

Project Stage: Concept

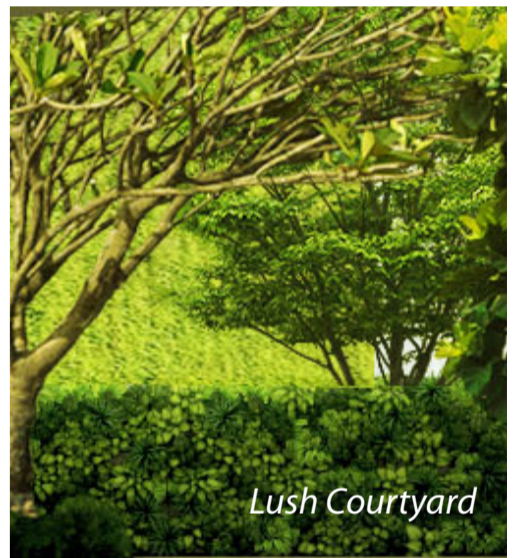
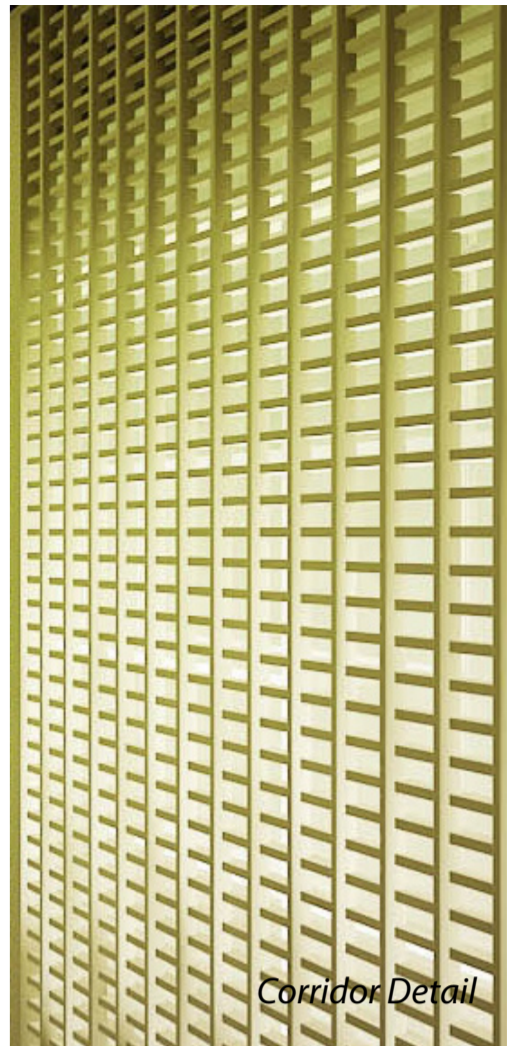
## INTRODUCTION

Discreetly tucked away from the vibrant expanse of Sukhumvit Road, EYSE 43 is described as a “hidden treasure” in the luxury residential market. With an area covering approximately 3,200m<sup>2</sup> (2 rai<sup>2</sup>), the challenge of the project was to maximize utilization, but also offer a plethora of facilities sans the feeling of cramped confinement.

This exclusive low-rise development is comprised of three structures — two 7-storey residential blocks, and a separate low level structure for common facilities, including a clubhouse and garden lounge on the lower floor, with Japanese style onsen and steam rooms on the second level, and a swimming pool on the third level. The lower level of the residential block features a co-living space that fosters communal activities opening up to encircle the garden at the center site. There are a total of 107 residential units, with 100% dedicated parking slots on three basement levels. Units range in size from a cozy single-bedroom unit (52m<sup>2</sup>) up to intimate three-bedroom units (109m<sup>2</sup>) on two levels.

EYSE 43 is located a leisurely five minute walk to the main road and a further five minutes to the Em District near the BTS Phrompong Station, giving easy access to the convenience and amenities of life in the big city while enjoying the contemplative seclusion of quiet home living.

The intent was to create a distinctive design that would differentiate the project from whatever else the residential market had to offer. Rather than to cater to whimsical themes and marketing gimmicks, the interior design theme was to simplify and deliver the essentials of what a “home” truly means. Opting for refined design details over decorative embellishment, EYSE 43 delivers on substance.



EVALUATION CRITERIA #1: SPATIAL DESIGN

Enhancing a greater connection with nature and the outdoors, EYSE 43 orients each unit with a view to the natural surroundings. The building looks in to the central garden area, but lining the exterior, facing outwards, exterior garden spaces along the perimeter provide a green buffer zone. The result is that every unit feels ensconced in a tranquil pocket of greenery. Not only does this become a restive natural view, but it helps provide a buffer from the outside world.

A unique spatial element offered at EYSE 43 is the shared co-living component located at the ground level. The intent to generate an enhanced sense of community living was realized with a large shared living area adjacent to what would typically be a conventional reception. The communal space serves as both a living area and a communal dining area, serviced by a generous open kitchen. The co-living area allows for seasonal community events that can bring residents together. A private meeting room is also provided for residents that might need a more enclosed confidential gathering space.

A more practical approach to planning the units was rooted in a functional understanding of what home life truly is about. Each residential unit enters into an open space that blends both the dining area and kitchen, the recognized heart of any home. This large shared area gently spills out on to a modest balcony with a genteel garden view.



Living and Kitchen Area - Plus Unit



Counter Top



Show Kitchen Area

EVALUATION CRITERIA #2: COMFORT

The modern world offers all sorts of conveniences that translate into creature comforts. EYSE 43 includes the fundamentals of what can be expected to deliver modern comforts to their residents.

The tall entrance doors to the living unit are not just about imposing a sense of height, but the side panel opens up to allow a wider and more convenient opening. Each and every home owner has faced the challenge of wrestling oversized furniture through narrow doorways, but this simple decision to create a door width that matches the corridor eliminates that struggle.

From the high end selection of kitchen appliances to the exemplary selection of finishing materials, this project is all about design that translates into a functionally efficient space. The kitchen island counter supports the room as a cooking preparation area, but also doubles up as a dining space when hot meals are ready to be served. Every bedroom enjoys the subtle luxury of a walk-in closet space that is atypical of today's residential offerings. Despite the actual footprint of the units, the clever use of built-in furniture results in an efficient use of space.

Recognizing that personal privacy is part of any home life, light sheer curtains help filter the light and heavy drapes can black out the spaces when necessary. Every part of the house can bask in invigorating sunshine, or masked in a cocoon of dark depending entirely on the home owners.



EVALUATION CRITERIA #3: AESTHETICS

In order to achieve a restive and calm home environment, there was a need to select a very controlled color palette. Warm, neutral tones of carefully chosen high-end materials were selected for floors and counter tops, complemented with soft color tones and wall finishes with a visual and tactile richness. Throughout all the communal areas and into each residential unit the restrained palette is punctuated with greenery.

The high ceilings accentuated by tall full height doors enhance a sense of space by allowing more natural daylight to be drawn into the interiors. What more can be considered a luxurious touch to any interior space than a generous glow of sunshine.

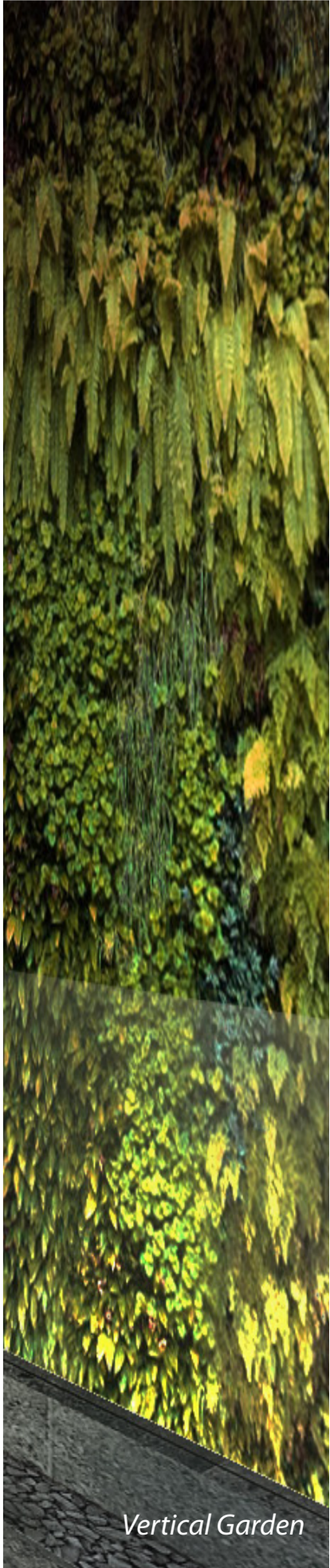
A large selving unit serves to help delineate indoor from outdoor space, without a substantial separation. It instead becomes a kind of functional display element that can serve as a bookshelf, as well as shelving for interesting green elements. These can ranges from beautifully potted succulents, to glass terrariums, carefully chosen decorative plates, or even hanging plants growing out of sculputural holders. While the display itself is a functional piece, as an interior element it brings the visual outdoors inside to become part of a tactile indoor experience.



Corridor to Unit



Garden Lounge



Vertical Garden

EVALUATION CRITERIA #4: INNOVATION

EYSE 43 has a highly evolved sense of planning. Due to the constraints of the site and the obvious need to efficiently optimize space, there is little room to allow for the nonessential or the superlative.

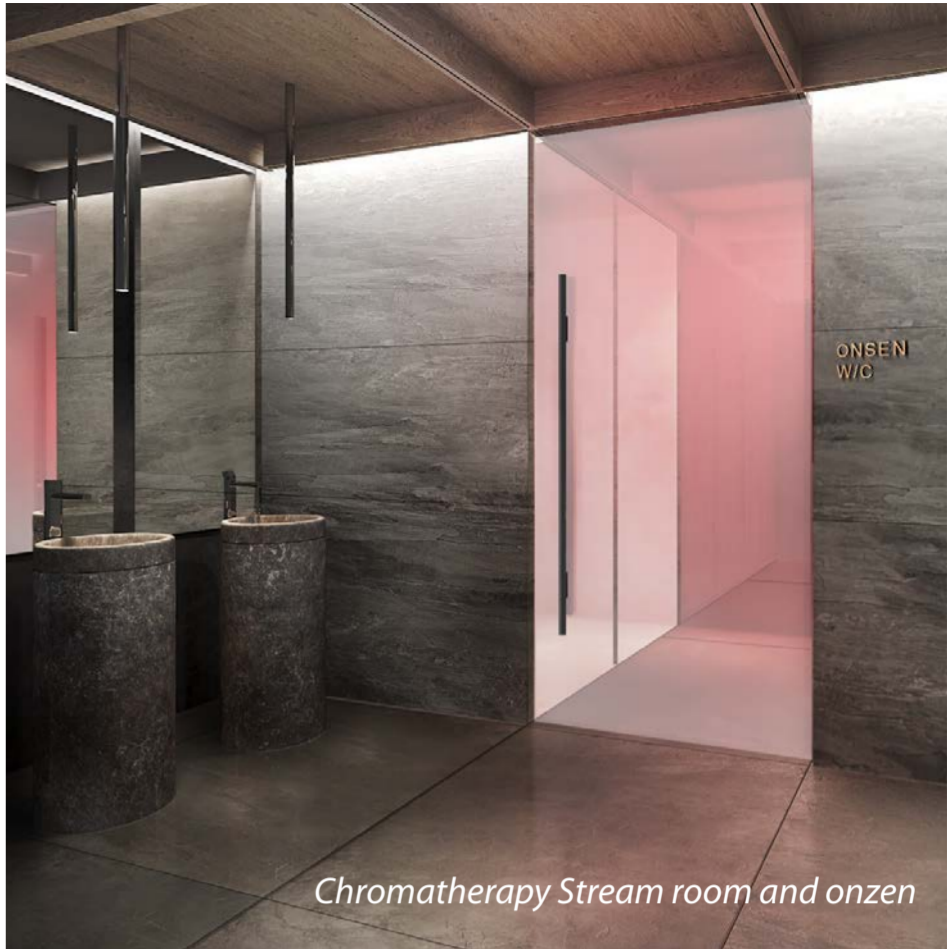
Most other residential developments focus on the actual living units with almost a bare bones decorative method to designing the common areas, EYSE 43 has taken a more deliberate approach to giving these shared areas a more unique character and function. These co-living spaces encourage every-day use, and not just be showcase spaces people pass through to get home. These areas will be shared extensions of their individual private homes. Residents can come together in this communal space to share a hearty meal together, enjoy social gatherings, or quietly reinforcing the ties that bind their quiet community.

Even the connecting space that transitions between the co-living spaces and access to the private residences features a pocket garden that can grow herbs to be used in the shared kitchen. This deliberate use of space gives further meaning to a simple passage way.

On the second level of the shared facilites structure, there is a unique chromatherapy steam room and a Japanese style Onsen. More and more the popularity of the Japanese hot baths, not many are familiar with chromatherapy, which is the science of using colors to adjust the human body's vibrations to frequencies resulting in improved health and harmonious well-being.



Chromatherapy Stream room and onzen



Chromatherapy Stream room and onzen



Herb Garden



Washing Machine & Shoes Cabinet with Key Holder



Co-Living Space

EVALUATION CRITERIA #5: REALISATION EFFICIENCY

Understanding that individual tastes vary from one home owner to the next, EYSE 43 offers a selection to their buyers. Carefully selected materials are composed into two distinct packages offering either a lighter or a darker tone. By allowing a choice between designed finishes packages, residents are given greater freedom to personalize their units that will still blend in with the overall design ethos.

With the deliberate addition of full height moss covered walls to the lift lobbies and corridor ends, the design introduces an unlikely but welcome exterior element that reinforces the conceptual strategy of bringing the outside indoors. These terminus points could just as easily have been emphasized with a sculpture or painting, but the choice of using nature as the highlight emphasized the importance of enveloping the space in greenery to truly create a hidden home.



Corridor



Gym



Vertical Garden



Corridor



Co-Living Space



Lift Hall



LivingArea



Bedroom



Bathroom