—for New York, Copenhagen and Seoul—that exemplify Compact Luxury.



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STAIRWAY HOUSE,
TOKYO

Demonstrating a key principle of Compact Luxury, designer Oki Sato not only optimizes space in this multi-generational Tokyo home but enhances it with character, meaning and soul.



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AXOR UNIVERSAL
CIRCULAR ACCESSORIES
Timeless in Design,
Exceptional in Quality

The new universal accessory program designed by Barber Osgerby brings a minimalist, circular design language to the bathroom.

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AXOR CITTERIO
A Contemporary Classic

Antonio Citterio discusses the latest update to the AXOR Citterio collection. Pieces are presented in two distinctive bathroom concepts—for Shanghai and London—that exemplify Compact Luxury.

THE FUTURE LABORATORY

Christopher Sanderson and Martin Raymond, co-founders of the Future Laboratory. One of the world's leading consultancies on future thinking, The Future Laboratory uses a unique blend of foresight strategies to inspire organizations and help them envision the future.



COMPACT LUXURY: THE FUTURE OF URBAN LIVING

Luxury living spaces are changing. Rapid urbanization has lifted consumers' expectations higher than ever and left space at a premium. With apartment sizes shrinking and offices being rapidly redefined in an age of working remotely, there is a shift occurring in what luxury consumers are demanding.

According to the United Nations, more than two-thirds of the world's population are projected to live in urban areas by 2050. City living will be a key and lasting influence on the new luxury mindset: Once defined by excess and materialism, the new high end prioritizes access and flexibility in a globalized world.

As we become more connected, being able to live a streamlined and nomadic lifestyle—one in which we move seamlessly from city to city—is a new

essential for the luxury consumer. In response, compact spaces that embrace minimal design and multi-functionalism are newly desirable. Design is being refined to be perfectly sufficient, rather than egregiously excessive. Meanwhile, as we spend more time at home, small spaces will need to become multi-functional and multi-modal, serving many different purposes at once, all in the same space.

These needs and desires point to a new concept of Compact Luxury, one that favors the simple above the superfluous. As sleek and considered spaces enhance their occupants' well-being, the home will become a private oasis and bathrooms a place for rest and sanctity. Peace, ease and comfort of living will predominate over size.

Especially in compact spaces, people are seeking ways to personalize and customize the available living area to suit their values and interests. They are favoring sustainable appliances that can be individualized. Increasingly, luxury is becoming aligned with concern for the planet, and many high-end consumers now link personal satisfaction with low-impact products that boost our collective and environmental well-being.

By harnessing technological innovation and cutting-edge design, Compact Luxury will grant consumers new levels of customization. Spaces will be endlessly recalibrated and reset, offering new environments of relaxation and recuperation. Moving away from the open-plan and transparent spaces that used to define luxury, Compact Luxury will embrace the private and the enclosed, creating areas that, while small, greatly impact the consumer's sense of comfort and enjoyment.

AXOR is exploring these considerations in its approach to Compact Luxury. While

the solutions are many, one thing is clear: The new urban luxury is not measured only in square meters. It is conveyed by archetypal designs that endure, expressing one's individuality while fulfilling the desire to live consciously, holistically, harmoniously. It is reflected in the quality of one's private time, the satisfaction in performing one's personal rituals, and the sense of well-being that ensues.

AN ARCHITECT EMBRACES COMPACT LUXURY AS A WAY OF LIFE

“Luxury does not depend on the amount of floor space but on how a home meets the client’s needs and reflects his or her priorities.”

—Takeshi Hosaka, architect and professor

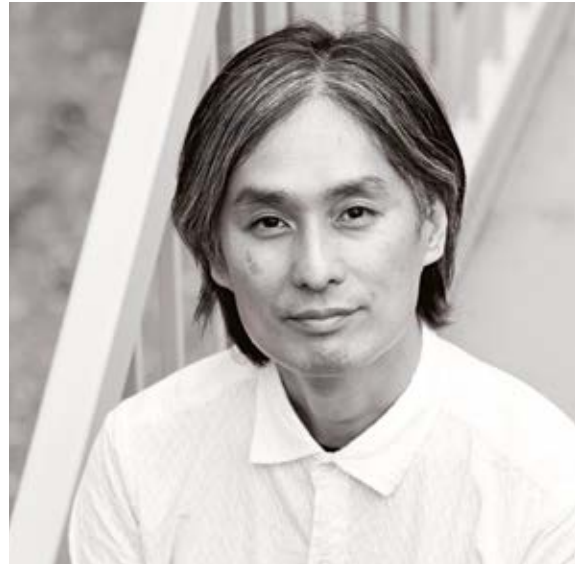
The architect Takeshi Hosaka doesn’t only apply the principles of Compact Luxury to his work—he lives them on a daily basis, together with his wife and “client”, at their celebrated Love2 House in Tokyo. The home is situated on a plot of land measuring just 31.4m². Hosaka, a professor at Tokyo’s prestigious Waseda University, originally conceived it as a two-story home with 36m² of living space, but his wife had other ideas. Inspired by a book about Japan’s Edo period (1603 to 1868), when a home of 10m² was considered sufficient for a family of four, she decided that a one-story house of 18m² was more than enough for a couple.

The Love2 House offers its owners a sense of personal satisfaction that goes to the heart of Compact Luxury. According to Hosaka: “Luxury

does not depend on the amount of floor space but on how a home meets the client’s needs and reflects his or her priorities.” Defining his own priorities as “feeling natural elements such as the wind, sunlight, people,” the architect artfully incorporated each of these into the tiny house. For example, while conducting sun simulations, he discovered that the Love2 site receives no direct sunlight for three months of the year. “This led me to sketch two curved rooftops that open to the sky,” he explains. “In the winter, the skylights allow a soft light into the house, as in Scandinavia. In the summer, the house is filled with brilliant sunshine, as in a tropical country. The skylights offer constant change—the colour of the sky, how the sunlight appears, the type of clouds.”

The Love2 House also features an outdoor bath and shower so that, as Hosaka says, “I can enjoy nature even during bath time.” And for interaction with people, another priority, the home is fronted by a floor-to-ceiling window. “I wasn’t sure we could protect our privacy,” the architect admits, “but to tell the truth, it was an excellent idea. It facilitated communication with neighbors as we settled down in the community. When we keep it fully open, people who walk by feel free to talk to us. They’re like longtime friends. And children put their hands on the floor and look inside. We even pat strolling dogs from the dining area.”





TAKESHI HOSAKA

Takeshi Hosaka is a renowned architect, artist and university professor based in Tokyo. Since establishing TAKESHI HOSAKA Architects in 2004, he and his practice have won countless awards and been featured in a wide range of publications.

Hosaka's approach to Compact Luxury has been informed by influences ranging from the hut of Japanese poet Kamo no Chōmei (1155-1216) to the villas of Ancient Rome: "There were five components of living that the ideal villa should incorporate. These were study, bathing, drama, music and epicureanism. I decided to incorporate the same five components into this small house." For the music component, he built a "nice concrete wall" to carry the sounds of his vinyl record collection. By bringing this same attention to detail to every square meter, if not millimeter, of the Love2 House, Hosaka has created the perfect conditions for his "client" and himself to live a life of fulfillment on their own terms. What could be more luxurious than that?

From outdoor bath to sliding front window to double skylight, the Love2 House has been designed to facilitate a connection with nature and the surrounding community. In a living area of just 18m², architect Takeshi Hosaka has created the conditions for his wife and himself to live a life of fulfillment on their own terms.

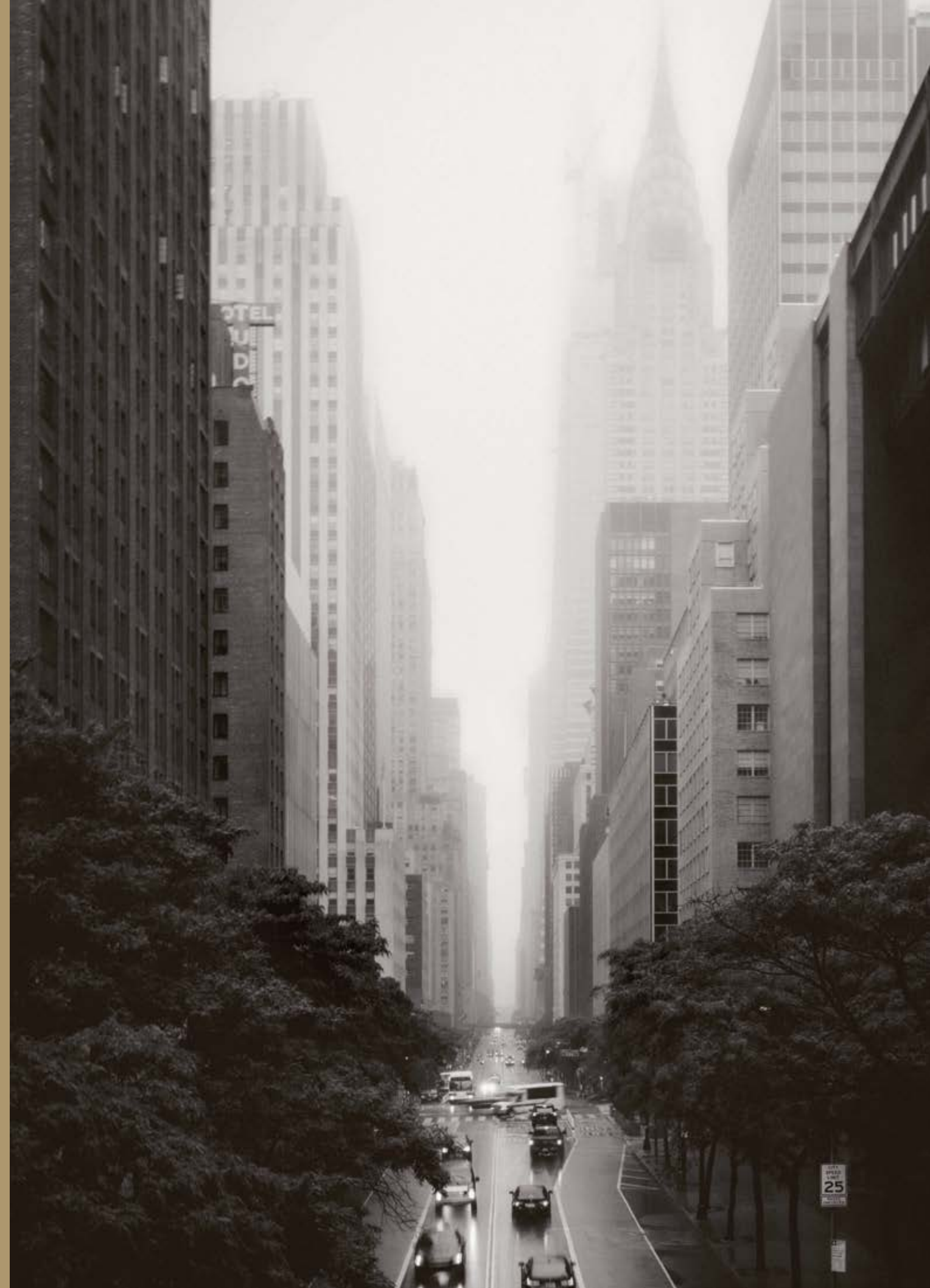


THE BIRTHPLACE OF VERTICAL LIVING

The original 'vertical city', New York gave rise to a new way of life in the 20th century, pioneering the notion of compact luxury long before it had a name. The skyscraper may have been born in Chicago, but it found its true home on the New York

island of Man- Manhattan has always had to hattan. An economic powerhouse usually by building up. Some 130 years since the first high-rise was with a land area of just 59 km², constructed there, almost 6,500 have been completed across the city, more than 300 of them taller than 100m. And the trend toward vertical living only continues. The last decade has seen a boom in super-tall, super-slender, ultra-luxurious residential towers, including eight alone on Central Park South, otherwise known as Billionaires Row. But the New Yorker ethos of making the most of one's space is hardly limited to skyscraper apartments. From traditional brownstone homes to so-called railroad flats to contemporary loft residences like those of the Stealth Building, it extends to every residential typology in the city.

N Y C





THE STEALTH BUILDING, NEW YORK

A CASE STUDY IN COMPACT LUXURY, THE STEALTH BUILDING REPRESENTS A COMPLETELY NEW CONSTRUCTION BEHIND ONE OF NEW YORK'S OLDEST AND MOST BEAUTIFUL CAST-IRON FACADES.

Amale Andraos and Dan Wood, founders of influential New York architecture firm WORKac, have gained international recognition for projects that reinvent the relationship between urban and natural environments. Among them is the outstanding Stealth Building in downtown Manhattan. *ArchDaily's* Building of Year 2017, the Stealth Building entailed a complete gut renovation and new construction behind one of New York's oldest (it dates to 1857) and most beautiful cast-iron facades. The project presented the architects with challenges ranging from stringent landmark protection laws to a long, narrow floor plan with scarce natural light. By reimagining

those challenges as opportunities to explore the future of urban living, WORKac have made the Stealth Building a case study in Compact Luxury.

"In our work, we're always pushing this idea of what we can bring from nature or rural life into the city," says Wood. Perhaps the most innovative integration of natural elements into the building's design is facilitated by the so-called "third space" between the bedroom and living areas of each apartment. Situated at the top of the

volumes that contain storage and bathrooms, the third spaces are less than 1.2m high but come outfitted with a futon, seating areas and an herb garden above the kitchen. Their standout feature, however, is a glass-walled fern garden connected to the master shower below. Grow lights provide the ferns with a daylight-like light source, and steam from the shower collects on the glass to water the plants.

"Compact luxury is adding more when you have less," says Wood. "Even though [the third space] is only a meter tall, we realized we could get a lot of world up there." According to Andraos, "It's using the extra height to create a difference—so really carving out these moments where something surprising happens. We do more with less if we are denser, if we use space in the section to increase the different experiences of living. That's luxury," she adds, "but in a compact way that is sustainable spatially through design, not just technology."



AMALE ANDRAOS AND DAN WOOD

Amale Andraos and Dan Wood, founders of award-winning New York architecture firm WORKac, have gained international recognition for projects that reinvent the relationship between urban and natural environments.

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—Amale Andraos and Dan Wood, WORKac

Because bathrooms are at the heart of the Compact Luxury experience, Andraos and Wood have tried to reinvent elements of luxurious bathrooms—an outdoor shower, for example, or a large window streaming in natural light—in the dense urban setting of the Stealth Building. But their idea of Compact Luxury extends to the choice of bathroom fixtures as well: “It’s a small moment when you intersect with a detail that’s part of everyday life,” says Wood, “which is not true for most architectural details.” „When the fixture is well designed”, adds Andraos, “You can feel it. It’s the one thing that gets so much use. It needs to function perfectly. It needs to be durable. And it needs to feel really beautiful without overdoing it. And I think the AXOR Starck and AXOR Uno fixtures do that.”

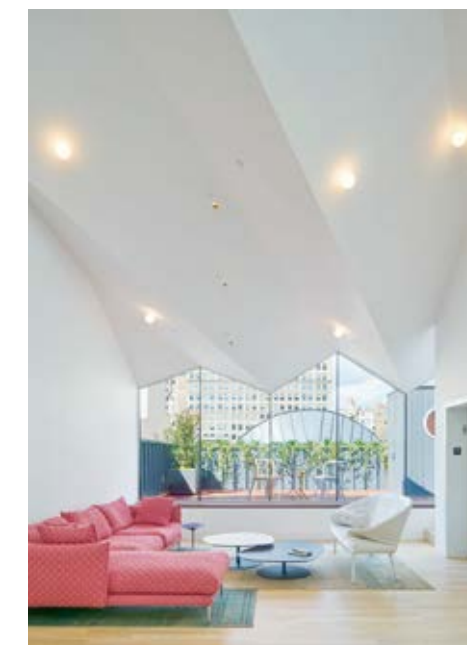
The showpiece of the Stealth Building is its three-story penthouse, an exercise in Compact Luxury on a wholly different scale. The penthouse design required a careful approach to the blending of contemporary architecture with historic preservation. New York City’s Landmarks Commission prohibits any rooftop addition from being visible. The Stealth Building, however, is located near a highly-visible corner with a low, two-story building across the street. Tracing the cone of vision from the furthest point from which the building can be seen, WORKac utilized three rooftop projections—of the pediment and abandoned elevator bulkhead of the Stealth Building and the pediment of the building next door—to mask the penthouse addition. The “shadow” created

by these three projections provided the distinctive angled form for the new roof. The result is a sculptural form that, in the true spirit of Compact Luxury, makes more out of less.

The Stealth Building presented challenges ranging from stringent landmark protection laws to a long, narrow floor plan with scarce natural light. WORKac reimagined those challenges as opportunities to explore the future of urban living.



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AXOR One

The Essence of Simplicity



BARBER OSGERBY CAPTURE THE ESSENCE OF COMPACT LUXURY WITH THEIR NEW AXOR ONE COLLECTION AND THREE OUTSTANDING BATHROOM CONCEPTS.

With AXOR One, Edward Barber and Jay Osgerby have reinvented familiar archetypes for greater clarity, enhanced function and superior control. The result is a collection of slender, elegant forms that embody the principles of Compact Luxury.

“AXOR One is the essence of simplicity — with a new interaction.”

—Edward Barber und Jay Osgerby

AXOR: In the context of the bathroom, what is Compact Luxury for you?

—Jay Osgerby: Space is really important, and I think what’s happened historically is that the bathroom has always been confined to a really tiny space. I think that, where possible, it’s great to be more generous with the footprint for that room, which is why, in our design concept for a New York loft bathroom, we apportioned a large share of the limited living space in the city for a bathroom as a recreation area.

AXOR: What was the inspiration behind your design for the AXOR One collection, which seems to capture the essence of Compact Luxury?

—Jay Osgerby: AXOR One is the coming together of purity and sophistication with a really new interaction that gives you precision and control. We didn’t want a new object in the bathroom, but we did want to bring a new interaction and a new way of controlling water that is much more precise.

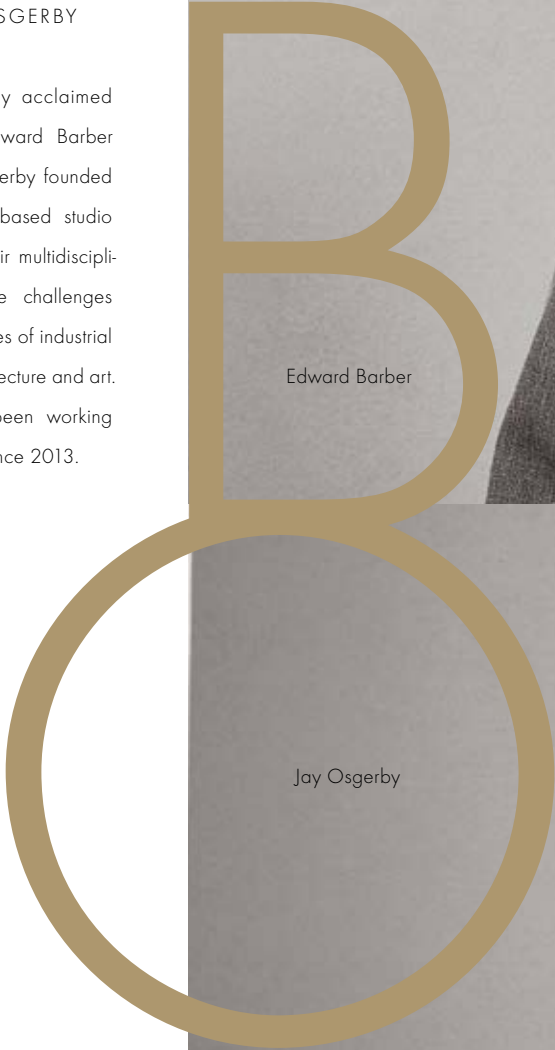
—Edward Barber: We’ve gone into the precision of the control of the water, but the precision also goes into the body of the tap as well. At first glance, it looks like a tube, a simple bent tube, but actually the tube diminishes in size as it reaches the end. It feels just that little bit more light, a bit more crafted, a bit more elegant than just having the same standard section being bent round.

When you imagine AXOR One in a setting, what do you see?

—Jay Osgerby: If you can really distill the essence of an object and make it simple and beautiful, it can work in all sorts of different places. So our motivation for this was to create a collection that would work in many different environments. Because it’s so essential.

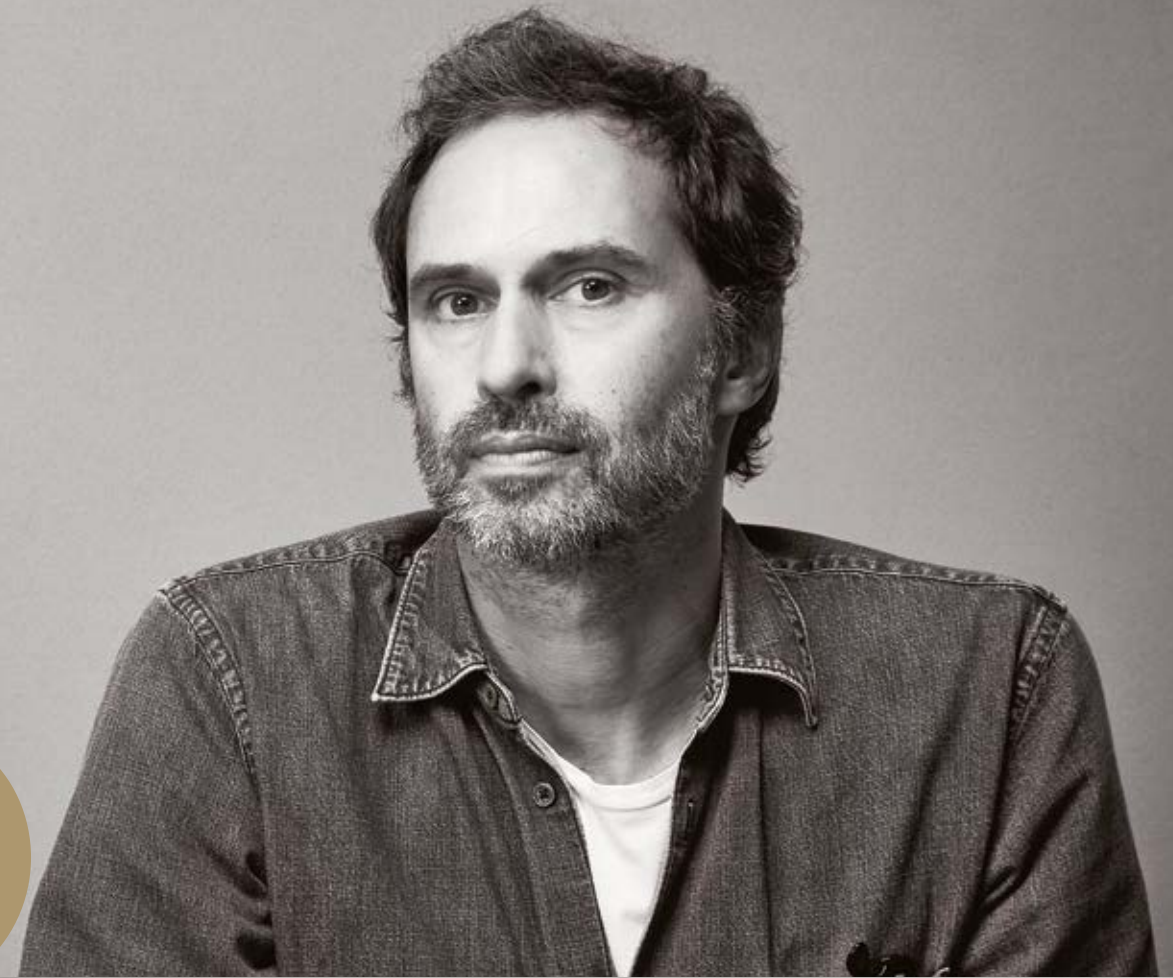
BARBER OSGERBY

Internationally acclaimed designers Edward Barber and Jay Osgerby founded their London-based studio in 1996. Their multidisciplinary practice challenges the boundaries of industrial design, architecture and art. They have been working with AXOR since 2013.



Edward Barber

Jay Osgerby







CONTEMPORARY INDUSTRIAL:
EXPOSED STEEL AND BRICK, AND AN
AESTHETIC OF FORGOTTEN FACTORIES
LEFT IDLE.

Designed for both individual and shared experiences, Barber Osgerby's 'Contemporary Industrial' bathroom is characterized by exposed steel and brick walls and an aesthetic that has emerged from forgotten factories left idle. Though spacious, the bathroom exemplifies the Compact Luxury concept: The residents have decided to apportion a large share of their limited living space in the city for a bathroom that is also a recreation area.

THE RESIDENTS DECIDED TO APPORTION
A LARGE SHARE OF THEIR LIMITED LIVING
AREA FOR A BATHROOM THAT IS A
RECREATION SPACE.

Entering the double-height room, one is immediately struck with the sense of awe synonymous with a New York loft apartment. Each frame of the industrial windows captures incredible views over the city. Exposed steel beams support the ceiling and mezzanine. A large signature rug and ceiling-mounted lighting soften the brickwork and tiled walls. Taking center stage are a modern free-standing bath and the elegant, archetypal form of a floor-standing bath faucet in Matt Black. Adjacent to the bath is a double wash basin area with countertop basins flanked by elegant AXOR One basin mixers 260 Select, all mounted on a long, vintage wooden cabinet. One steps down to a large double shower area under the mezzanine for a shower experience that maximizes views across the New York skyline.



AXOR One reinvents archetypal forms through radical innovation. Powered by advanced Select technology, the faucet establishes a new mode of interaction that is effortless, intuitive and precise. This same inventive design thinking led to another imaginative proposal: repositioning the cartridge directly underneath the wash basin. The result is a mixer of familiar shapes, realized in ultra-refined proportions.



Using Select technology, the mechanical faucet handle enables precise, resource-saving water on/off and temperature control. Simply press the all-in-one controller to start or stop the water.

AXOR One faucets utilize a CoolStart function: The handle in resting position delivers cold water, while swiveling it clockwise increases the temperature. By starting in the 'cool' position, the faucets conserve resources allowing users to increase the temperature easily and intuitively.



Timeless by design, the AXOR One wash basin faucets combine elemental forms with ultra-precise Select technology. Available in different heights, the mixers suit a wide range of bathroom styles and wash basins, including countertop wash bowls. The Select faucets seamlessly integrate a mechanical handle into the mixer base, which arcs in a beautiful parabolic shape before gently tapering into a curved spout. Distinguished by an elegant flat handle, the single-lever wash basin mixer shares the same visual language of slender silhouettes and balanced proportions, and the same exceptional quality of manufacture.



With its slender contours, flat surfaces and soft corners, the single-lever faucet family expresses the distinctive visual language of the AXOR One collection. An innovative new cartridge facilitates the iconic flat handle, while the integrated aerator and slightly tapered spout reflect the high standard of quality. AXOR One single-lever faucets are available in two heights and in 3-hole and wall-mounted versions.





“The AXOR One products are unique, made possible through our design thinking, and realized by the incredible engineering of AXOR.”

—Barber Osgerby

The AXOR One overhead showers and hand shower feature monolithic forms and an innovative organization of Rain and PowderRain spray types, reflected in the distinctive graphic language of the showerhead's spray disc. Available in 1jet and 2jet versions, the overhead shower 280 offers both spray types. The AXOR One showerpipe is a perfect all-in-one combination—merging an overhead shower 280 1jet and hand shower 75 1jet with an integrated wall outlet—and can be paired with the AXOR One thermostatic module for a unified, clean, elegant visual statement.





The floor-standing bathtub faucet catches the eye with a sleek, archetypal form, distinguished by a high parabolic spout. Accompanied by the hand shower 75 ljet, the faucet balances a radically reduced aesthetic with exceptional functionality. A diverter elegantly integrated into the spout allows for easy switching of water flow to the hand shower.



SEOUL

NATURE AND TRADITION AT THE HEART OF A FUTURE VISION

Fifth largest metropolitan region in the world, the Seoul Capital Area is home to almost half of Korea's total population of 51.3 million. Over the last 40 years, the 600-year-old city at the region's heart has undergone a breathtaking transformation, from traditional municipality to global powerhouse. Along the way, *Jingyeong Sansu*, an ancient Korean aesthetic term denoting continuous observation of and harmony with nature, has been similarly transformed. Today, it stands for a beautification trend across the city involving the re-creation of natural landscapes. Most notably, realistic simulations of Korea's sacred mountains have been incorporated into some of Seoul's most prominent high-rise buildings. Far from ornamental, these elaborate representations are said to enhance residents' sense of well-being profoundly. The integration of natural or traditional surroundings into the cityscape is also evident in Seoul's urban farms, which have increased six-fold in the last seven years to occupy a staggering 17 hectares of precious land. In Seoul, it would seem, the future of urban living includes a healthy regard for the past.





INTERNATIONAL ELEGANCE:
A WARM, RELAXED AND
WELCOMING ATMOSPHERE
WITH LUXURY TOUCHES.



THE OPEN PLAN LAYOUT ALLOWS
ACTIVITIES TO MERGE SEAMLESSLY.

The international elegance bathroom concept considers the needs of the cosmopolitan traveler. A warm and refined space, it affords hotel guests seclusion and relaxation while offering an open plan layout that enables activities to merge seamlessly. The bathroom typifies Compact Luxury in its optimal use of space, considered choice of objects, and careful attention to quality and craftsmanship in every detail.

A glass partition provides a barrier between the shower area and wash basin, dividing the interior while directing one's gaze to the metropolis beyond. The bathroom is lined in slatted teak, creating a warm and natural environment. The AXOR One fixtures and AXOR Universal Circular Accessories are finished in Polished Gold Optic. In the shower area, the AXOR One overhead shower 280 2jet features a 600mm ceiling arm extension made to measure by AXOR Signature. At the wash basin, an AXOR One 1-hole basin mixer Select is wall-mounted above a handmade teak washstand with a worktop in dark natural stone. The faucet is also available in a 2-hole version with Select technology.



— CO PEN HA GEN —

A SUSTAINABLE CITY ON THE WATER

Copenhagen is regularly ranked among the world's most livable cities, a fact that can be attributed, at least in part, to its long history of innovative, sustainable urban planning. Pressed into a mere 88km², the Danish capital approaches its compact dimensions with a creative mindset and a willingness to experiment. The old Nordhavn harbor, now the largest metropolitan development in Northern Europe, is being reinvented as an "urban archipelago", a series of dense neighborhoods on the water that will provide homes for 40,000 people and workplaces for 40,000 more. And the trend extends beyond the redevelopment of existing areas: The Copenhagen Islands, a planned network of small floating parks made from recycled materials, confirm the city's grand vision of building out into the sea. But perhaps the most ambitious of these developments is the Holmene project. A group of nine artificial islands to be constructed by 2070, Holmene is expected to house some 35,000 residents and 380 businesses, with one island devoted entirely to green tech solutions.



MODERN SIMPLICITY: A STEP AWAY FROM MINIMALISM, WITH MORE OBJECTS, WARM TONES AND A FRIENDLY, INVITING SPIRIT.



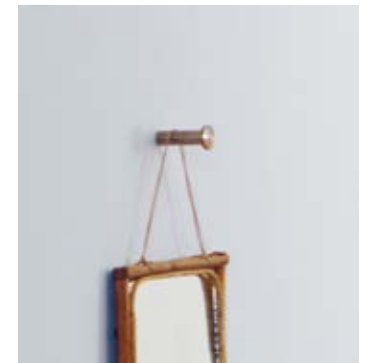
“Compact but generous, this bathroom feels larger due to the high vaulted ceiling with a central skylight as the focal point.”

—Barber Osgerby

Designed with the needs of a young family in mind, this concept for a Copenhagen bathroom explores the theme of ‘Modern Simplicity’. Warmer and less stark than a purely minimalist interior, yet understated and controlled, the design is characterized by a muted palette of cool greys and off-whites combined with light wood tones such as natural oak. The bathroom exemplifies Compact Luxury in the remarkable sense of spaciousness it creates, not only through thoughtful layout and well-chosen objects, colors and finishes, but through the generous use of natural light.

Barber Osgerby’s bathroom design features a vaulted ceiling and a large, frameless skylight that, together, create impression of an opening up to the sky. On the left-hand side, a large wood-framed mirror amplifies the sense of spaciousness. Below it sits a large stone wash basin with two AXOR One 3-hole basin mixers Select. The faucets, like all fixtures in the bathroom, are finished in luxurious but understated

Brushed Nickel, one of a variety of exclusive AXOR FinishPlus surfaces. Beyond the wash basin, an open shower area offers a versatile combination of showering options thanks to a wall-mounted overhead shower, shoulder-height shower and hand shower. Light pools in from the tall slot window on the right-hand side, brightening the back wall, which is adorned with AXOR Universal Circular Accessories. The small wooden stool can be used around the bathroom, helping a child reach the wash basin, for example, or serving as a seat for a bathside conversation. Calm, tactile and organic, the wooden bathtub is large enough to enjoy alone or with another. Its placement below the dramatic skylight invites one to watch clouds drifting by or the stars at night.

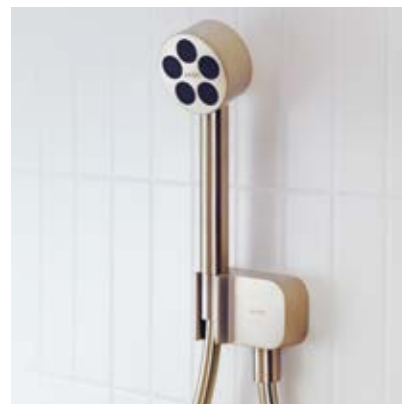


A striking interpretation of a familiar form, the AXOR One 3-hole basin mixer Select features soft-designed handles that are gentle and inviting to the touch. The right handle incorporates Select technology for greater precision and control; simply push it down to start or stop the water, and turn it to regulate water temperature. The left handle adjusts the water volume. Intuitive and versatile, this new mode of interaction also allows for the pre-setting of temperature and volume.



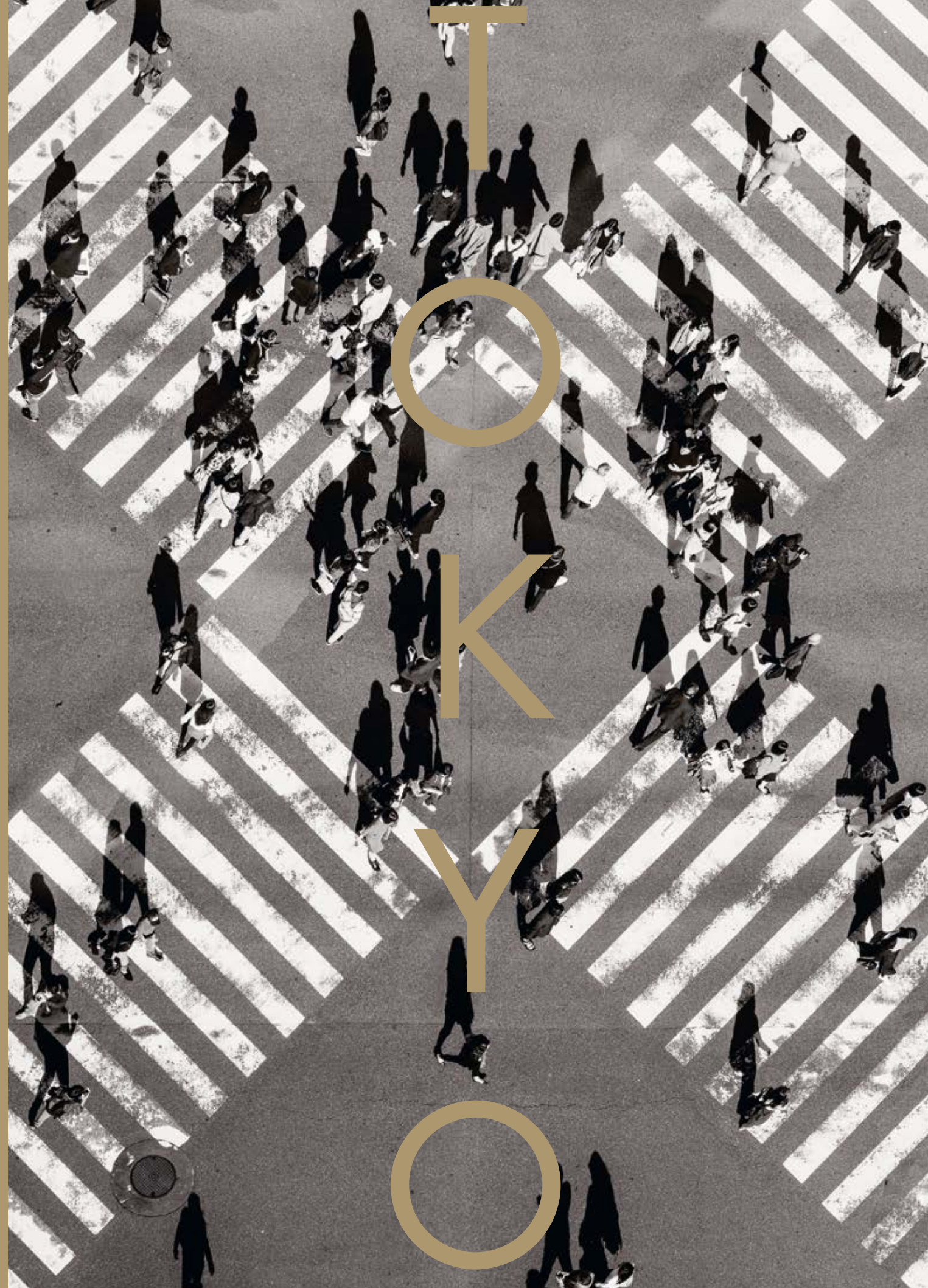


In Brushed Nickel, the AXOR One collection harmonizes with the surrounding neutral tones and light oak elements. Showcasing the collection's versatility, the overhead shower 75 1jet is configured as a shoulder shower, while at the bathtub, the thermostatic module for two functions combines perfectly with a floor-standing bath spout in Brushed Nickel from the AXOR Uno collection.



MICRO-LIVING IN THE MEGA-CITY

With more than 38 million inhabitants, the Tokyo Megalopolis Region is the world's most populous metropolitan area. It is also the world's largest metropolitan economy, with a nominal GDP approaching two trillion dollars. The region boasts high employment, low crime, and the world's most extensive rail network, transporting some 40 million passengers per day. Urbanists attribute Greater Tokyo's success at least in part to the region's ability to regenerate itself from mega-scale redevelopments such as that of Chuo Ward to the rendering of future scenarios using artificial intelligence. The region has consistently shown itself open to enhancing itself through innovation. The attitude extends to ordinary citizens, who have developed a knack for making the most of compact spaces. Land-starved Tokyo City (population 13 million) had 142,417 housing starts in 2014, roughly 60,000 more than in the entire US state of California (population 38 million). Innovative shared-amenities projects such as Nendo's Stairway House by Takeshi Hosaka Architects's Love2 House demonstrate that the new urban luxury is not measured only in square meters.



STAIRWAY HOUSE, TOKYO

Oki Sato didn't stop there. By organizing the home and garden around a single, dynamic, "stairway-like" structure, he demonstrated a key principle of Compact Luxury, not only optimizing space but enhancing it with character, meaning and soul.

"I wanted to have a 'stairway-like' structure and greenery gently connecting the upper and lower floors along a diagonal line, creating a space where all three generations could take comfort in each other's subtle presence."

—Oki Sato, founder and chief designer of nendo

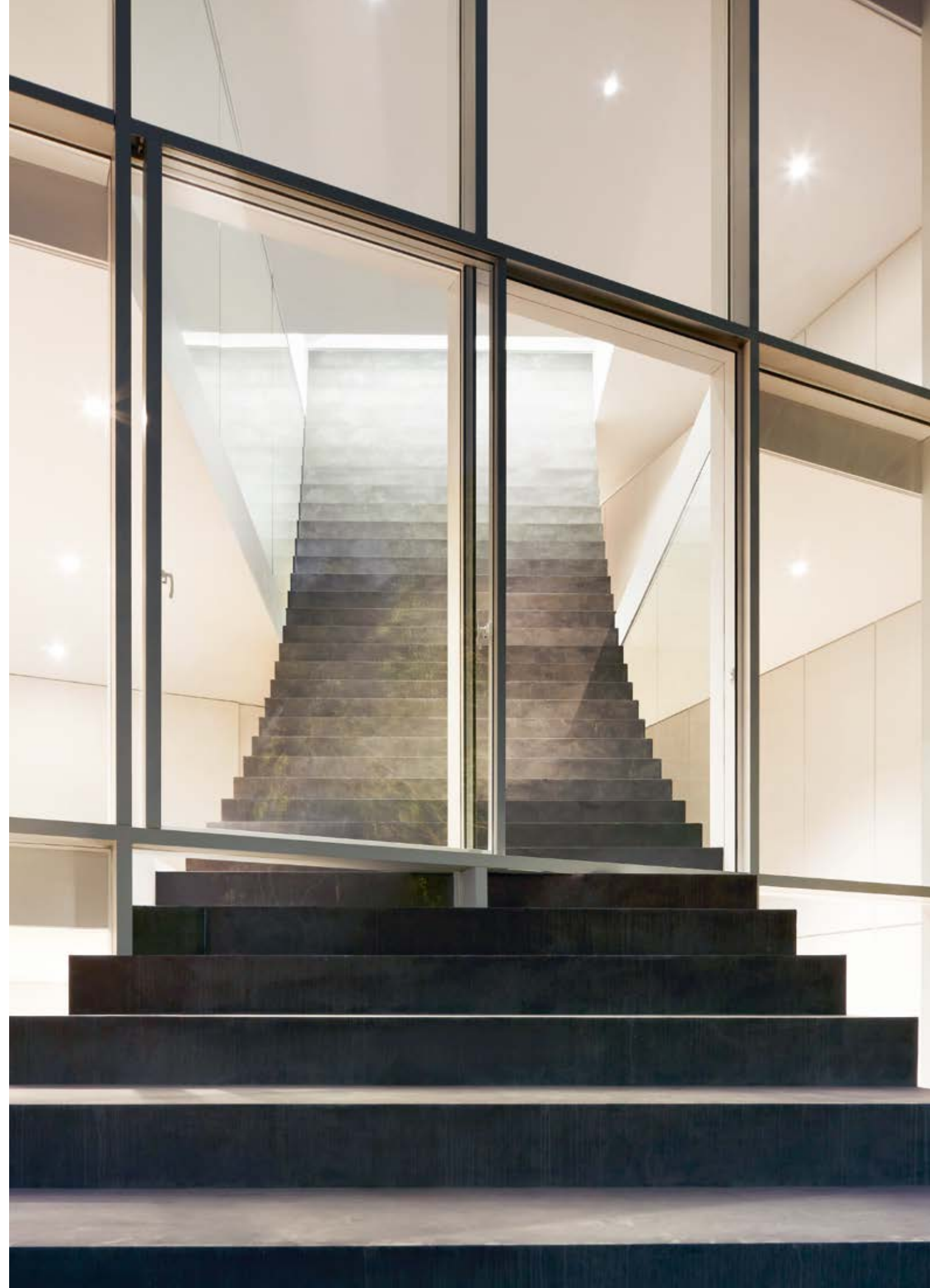
BY ORGANIZING THE HOME AND GARDEN AROUND A SINGLE, DYNAMIC, STAIRWAY STRUCTURE, OKI SATO HAS NOT ONLY OPTIMIZED LIVING SPACE BUT ENHANCED IT WITH CHARACTER, MEANING AND SOUL.

As the global population ages*, multi-generational living is making a comeback, and Japan—which tops the list of the world's 'oldest' countries—leads the way. The Stairway House, by internationally acclaimed Japanese design studio Nendo, provides just the sort of solutions one would expect of a well-conceived multi-generational home, from shared amenities to a thoughtful programming of spaces. But nendo founder and chief designer

The family that commissioned the Stairway House wanted a home in which to feel relaxed and free. Spanning three generations, they sought a connection with the garden and each other while still, says Oki Sato, "maintaining a comfortable distance." Having seen how stairs served as a lively meeting place in two of his recent public projects, Oki conceived a stairway structure for the house that "gently connected the upper and lower floors along a diagonal line, creating a space where all three generations could take comfort in each other's subtle presence."

By pushing the house to the North side of the lot and fronting it with a glass façade, the

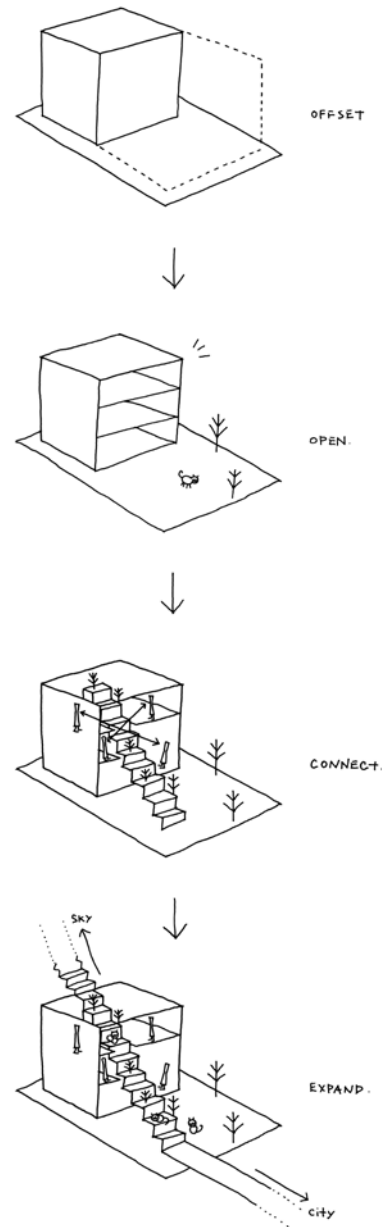
* According to the United Nations, the global number of persons aged 65 or older is expected to double by 2050.





OKI SATO

Named 'Designer of the Year' by numerous publications, including WallPaper and Elle Decor, Oki Sato has developed an international reputation for architecture and design that deploy nostalgia, humor, irony and surprise. His work is held in the collections of dozens of institutions worldwide, including MoMA, Centre Pompidou and the Victoria & Albert Museum. He is the founder of Tokyo-based design studio nendo.



designer ensured maximum sunlight, ventilation and views as well as maximum space for the garden. The stairway structure begins outdoors, in the garden itself, providing both families—grandparents on the first floor, parents and child on the second and third—with a common entry to the home. Penetrating the façade just below the second level, the structure unites exterior with interior, as well as household with household. 'Accelerating' upward in ever narrower steps, it resolves into a large skylight that connects the

home to the world above. In the other direction, it merges with the driveway in a single straight line that continues into the neighborhood.

Indoors and out, the stairway structure is dotted with potted plants. "I arranged 100 flower pots randomly, as if they were sitting on the stairs," says Oki. "It's like a garden coming into the house from outside." But bringing greenery into the home is just one of many roles the structure plays. "I wanted to design the stairway so that it was not just an object but had functions," the designer explains. Other functions include housing bathrooms, storage spaces and an operational stairway. But perhaps the structure's most important function of all is to give the house a narrative, one that brings continual poetry, wonder and joy to the lives of the inhabitants.



The multi-generational Stairway House by Nendo uses a dynamic stairway-like structure to separate and connect two households, with grandparents on the ground floor and parents and child on the top two floors. The structure, which houses bathrooms, storage and an operational staircase, also connects exterior to interior and serves as a kind of greenhouse on the upper level.



THE CITY OF THE FUTURE, IN PROGRESS TODAY

China's most cosmopolitan city, Shanghai is growing at an electrifying pace, not only in size but in prestige and global influence. Indeed, the city is positioned to become a, if not the, leading world metropolis by 2035. In pursuit of this ambition, the local government has created what may be the largest city-wide development plan ever implemented. Although it aims to cap population at current levels and limit overall construction, Shanghai Master Plan 2035 is not about constraining growth so much as creating new possibilities. With a focus on building "a place full of positive energy and vitality," where people can "jog in green spaces close to their homes" and sit on the grass "to watch birds fly by", the plan offers a roadmap to an innovative and sustainable metropolis that prioritizes quality of life. Shanghai has already developed a reputation for attracting the world's leading architects and bringing their most ambitious ideas to fruition. With its new master plan in place, the world's third largest city is destined to become a global epicenter of Compact Luxury.

S H A N G H A I

AXOR Citterio

A Contemporary Classic



THE 'GENTLEMAN OF DESIGN' ON EMERGING TRENDS IN URBAN LIVING AND THE LATEST UPDATE TO HIS ICONIC AXOR CITTERIO COLLECTION.

One of the world's leading architects, Antonio Citterio has a keen understanding of the trends shaping the future of urban living. In addition to discussing Compact Luxury in Asian and European contexts, he explains the new 'floating' lever handles that are the latest update to his iconic AXOR Citterio collection.

“At the end of the day, the designer and the architect are working for quality of life.”

– Antonio Citterio

AXOR: From your point of view as an architect and designer, what is the future of urban living?

–Antonio Citterio: I see, especially in Asia an increasing number of high-quality condominium developments with compact-sized apartment units offering generous common areas and amenities at the disposal of the residents. It's a big change. Co-housing is an emerging trend as well, and communal spaces in residential buildings are now conceived for social interaction and tailored to the needs of the residents.

AXOR: What can architects do in order not just to optimize space in urban homes but to enhance it?

–Antonio Citterio: The efforts of the designer should be oriented towards minimizing the impact of corridors and circulation areas in order to perceive the space as if it were the widest possible. And then on adding details, such as those we are working on with AXOR in the

bathroom area, that give a great sense of quality. At the end of the day, the designer and the architect are working for quality of life. Quality of life is our main question.

AXOR: What have you learned from your urban clients about their evolving needs?

–Antonio Citterio: In many Asian countries, the tendency is to offer “compact” apartment units. Yet in Europe, the interest is toward outdoor spaces, whether they're loggias, private gardens or terraces. This is partially due to the fact that in Europe we generally don't build at the same building heights as in Asia, so there is more possibility to have access to private outdoor areas.

AXOR: Tell us about the main design characteristics of the new lever handles for the AXOR Citterio collection.

–Antonio Citterio: Firstly, we introduced a new cartridge, allowing us to reduce the dimensions of the new lever handle while creating a perfectly balanced movement. This function completely enhances the faucet's ergonomics, but also retains the collection's richness and quality. It celebrates an iconic shape through its own purpose.



ANTONIO CITTERIO

Over the last five decades, Antonio Citterio has established himself as a leading figure in design at all scales, from skyscrapers across Asia to iconic furniture for the top manufacturers, to bathroom and kitchen fixtures for AXOR.



INTERNATIONAL ELEGANCE:
AN AXOR CITTERIO BATHROOM WITH A
RICH MATERIAL MIX AND A WARM,
WELCOMING AESTHETIC.



With its reduced but luxurious look and feel, the AXOR Citterio Shanghai bathroom design has cosmopolitan appeal. Conceptually, the bathroom is based on Antonio Citterio's philosophy of 'Segmentation, Transparency and Material', all three elements of which contribute to the Compact Luxury experience: First, the space has been carefully planned and segmented. Second, the transparent partitions and open wooden elements provide separation while maximizing the sense of spaciousness. Third, a warm, dark palette of materials gives the bathroom the feeling of a calm retreat.

A DARK, WARM PALETTE OF WOOD
AND NATURAL STONE GIVES THE
BATHROOM THE FEELING OF A CALM
RETREAT FROM HECTIC CITY LIFE.

A floor-to-ceiling, wall-to-wall window amplifies this bathroom's sense of openness. A natural stone monolith, into which two wash basins have been carved, seems to float along the side wall. Mounted at each basin is an AXOR Citterio single-lever faucet featuring the collection's new lever handle. At the freestanding bathtub, crafted from precious palisander, the same handle design tops a floorstanding bath faucet. All three faucets, along with the AXOR products in the shower, are finished in Polished Black Chrome, an exclusive AXOR FinishPlus surface that harmonizes with the bathroom's warm, dark palette.

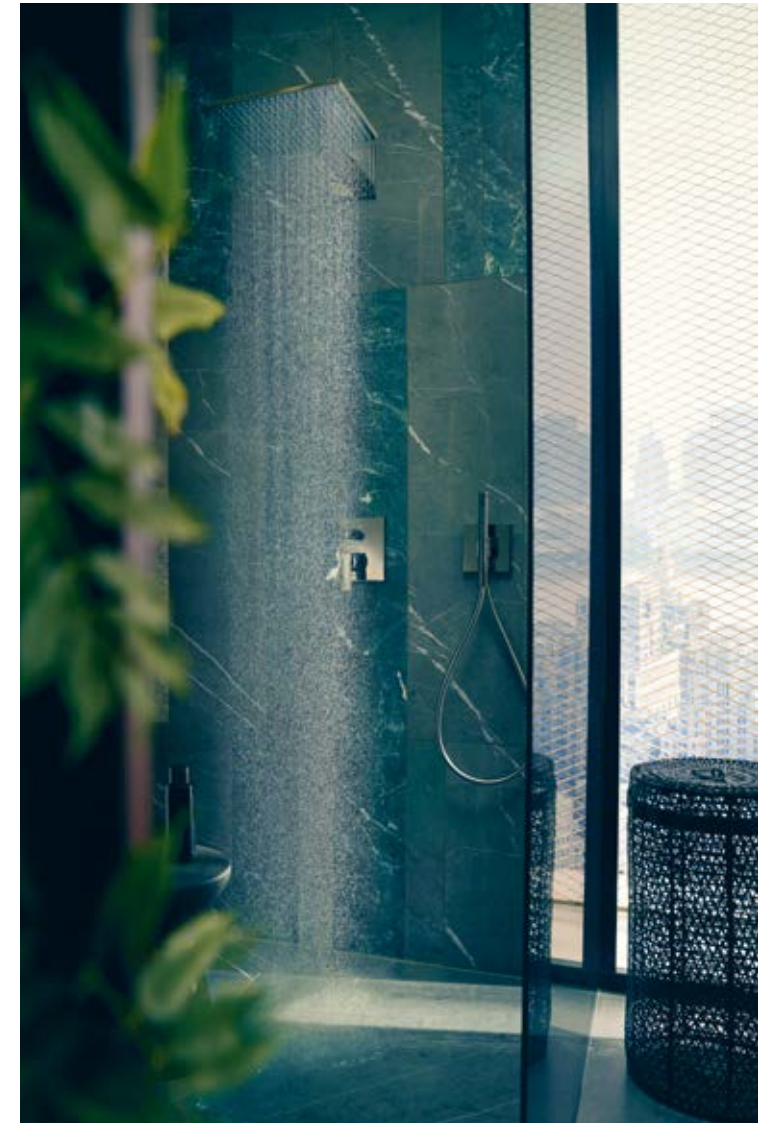
The AXOR Citterio collection is now available with a new, 'floating' lever handle that is even more precise and easy to use. The base of the handle is reduced to the essential, providing effortless operability while emphasizing the lever's characteristic wide surface. An elegant, machine-tooled rhombic-cut pattern is available as an option. Precise and tactile, the new handle design attests to the guiding principle of the collection: Those who enjoy celebrating the daily ritual of washing should do so with beautiful objects.







With its flat, 'floating' form, the new lever handle makes a striking impression on a floorstanding bathtub faucet in Polished Black Chrome. A new cartridge enables the reduced handle dimensions while allowing for perfectly balanced movement. Complementary shower products, including an AXOR overhead shower 300 ljet with the cocooning PowderRain spray and a baton hand shower with gentle Rain and focused MonoRain spray types, ensure a consistent design language of timeless geometric elegance.



AN
INCLUSIVE
VISION
OF
COMPACT
LUXURY

From finance to the arts and fashion, London's center emits a vibrant pulse that has drawn newcomers for decades. This desirability, however, has resulted in significant housing shortages. According to one recent estimate, 66,000 homes per year must be built over the next 25 years to solve Greater London's current and projected housing crisis. With homes in the heart of the city increasingly available only to the super-rich, the affluent professional and creative classes are looking to London's outer boroughs, where some 175 residential towers are planned for the coming decade. As Compact Luxury spreads out from the city center, many are working to ensure that it takes on an inclusive and community-oriented form. In the borough of Bromley, the local council is involving residents in the Bromley Town Action Plan to ensure that public spaces retain their individuality and communal purpose. In up-and-coming Croydon, meanwhile, One Lansdowne has been heralded as 'the future' of housing in London. Set to become Britain's second tallest building, the development earmarks 21 percent of its units for affordable homes, reinforcing a trend that, like Compact Luxury itself, is only expected to grow.



LONDON



LIGHT LUXURY: REFINED MATERIALS AND A BRIGHT PALETTE CONVEY AN AIRY, MODERN ELEGANCE.



Cool white marble, richly hued European walnut and other luxurious touches give this London bathroom concept a light, airy, welcoming look and feel. In keeping with the principles of Compact Luxury, the design prioritizes relaxation, comfort and well-being. Carefully chosen artwork, fixtures and finishes add to the sense of the bathroom as a place of retreat and recreation.

FINISHED IN POLISHED GOLD OPTIC, AXOR CITTERIO FIXTURES OFFER A DAZZLING CONTRAST TO THE WHITE WALLS AND COOL MARBLE.

A floor-to-ceiling double window floods the bathroom with light. The white marble selected for the floor, back wall and side wall add to the impression of depth and spaciousness. Along with a floating bathroom console in honey-colored walnut, it is the

AXOR Citterio fixtures that provide the color. Finished in Polished Gold Optic, the fixtures offer a dazzling contrast to the white walls and cool marble. At the wash basin, a single-lever wall-mounted basin mixer adds a luxurious touch. The signature curve of the faucet spout, the precise machining of the wall plate, and the elegant look of the new lever handle design convey the reassuring sense of quality that is at the heart of Compact Luxury.



Understated yet unmistakably luxurious, the AXOR Citterio collection is characterized by elegant geometry, balanced proportions and distinctive flat surfaces that brilliantly reflect the light. At the bathtub, a 4-hole rim-mounted bath faucet features circular escutcheons and the collection's original lever handles. In the shower, the AXOR Citterio showerpipe with single-lever mixer and overhead shower 180 1jet provides superior showering comfort. Especially suitable for renovations, the showerpipe offers total flexibility with regard to installation. A towel hook and shelf from AXOR Universal Circular Accessories complete the elegant look. All items are finished in Polished Gold Optic.





AXOR Universal Circular Accessories

Timeless in Design, Exceptional in Quality

A CONSISTENT DESIGN LANGUAGE THROUGHOUT THE BATHROOM

AXOR Universal Circular Accessories marks a new chapter in the success story of the AXOR Accessories program. Designed in collaboration with Barber Osgerby, the program reflects the passion of AXOR for highly functional, expertly crafted design objects in the bathroom. Benjamin Holzer, Head of AXOR Product Management, explains.

AXOR: What was the vision behind the AXOR Universal Circular Accessories?

–Benjamin Holzer: We envisioned a high-quality accessories program that offers a consistent design language throughout the bathroom. The products had to be long-lasting, precisely formed and timeless in design—all at an attractive price point. Working with Barber Osgerby, we realized this vision exactly. The program is beautifully designed and minimalist in style, with a simplicity of form – derived from the circle, of course – that ensures a harmonic overall impression. The accessories can be combined with many different faucet and shower products.

AXOR: What range of products does the new program cover?

–Benjamin Holzer: The accessory program includes a wall mirror, a shaving mirror, towel hooks, and a single and double towel holder to be positioned next to the wash place. A towel rack and a tissue box, which are especially well

suited for projects such as hotels, will also be available. In the shower area, we have a shelf for the shower as well as bath towel holders in different lengths. For the toilet area, the program includes items such as paper roll holders, toilet brush holders and a waste bin.

AXOR: And what finishes do you plan to offer?

–Benjamin Holzer: Chrome and lacquered Matt Black will be available as standard finishes for all accessories, but the idea is to allow architects, interior designers and end consumers to achieve a consistent look in every area of the bathroom. For that reason, the AXOR Universal Circular Accessories, like the AXOR collections themselves, will be available in the full range of exclusive AXOR FinishPlus PVD surfaces.

AXOR: Which AXOR collections pair best with the new accessories?

–Benjamin Holzer: Thanks to their timeless, circular design, the new AXOR Universal Circular Accessories can be combined with many different AXOR collections. In combination with AXOR Citterio, the accessories fit very well into the 'International Elegance' bathroom style. In Matt Black, meanwhile, they combine perfectly with our new AXOR One collection to support a 'Contemporary Industrial' look.

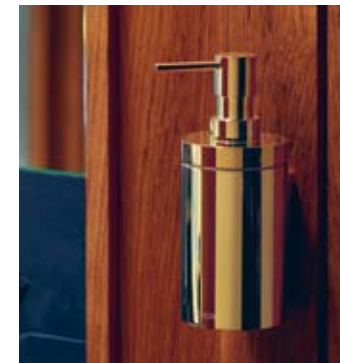


BENJAMIN HOLZER

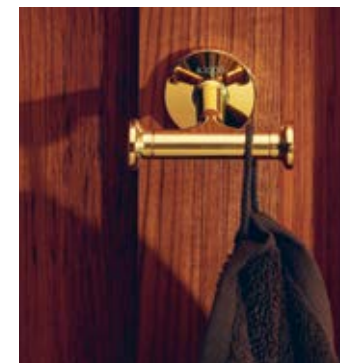
Benjamin Holzer, Head of AXOR Product Management, has been responsible for AXOR collections and product programs since 2012. He joined the Hansgrohe Group in 2001.



Among its wide range of products, the program includes a bath towel holder, a shelf and a wall mirror, all available in the new lacquered Matt Black finish.



The towel ring, soap dispenser and double hook are finished in Polished Gold Optic, one of up to 15 exclusive AXOR FinishPlus surfaces.



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