



FALCON
HOUSE





FALCON HOUSE

الأناقة هي الترف الوحيد الذي يكون حقاً مرغوب فيه

Style is the only luxury that is truly desirable

Richland Group

Passionate about Property

The Richland Group is committed to providing high quality ‘bespoke’ solutions for its valued clients. Our core business consists of buying & developing outstanding property opportunities and we pride ourselves on working with award winning professionals including the best interior designers, architects, suppliers, consultants and contractors to maximise value. All our developments are finished to the highest possible specification and we pride ourselves on delivering outstanding quality on time and with the agreed budgets.

We understand all the complexities which go into making a great development scheme including strategic locations, ‘bespoke’ financing, leading edge design, inspiring features, attention to detail, elegance, simplicity, the use of space/ light, environmentally friendly products and most importantly the ever more complex legal and planning issues. We want to develop new and exciting opportunities envisaging new concepts that set us apart from the rest, making us new, exciting and above all individual.

The Richland Group is passionate about property and passionate about exceeding our client’s expectations...



PHASE ONE *Architecture & Build*

A Development by the Richland Group

Site Plan



Set in the heart of London, Falcon House is more than a stately residence, it is a lifestyle statement in it's own right, with exquisite attention to detail and quality craftsmanship throughout. It is truly fitting for the calibre of the client commissioning it.



Profile Section

Floor Plans *The Basement*

Floor Plans *Ground Floor*



Room Dimensions (M²)

Garage	113.2	Beauty Salon	16.2
Chauffeurs Quarters	33.2	Hair Salon	23.4
Utility / Laundry	23.1	Home Cinema	38.6
Staff Bedroom 1	24.7	Gym	30.1
Staff Bedroom 2	29.5	Pool	55.2



Room Dimensions (M²)

Kitchen / Dining	61.4	Cloakroom	7.0
Drawing Room	75.9	WC	1.8
Study	39.0	Lift	3.2
Family / Games Room	85.2		

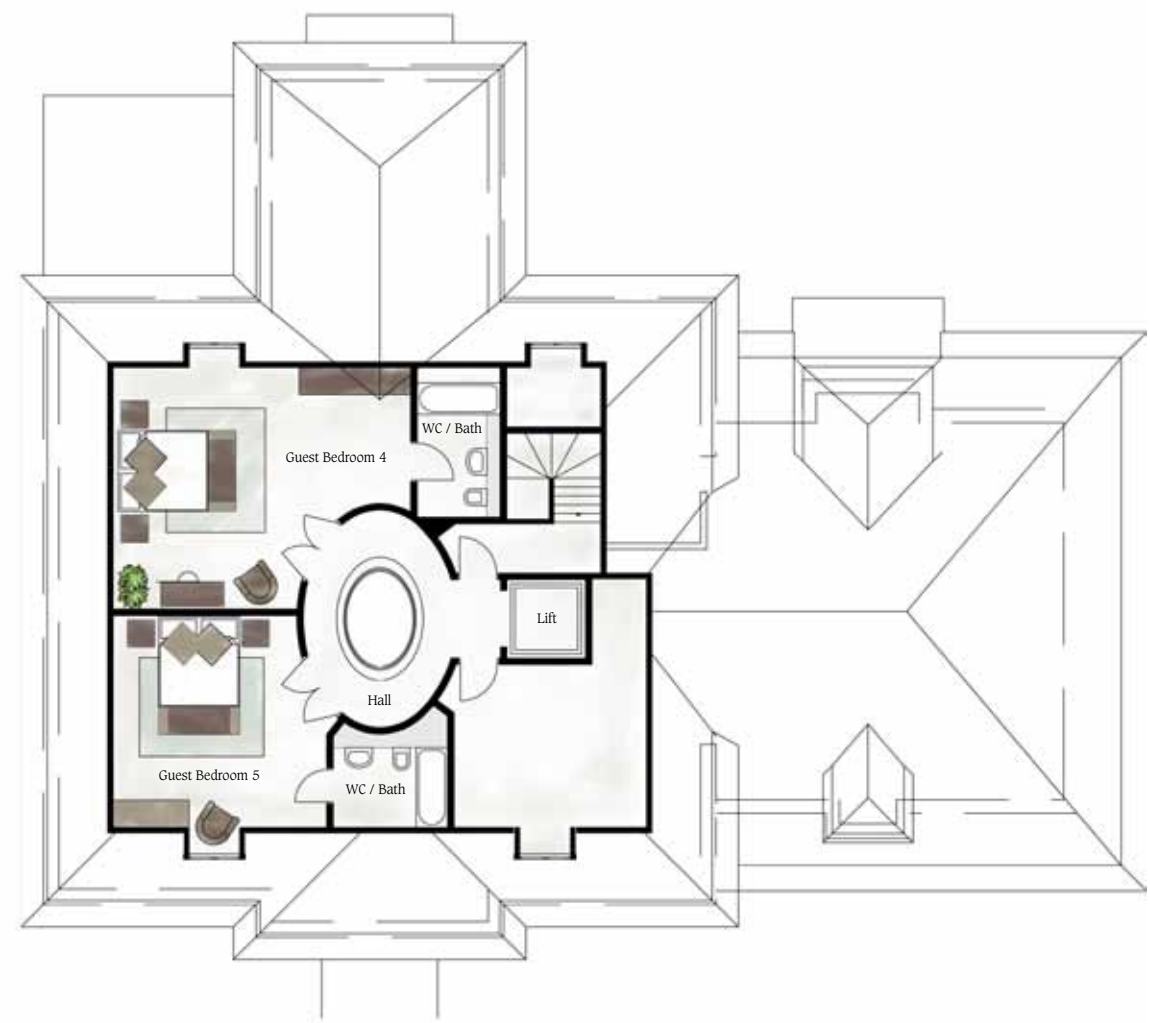
Floor Plans
First Floor



Room Dimensions (M²)

Master Suite	37.6	Guest Bedroom 2	23.0
Master Suite Bathroom	24.1	Guest Bedroom 2 WC / Bath	4.9
Master Suite Dressing	15.1	Guest Bedroom 3	23.4
Guest Suite	58.5	Guest Bedroom 3 WC / Bath	4.9
Guest Suite WC / Bath	10.1	Guest Bedroom 2 Dressing	4.2

Floor Plans
The Attic



Room Dimensions (M²)

Guest Bedroom 4	31.1
Guest Bedroom 4 WC / Bath	5.5
Guest Bedroom 5	22.3
Guest Bedroom 5 WC / Bath	4.7

Luxury Living

Every detail of Falcon House has been considered to facilitate the ultimate in luxury living. The image created by this spectacular property is of a lifestyle to be enjoyed and envied in equal measure.

Falcon house provides almost 17,000 sq. ft. of elegant accommodation over four floors. This spectacular new mansion is the epitome of refined luxury, entered through an Italian marbled floor double atrium hallway with sweeping staircase and gallery above.

Matching front and rear water features ensure every detail has been accounted for and the bespoke concealed car lift ensures a level of privacy for the owner upon arrival or departure.



Images for illustration purposes only.



Features

~ Stairs

Emperador Cappuccino Marble with Bullnose Edging and Marble Upstands, complimented with Inox Steel Spindles and Solid Wood Handrails

~ Windows

Solid Timber Frames with Double Glazing as standard.

~ Flooring

Grade A Emperador Cappuccino Marble, 12mm x 400mm x 600mm.

Indian Rosewood Woodblock 18mm x 75mm x 300mm

~ Outside

Bespoke Hydraulic Underground / Overground Car lift

Bespoke Water Feature

Landscaped Gardens & Grounds

Kitchen

The kitchen will be created by Poliform SpA, one of the world's leading contemporary furniture design studios. Using an exceptional variety of finishes and materials the units are characterised by the minimal horizontal thickness and maximum wideness of the surfaces and the absence of handles, resulting in strong clean lines ideally suited to modern contemporary living.

Poliform



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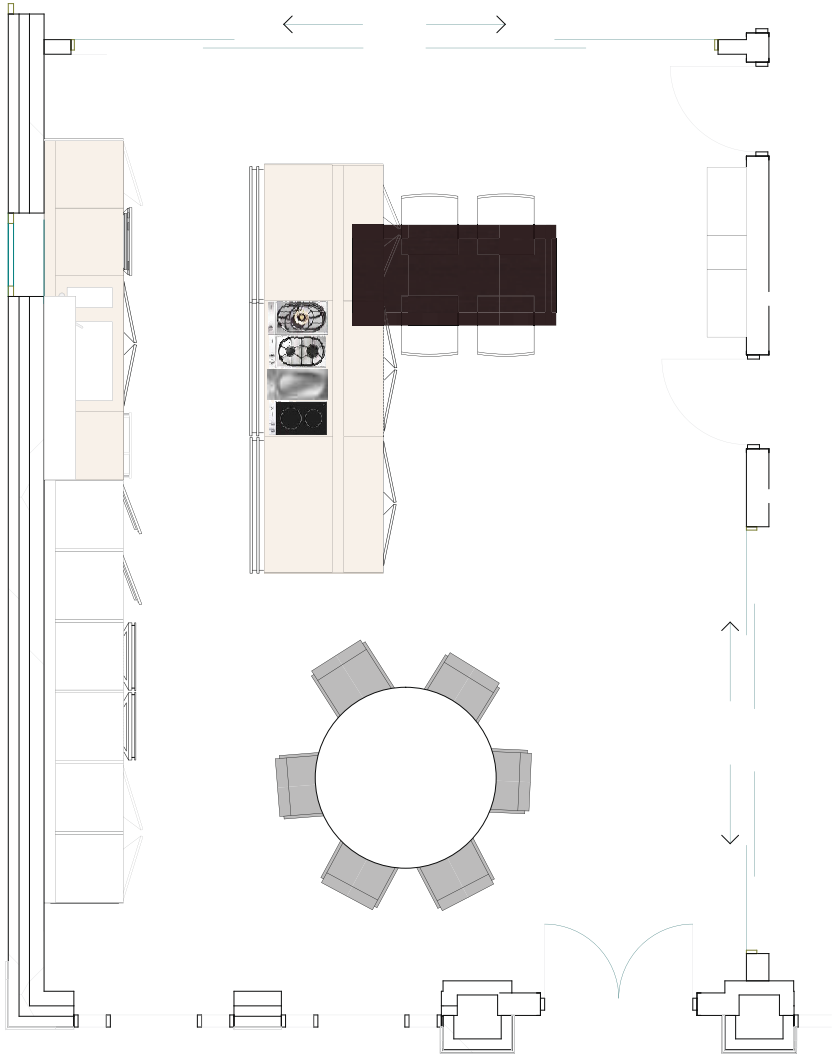


Features

- ~ Bespoke Design
- ~ Varenna by Poliform Italian designed gloss lacquered work surfaces and units.
- ~ Dorn Bracht Taps
- ~ Glacier White Corain Sink



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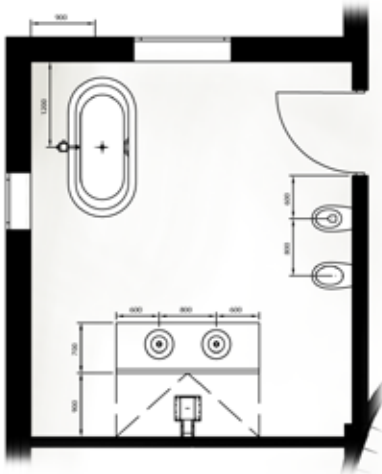
Appliances

- ~ Gaggenau Combi Steamer
- ~ Gaggenau Combi Microwave
- ~ Gaggenau Oven
- ~ Gaggenau Warming Drawer
- ~ Gaggenau Induction Cooktop
- ~ Gaggenau Gas Cooktop
- ~ Gaggenau Teppanyaki Cooktop
- ~ Gaggenau Coffee Machine
- ~ Gaggenau Integrated Fridge
- ~ Gaggenau Integrated Freezer
- ~ Wolf Downdraft Extractor
- ~ Westin Ceiling Extractor



Bathrooms

The Bathrooms and En-suites are all specified to the highest possible standards using the finest Italian designs from Gessi. The walls and floors are adorned with designer Dune tiles incorporating ornate geometric and floral patterns rendered in gold dusted ceramic.



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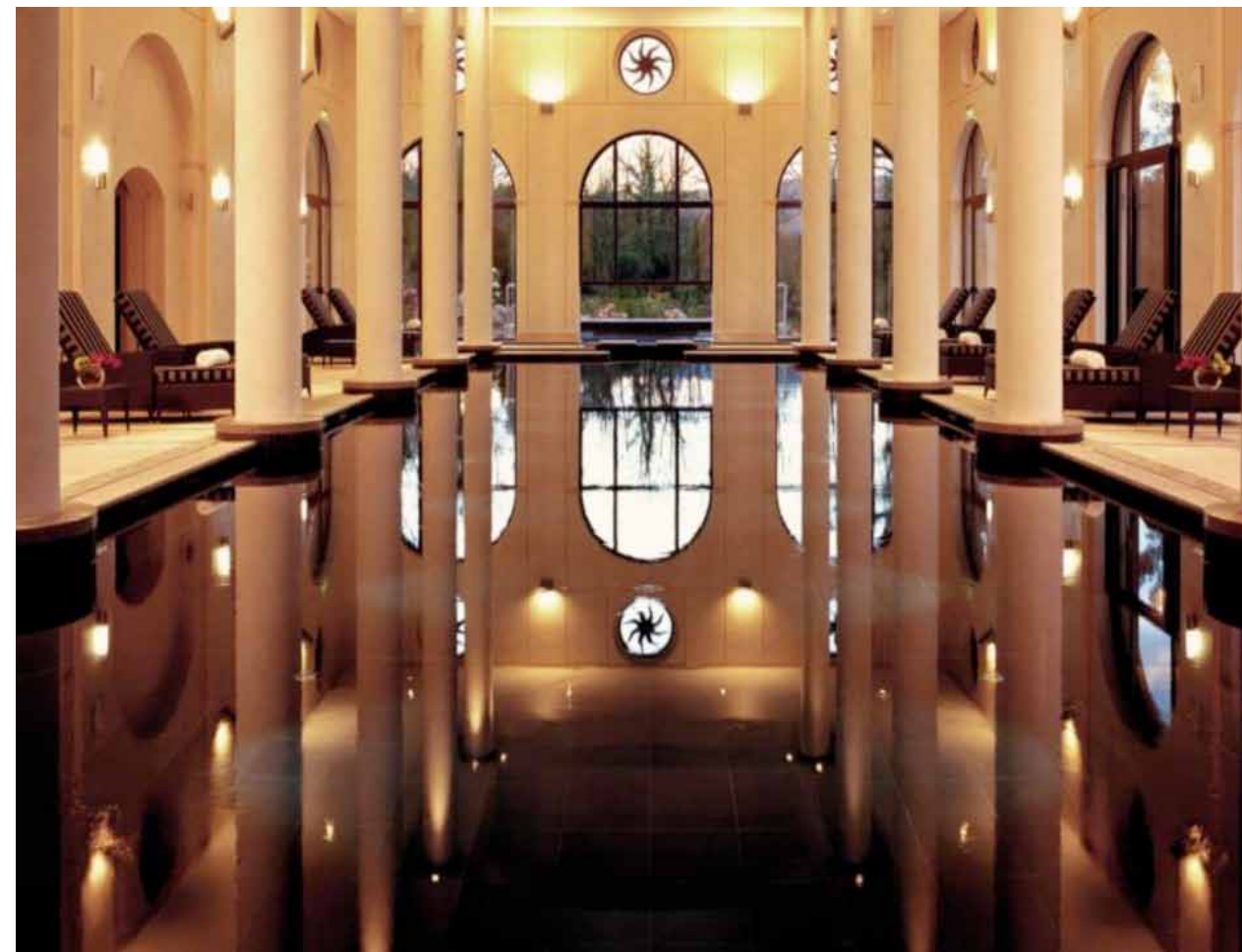
Wellness Sanctuary

The wellness Sanctuary has been designed for indulgence and comes complete with every conceivable luxury to help promote relaxation and fitness of both mind and body.





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Features

- ~ 11.5m Swimming Pool with black and gold feature mosaic flooring and marble surround
- ~ Jacuzzi Hot tub
- ~ Sauna
- ~ Steam Room
- ~ Private Technogym training environment with marble floor finish and Technogym rubber flooring
- ~ Personal Hair Salon with Porada rotating shelving system
- ~ Personal Treatment Room
- ~ ERCO Controlled Ambient Lighting System
- ~ Smart Home technology integrated into iPad controllers



Landscaping & Gardens

The first thing that strikes you upon entering this amazing residence is the distinctive lit water feature which accentuates the central axis of the property and gives the illusion that it flows right through the house. Mature planting discretely screens the private car lift and guides guests to the front entrance.

To the rear of the property the lower garden is flanked on either side by large willow trees in adjacent properties creating an intimate and secluded area. Closer to the house the gardens are laid out in a more formal style, softened by the use of lush and textural planting to add colour and visual interest and give a more relaxed and contemporary feel.



Images for illustration purposes only.



Fireplaces

Working exclusively with Chesney's of London we will produce the finest quality, bespoke, marble and crafted stone fireplaces to create feature focal points worthy of such a beautiful home.



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PHASE TWO *Interior Design*



Luxury Living Interiors by Kris Turnbull Studios



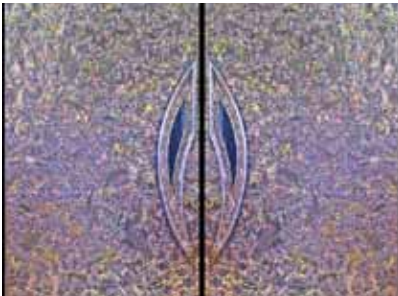
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KRIS TURNBULL
Exclusive Luxury Living

Designs to Inspire

We work exclusively with the world's leading design names. Brands such as Fendi, Armani, Kenzo, Donghia, Rubelli and Christopher Guy will add form, colour, pattern and texture to your home, bringing it to life. The quality of materials and the craftsmanship used throughout will be second to none. Be inspired by the possibilities...









Technology



Our technology partners, Lyric Hifi, have more than 30 years experience specifying and installing the highest quality sound and vision systems for discerning clients and integrating these into the fabric of their home.

Using the latest technologies we provide a future-proof home tailored individually to your brief. Our expertise covers every stage of the process from design and installation through to programming and client training.

The results will enhance your home's ambience and provide many years of pleasure.

Features

- ~ International Satellite Television
- ~ International DAB Radio
- ~ Smart Home technology integrated into iPad controllers
- ~ Discreet, recessed speakers



Images for illustration purposes only.



Lighting



Features

- ~ ERCO technology integrated into iPad controllers to control lighting throughout the house

ERCO

Making good architecture even better through beautifully controlled ambient lighting.

Our specialist lighting partner ERCO Germany, illuminates museums, universities, airports, monuments, hotels and luxury private residences. ERCO operate on a global scale and have lit some very well known locations, such as the Louvre Museum in Paris and the O2 in London. Irrespective of whether the architectural concept emphasises functionality or presentation, their goal is always to find a solution that does justice to the specific use and architectural features of each project.



Images for illustration purposes only.

Luxury Lifestyle

Falcon House has a commanding presence and deserves it's own very special and unique brand identity to be thoughtfully applied to every detail of it's daily existence, from co-ordinated staff uniforms, to bespoke stationery and table linen.





Exclusive Luxury Living

People of the Year Awards 2009 /10, Interior Designer of the Year



Working on a mix of high-end residential and niche commercial projects, including boutique hotels and luxury private developments, Kris Turnbull and his team have firmly established themselves as hot property on the UK and European interior design scene.

Introducing a new level of flair, sophistication and good taste to their design projects, Kris Turnbull Studios use only the finest, hand picked fabrics, furniture and finishes to ultimately seduce those lucky enough to indulge themselves in the spaces they create.

