LUMIERE | SKYLINE ESTATE



A three-story home. A private penthouse. A complete visual story.

Concept direction + AI visualization by Geuzane Castro

Complete portfolio edition | November 2, 2026 | GeuzaneArt.com

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The lifestyle brief

A HOUSE FOR GATHERING

A Las Vegas-inspired hillside residence opens toward a dramatic skyline. Generous social spaces connect the kitchen, dining room and main infinity-pool terrace.

A PRIVATE WORLD ABOVE

The third occupied floor is reserved for the primary suite, sitting room, dressing room, spa bathroom, gym, sauna, private infinity pool and a separate Jacuzzi.

AN INTEGRATED EXPERIENCE

Solar, voice-controlled lighting and curtains, access technology and entertainment are design intentions woven into the concept.

THE PORTFOLIO PURPOSE

Demonstrate spatial storytelling, AI visual direction, interior styling, sourcing research and communication with architects, engineers and builders.

Creative direction and contribution

GEUZANE CASTRO

Developed the lifestyle brief, creative direction, room concepts, material language, visual selection and presentation story.

AI-ASSISTED PRODUCTION

AI tools assisted room imagery, visual exploration, document production and sourcing research. The images are concept studies rather than photographs of a completed building.

PROFESSIONAL COLLABORATION

The project describes a design conversation for an architect, engineer, interior designer, pool specialist and builder. No commissioned client or built completion is claimed.

WHAT THIS EDITION RESOLVES

One area baseline, a consistent three-story description, the selected exterior, separate pools, correctly named room imagery and unified page references.

The selected exterior

Approved visual anchor retained without redesign



The exterior establishes three occupied stories and a recessed private penthouse. It does not establish surveyed dimensions or hidden room geometry.

A calm, continuous material language

IVORY + SAND

Soft seating, large textile surfaces and warm pale walls create continuity between social spaces and the private suite.

WALNUT + BRONZE

Warm timber, aged brass and darker metal frames provide depth. Repeat finish families while allowing room-specific proportions.

STONE + GLASS

Pale stone and stone-look surfaces balance the glass envelope. Wet areas require material samples and application-specific review.

LIGHT + LANDSCAPE

Warm layered illumination, restrained planting and evening skyline views shape the mood. Rendered plants and scenery are illustrative.

One project, clearly stated boundaries

VISUAL CONCEPT

The room images communicate atmosphere, furniture direction and lifestyle. They are separate studies, not views exported from a common measured building model.

PLANNING STUDY

The proposed envelope is 72 x 44 ft on the lower and middle floors and 60 x 44 ft on the penthouse. Area is gross, including walls and circulation.

RESEARCH APPENDIX

Retail links and prices are retained as dated research from October 26-27, 2026. Supplier routes are proposals; none is represented as a contracted provider.

SEPARATE DELIVERABLES

A navigable 3D model, completed video walkthrough, engineered drawings and construction documents are not contained in this PDF.

From arrival to private retreat

Experience sequence; relationships are conceptual

ARRIVE

Entry, gallery and a framed skyline reveal.

GATHER

Living, dining and indoor-outdoor kitchen.

EXTEND

Main infinity pool and entertaining terrace.

WITHDRAW

Guest and family spaces on the middle floor.

RESET

Private primary suite, gym and sauna.

FLOAT

Upper infinity pool and separate Jacuzzi.

One proposed planning baseline

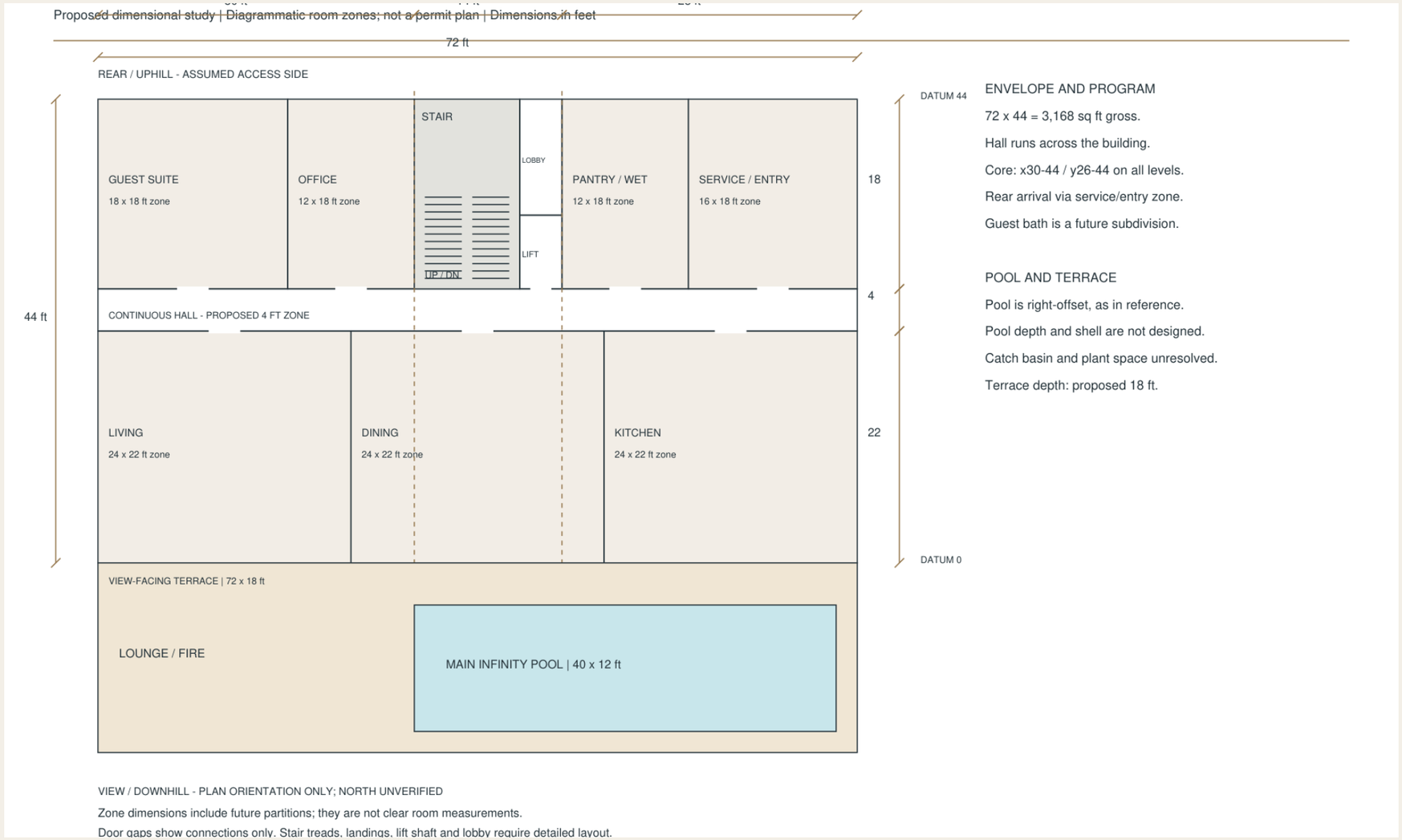
Proposed dimensions, not recovered from the reference image

LEVEL	ENVELOPE ASSUMPTION	AREA
Lower occupied floor	72 x 44 ft	3,168 sq ft
Middle occupied floor	72 x 44 ft	3,168 sq ft
Private penthouse	60 x 44 ft	2,640 sq ft
Gross enclosed total	Walls + circulation included	8,976 sq ft

Excludes terraces, pools and garage. No room-area schedule or fit validation is claimed. Earlier 9,000 / 9,728 sq ft studies and 70 x 45 ft test grids are superseded.

Lower floor | social spaces

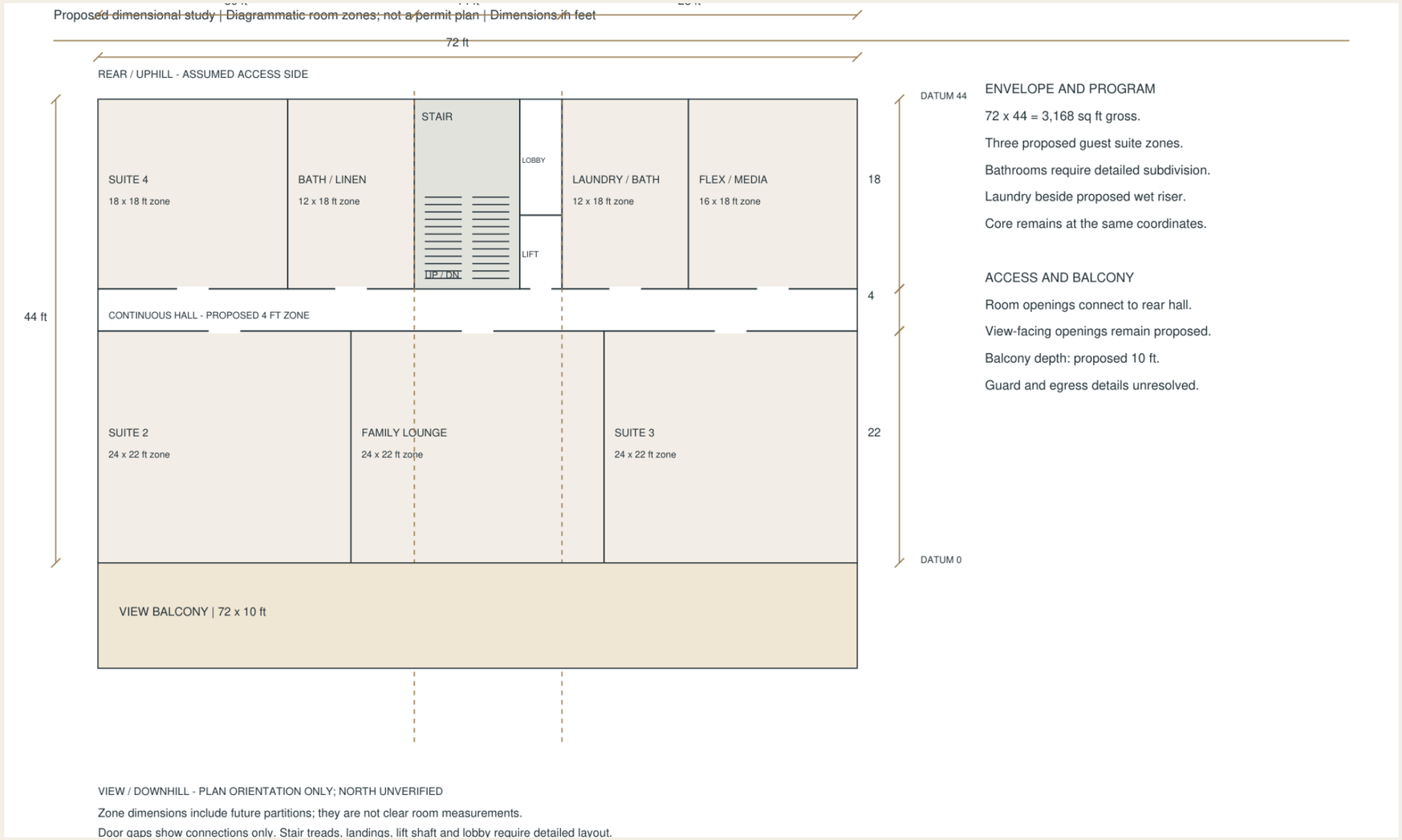
72 x 44 ft envelope | Main pool and entertaining terrace



Proposed schematic relationships only. Doors, stairs, bathrooms, structure and actual site fit require measured design.

Middle floor | family and guests

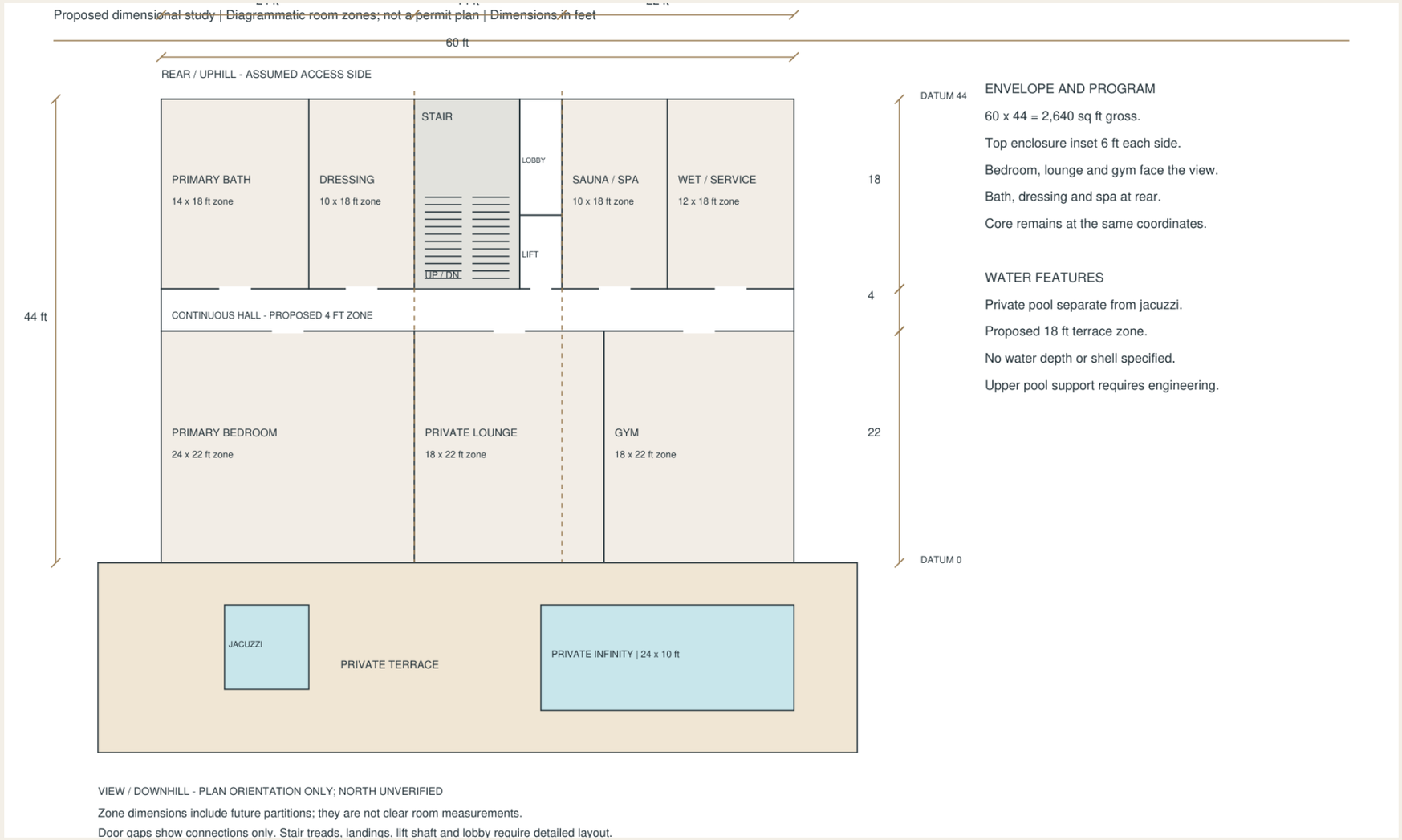
72 x 44 ft envelope | Private guest accommodation and family lounge



Proposed schematic relationships only. Doors, stairs, bathrooms, structure and actual site fit require measured design.

Third floor | private penthouse

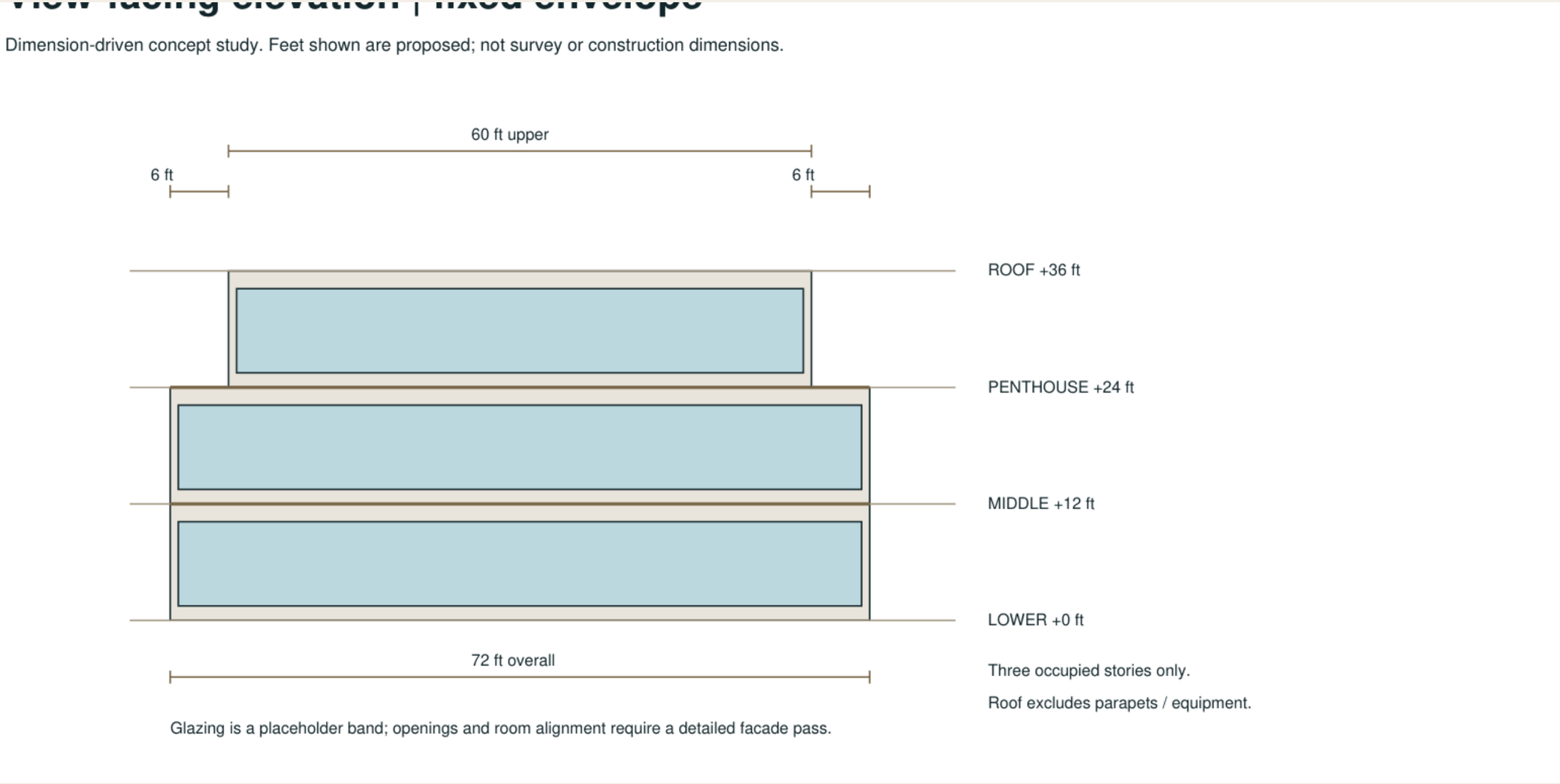
60 x 44 ft envelope | Primary suite and wellness program



Proposed schematic relationships only. Doors, stairs, bathrooms, structure and actual site fit require measured design.

View-facing elevation

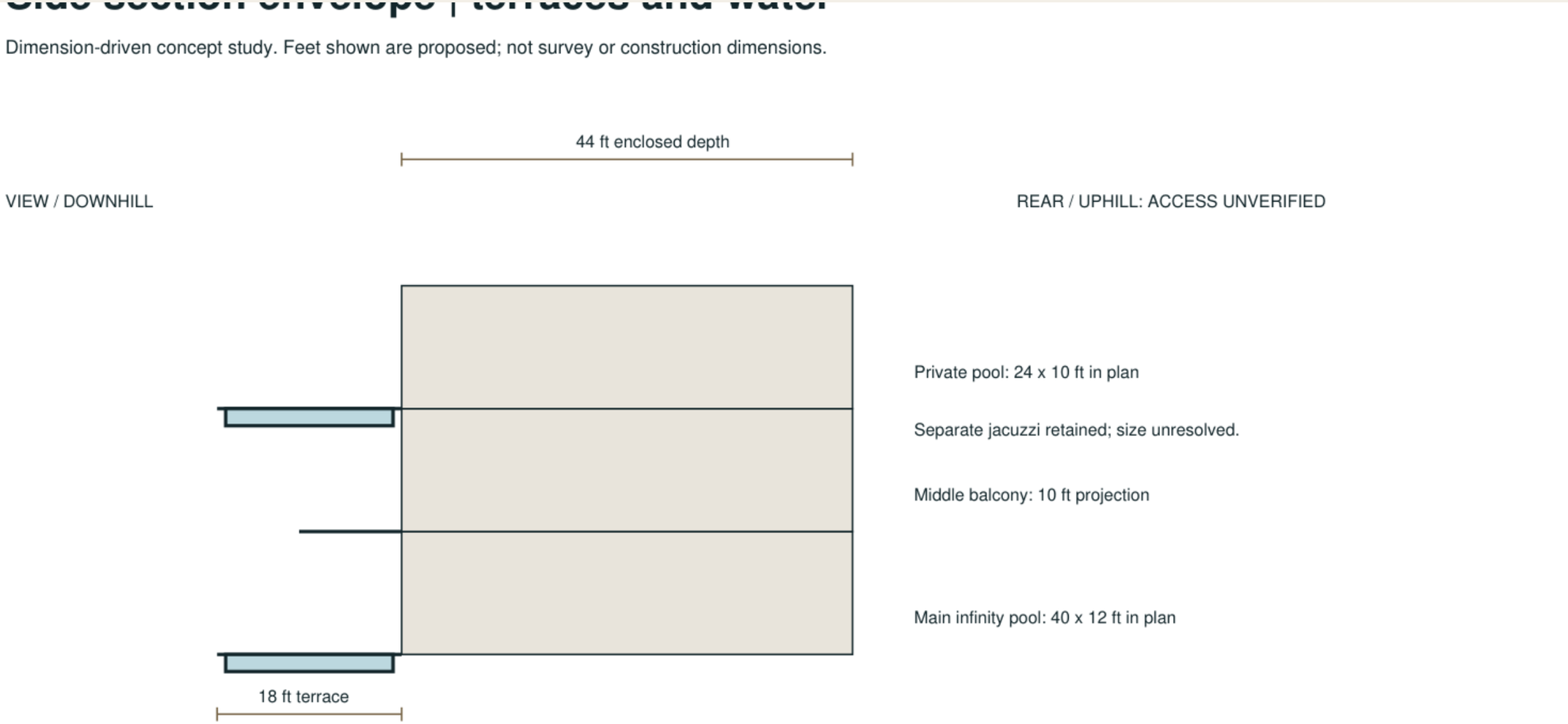
Three occupied stories | Proposed datums +0 / +12 / +24 ft; roof +36 ft



Proposed schematic relationships only. Doors, stairs, bathrooms, structure and actual site fit require measured design.

Side section | terraces and water

44 ft enclosed depth | Separate upper and lower water features



Proposed schematic relationships only. Doors, stairs, bathrooms, structure and actual site fit require measured design.

The vertical core

Illustrative circulation strategy; not an egress or accessibility design

LOWER FLOOR

Arrival connects to a common stair and lift zone.

MIDDLE FLOOR

Core is retained at the same plan coordinates.

PENTHOUSE

Private arrival to the primary suite and wellness spaces.

Three occupied levels. Pool supports and terrain are not additional living floors.

Two pools and a separate spa

Pool dimensions are schematic footprints; depth, shell and capacity are unspecified

MAIN INFINITY POOL

Proposed 40 x 12 ft planning footprint at the lower terrace.

PRIVATE INFINITY POOL

Proposed 24 x 10 ft planning footprint at the penthouse.

SEPARATE JACUZZI

Distinct spa feature; final size and equipment remain to be designed.

STRUCTURE

Elevated water loads require dedicated structural analysis.

WATER MANAGEMENT

Overflow, balance tanks, drainage and waterproofing are separate coordinated systems.

ACCESS

Pool barriers, maintenance and equipment replacement need resolved routes.

Structural relationships

Illustrative strategy, without member sizes or load calculations

System relationships only. No member sizes, reinforcement, spans or load capacity are established.

PROPOSED LOAD-PATH STRATEGY

Reserve aligned structural zones across the three floors.
Study reinforced-concrete floor and pool support systems with the engineer; steel may be needed at large openings.
Maintain the same stair/lift core footprint vertically.
Coordinate lateral resistance without blocking view glazing.
Transfer upper water loads through designed support paths.
Keep waterproofing independent of primary load resistance.
Foundation design depends on slope and geotechnical work.
The current room grid is not a structural column grid.

UNRESOLVED ENGINEERING ITEMS

Pool shells, beams, columns and slab thicknesses.
Cantilevers at the middle balcony and penthouse terrace.
Seismic, wind, gravity and retaining-earth loads.
Differential movement, joints and glazing tolerances.
Excavation, shoring, footing and retaining-wall design.
Stair, elevator and equipment support requirements.
No structural quantities or construction details released.

ILLUSTRATIVE VERTICAL RELATIONSHIP

Roof / solar --> penthouse walls and designed supports --> middle / lower supports --> foundation --> ground.

Upper pools --> dedicated engineered support --> continuous load path to foundation.

These arrows describe intent only. They do not establish that any wall or column can carry the loads.

Proposed schematic relationships only. Doors, stairs, bathrooms, structure and actual site fit require measured design.

Wet services and pool coordination

Plumbing, drainage and pool systems are separate engineered packages

Illustrative services strategy. Pipe sizes, slopes, capacities and equipment selections are not specified.

PROPOSED WET-SERVICE STACK

Reserve wet-service zone at x44-56 / y26-44.
Level 3: primary bath / spa connect through ceiling routes.
Level 2: laundry and guest baths connect to wet-service zone.
Level 1: pantry / service routes connect to site utilities.
Keep sanitary, vent and storm systems distinct.
Long branches and ceiling conflicts require DD review.
Provide access to valves, cleanouts and service equipment.
Supply hot water using a future calculated distribution plan.
Shower, sauna and bathroom exhaust require HVAC study.

SEPARATE POOL SYSTEMS

Main pool, upper pool and jacuzzi are three water systems.
Reserve separate equipment and service-access allowances.
Infinity edges require catch basins and balance arrangements.
Route overflow and backwash only to approved destinations.
Separate pool water from terrace storm drainage.
Terraces need falls, primary drains and overflow provisions.
Waterproofing upstands and thresholds require sections.
No pool equipment location is finalized on these plans.
Pool safety barriers and access controls remain unresolved.

COORDINATION HOLD POINTS

Establish utility connections and sewer invert before defining gravity routes.

Resolve pool plant locations before finalizing terrace and service-space layouts.

Check ceiling space against structure, ducts, lighting and sprinkler requirements where applicable.

Proposed schematic relationships only. Doors, stairs, bathrooms, structure and actual site fit require measured design.

Envelope, access and the hillside

VIEW FACADE

Large glazing and broad terraces define the selected exterior. Openings shown in the image must be reconciled with room layouts in a common model.

REAR ARRIVAL

Uphill entry and driveway access are assumptions. The garage image is an interior concept; the garage position is not resolved in the floor plans.

BUILDING SKIN

Coordinate solar heat gain, shading, insulation, glazing performance, roof drainage and service access during detailed design.

THE ACTUAL SITE

A survey and site-specific review must establish terrain, setbacks, buildable footprint, utilities, height constraints and the real view corridor.

SD, DD and CD | the design pathway

PHASE	PURPOSE	TYPICAL OUTPUT
SD | Schematic design	Test the brief and spatial relationships.	Site approach, proposed plans, massing, preliminary elevations and options.
DD | Design development	Coordinate selected architecture, interiors and systems.	Developed dimensions, materials, structural and MEP coordination, updated cost review.
CD | Construction documents	Document an approved design for pricing and construction.	Coordinated drawings, schedules and specifications with professional design responsibilities.
This portfolio	Creative concept and schematic communication.	AI room studies, envelope assumptions, sourcing routes and a process story; not completed DD or CD.

The abbreviation sequence describes a general design workflow, not a certification that a phase is complete.

Arrival and entry

DESIGN INTENT

A framed transition from hillside arrival to the skyline.

VISUAL LANGUAGE

Keep entry seating, a restrained mirror and warm light within a simple material palette.

COORDINATION

Coordinate driveway, entry level, door, weather protection and a clear arrival path.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 63. The image communicates design intent; it is not a measured room model.

Main living room

DESIGN INTENT

An oval pendant anchors sculptural ivory seating.

VISUAL LANGUAGE

Two sofas and pale marble tables face the view without allowing the fixture to dominate the room.

COORDINATION

The selected oval-light study governs the living-room visual direction. Final seating clearance and fixture mounting require a measured layout.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 64. The image communicates design intent; it is not a measured room model.

Main kitchen

DESIGN INTENT

A dark stone island becomes the social center.

VISUAL LANGUAGE

Warm cabinet lighting, brass pendants and pale stools soften the strong stone surfaces.

COORDINATION

The image suggests a longer island than the four-stool procurement allowance. Treat the count as provisional until the island and appliance layout are measured.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 65. The image communicates design intent; it is not a measured room model.

Dining room

DESIGN INTENT

An intimate setting within a dramatic open room.

VISUAL LANGUAGE

Pale upholstery, a marble table and controlled decorative light connect dining to the living palette.

COORDINATION

Illustrated chairs and accessories are design studies. Product dimensions and final seating count must be checked against circulation.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 66. The image communicates design intent; it is not a measured room model.

Guest suite one

DESIGN INTENT

A quiet guest retreat with a skyline outlook.

VISUAL LANGUAGE

Soft upholstered bedding, warm cove lighting and a restrained timber backdrop create a comfortable room.

COORDINATION

Coordinate luggage storage, bedside power, blackout shading and an adjoining bathroom; the room study does not establish its plan location.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 70. The image communicates design intent; it is not a measured room model.

Guest suite two

DESIGN INTENT

A second guest-room interpretation in the same palette.

VISUAL LANGUAGE

Ivory bedding, dark wood and a low-contrast rug keep the suite connected to the main design.

COORDINATION

Resolve wardrobe storage, door swings and a balanced lighting layout during measured planning.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 71. The image communicates design intent; it is not a measured room model.

Guest bathroom

DESIGN INTENT

A warm stone bathroom with a clear wet-dry division.

VISUAL LANGUAGE

Brass fixtures and timber cabinetry repeat the broader house palette.

COORDINATION

Confirm slip resistance, shower enclosure, waterproofing, ventilation and fixture access with the actual bathroom layout.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 72. The image communicates design intent; it is not a measured room model.

Family lounge

DESIGN INTENT

A relaxed room for shared evenings.

VISUAL LANGUAGE

Soft modular seating and a layered media wall support informal use away from the main entertaining space.

COORDINATION

Keep glare, speaker positions, cable routes and equipment ventilation in the design brief.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 73. The image communicates design intent; it is not a measured room model.

Home office

DESIGN INTENT

A focused workspace with a generous visual backdrop.

VISUAL LANGUAGE

Warm shelving and a substantial desk make the room feel integrated with the home.

COORDINATION

Plan task light, video-call framing, wired data, printer storage and quiet ventilation.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 74. The image communicates design intent; it is not a measured room model.

Laundry and utility

DESIGN INTENT

A practical service room with a finished interior language.

VISUAL LANGUAGE

Durable worktops, concealed storage and controlled task lighting make daily work easier.

COORDINATION

Coordinate machine clearances, service connections, ventilation, drainage and cabinet access with selected equipment.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 75. The image communicates design intent; it is not a measured room model.

Main gym

DESIGN INTENT

An active room with light and an open outlook.

VISUAL LANGUAGE

Equipment and resilient surfaces form a straightforward exercise environment.

COORDINATION

Verify equipment weights, impact transmission, service access, power and ventilation. This is distinct from the private penthouse gym.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 76. The image communicates design intent; it is not a measured room model.

Spa and massage room

DESIGN INTENT

A low-light room for a quieter daily rhythm.

VISUAL LANGUAGE

Warm stone, concealed light and a central treatment setting establish the spa mood.

COORDINATION

Resolve privacy, sound separation, linen storage, cleaning access and any treatment equipment needs.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 77. The image communicates design intent; it is not a measured room model.

Game room

DESIGN INTENT

A deliberately more colorful social space.

VISUAL LANGUAGE

The billiard table and illuminated gaming features bring energy to the entertainment program.

COORDINATION

Check cue clearance, furniture placement, power and sound separation before fixing the layout.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 78. The image communicates design intent; it is not a measured room model.

Private cinema

DESIGN INTENT

A darkened room built around the screen experience.

VISUAL LANGUAGE

Low-reflectance finishes, integrated lighting and comfortable seating support a focused viewing environment.

COORDINATION

AV specialists must coordinate sightlines, projector or display selection, acoustics, ventilation and maintenance access.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 79. The image communicates design intent; it is not a measured room model.

Wine room and bar

DESIGN INTENT

A warm hospitality setting within the residence.

VISUAL LANGUAGE

Backlit bottle storage, dark surfaces and brass accents give the bar its own atmosphere.

COORDINATION

Wine storage temperature, heat from lighting and appliance ventilation require a coordinated cabinet and equipment design.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 80. The image communicates design intent; it is not a measured room model.

Outdoor kitchen and dining

DESIGN INTENT

An outdoor extension of the social kitchen.

VISUAL LANGUAGE

Covered dining, a grill run and durable seating carry the indoor material language beyond the glazing.

COORDINATION

Coordinate weather exposure, appliance listing, gas or electric supply, exhaust clearances and safe movement around hot equipment.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 83. The image communicates design intent; it is not a measured room model.

Garage interior

DESIGN INTENT

A clean, illuminated vehicle gallery.

VISUAL LANGUAGE

Warm ceiling lines and organized storage connect the garage interior to the luxury house language.

COORDINATION

This is a garage interior study. Site access, location, capacity, ventilation and fire separation are not established by the image.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 84. The image communicates design intent; it is not a measured room model.

Main pool terrace

DESIGN INTENT

One lower-level pool, with several social settings.

VISUAL LANGUAGE

The selected exterior places the main infinity pool toward the view side; lounge and dining belong to the same terrace.

COORDINATION

Use this exterior as context rather than a separate close-up. Do not count multiple visual views as additional pools or furniture quantities.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 82. The image communicates design intent; it is not a measured room model.

Upper outdoor lounge

DESIGN INTENT

A private outdoor setting at the third-floor level.

VISUAL LANGUAGE

The recessed penthouse and upper water terrace are visible in the selected exterior.

COORDINATION

The image is whole-building context, not a separately resolved rooftop room. There is no fourth occupied story in the concept.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sourcing schedule: page 81. The image communicates design intent; it is not a measured room model.

Landscape and the horizon

VIEW-FIRST PLANTING

Frame the terrace and approach without treating the rendered skyline or palms as a verified site condition.

DESERT EXPOSURE

A landscape designer should select planting, soil, irrigation and hardscape suited to the actual site and maintenance plan.

LIGHTING

Concealed light, step illumination and low-glare path fixtures support the evening composition.

WATER + SERVICE

Coordinate irrigation, terrace drainage, pool splash, root zones and equipment access as one landscape package.



AI-generated room study. Skyline and concealed geometry are illustrative.

The digital aquarium wall

A SIMULATED AQUARIUM

The brief calls for a digital or scenic aquarium effect, rather than a live tank. The intention is movement, depth and atmosphere.

DISPLAY DESIGN

Coordinate screen format, content, reflections, dimming, ventilation and a serviceable enclosure. No tank loads or live-animal equipment are assumed.

ROOM INTEGRATION

Give the feature a deliberate sightline without competing with the skyline or blocking circulation.

PROCUREMENT

Select the display and control system only after dimensions, access, thermal requirements and the desired visual effect have been agreed.

Material applications by zone

LIVING + BEDROOMS

Ivory textiles, warm timber and rugs soften acoustics and provide visual continuity. Select fabrics for care, sunlight and use.

KITCHEN + BAR

Stone or engineered-surface candidates require samples, fabrication planning, support and appliance interface review.

BATHROOMS + SPA

Wet-area finishes need substrate, waterproofing, junction and slip-resistance review; appearance alone is not a specification.

TERRACES + POOL EDGES

Exterior-rated finishes, coping, movement joints and drainage must work together. Confirm heat underfoot and ongoing maintenance.

Lighting across the house

AMBIENT LAYER

Cove light and downlights create an even background. Keep brightness transitions comfortable from room to room.

TASK LAYER

Reading, desk, kitchen, vanity and laundry lighting should support the activity independently of decorative scenes.

ACCENT LAYER

The oval living-room pendant, art illumination and cabinet lighting provide identity without requiring every source to be on.

CONTROL LAYER

Group scenes around daily routines and preserve local physical controls. Multicolor effects are optional accents rather than the only usable light.

Indoor-outdoor continuity

THE THRESHOLD

Sliding glass walls connect social rooms to the main terrace. Coordinate sill, waterproofing, drainage and track access.

THE FURNITURE PLAN

Align conversation groups with the view while preserving paths to dining, kitchen, pool and exits.

COMFORT

Shade, fabric performance, glare and wind affect usability. Select outdoor equipment for actual exposure.

THE VISUAL BOUNDARY

Images share a material language but are independent room studies. Architectural opening positions must be reconciled in a common measured model.



AI-generated room study. Skyline and concealed geometry are illustrative.

SKYLINE RETREAT

A private retreat within the three-story residence



Third-floor primary suite, wellness spaces, private infinity pool and separate Jacuzzi. Whole-building exterior shown for context.

The private-suite brief

THE CHALLENGE

Create a complete private retreat where the owners can rest, dress, exercise and enjoy water without sharing the main entertaining spaces.

THE RESPONSE

Connect bedroom and sitting room to a dressing room, spa bathroom, gym, sauna and private water terrace.

A SHARED PALETTE

Ivory, walnut, pale stone and aged brass unite the rooms while allowing different lighting and degrees of privacy.

THE ROLE

Concept direction, AI-assisted visualization, interior styling, sourcing and portfolio storytelling by Geuzane Castro.

Private-suite relationships

Program relationships; the selected penthouse envelope is 60 x 44 ft, 2,640 sq ft gross

ARRIVE

Private lift and stair lobby; plan details unresolved.

REST

Bedroom and sitting room face the view.

DRESS

Storage and dressing link to the primary bath.

BATHE

Spa bathroom with a dry AV viewing concept.

MOVE + RESET

Private gym, sauna and relaxation.

OUTDOORS

Upper infinity pool and a separate Jacuzzi.

The primary bedroom

REST

Ivory upholstered king bed, paired marble-top nightstands and a soft rug anchor the bedroom.

EXPERIENCE

Independent bedside light and perimeter light support reading and evening scenes. Full-height sheers and blackout shading preserve privacy.

COORDINATION

The room image is a styling study; the bed, rug and lighting must be located within the measured suite.



AI-generated room study. Skyline and concealed geometry are illustrative.

The sitting room

LOUNGE

One ivory sofa and two swivel chairs create an intimate conversation setting.

EXPERIENCE

Bronze-glass pendant lighting, a reading lamp and dimmable ambient light continue the suite palette.

COORDINATION

The image interprets proposed products. Confirm furniture dimensions and clearances before ordering.



AI-generated room study. Skyline and concealed geometry are illustrative.

The dressing room

DRESS

Warm-wood cabinetry, integrated lighting and a central jewelry island establish a wardrobe gallery.

EXPERIENCE

A full-length mirror and ivory bench provide a place to pause and dress. Cabinet lighting should avoid visible glare.

COORDINATION

Measured cabinetry, door and drawer operation, service access and circulation require a coordinated fabrication layout.



AI-generated room study. Skyline and concealed geometry are illustrative.

The spa bathroom

BATHE

A sculptural soaking bath, walnut vanity and brass details create a quiet spa character.

EXPERIENCE

The descending-display idea belongs in a dry, ventilated viewing zone separate from the wet areas.

COORDINATION

The 116-inch display is a design target, not an installed or approved bathroom system. Specialist review is needed.



AI-generated room study. Skyline and concealed geometry are illustrative.

The private gym

MOVE

Treadmill, cycle, adjustable bench, dumbbells and an open stretch zone form the equipment brief.

EXPERIENCE

An 83-inch descending display is proposed beside the training area, with glare control and independent ventilation.

COORDINATION

The ceiling pocket, travel envelope, structure, service access and equipment weights require specialist coordination.



AI-generated room study. Skyline and concealed geometry are illustrative.

Sauna and relaxation

RESET

A glass-fronted sauna and pale timber benches transition from movement to rest.

EXPERIENCE

A dry lounge chair, towels and a rinse-shower route complete the wellness sequence.

COORDINATION

A custom sauna supplier must resolve heater sizing, bench layout, controls, glazing and ventilation.



AI-generated room study. Skyline and concealed geometry are illustrative.

The private water terrace

OUTDOORS

An upper infinity pool and a separate Jacuzzi are distinct private water experiences.

EXPERIENCE

Two chaises, side tables, shade and a custom lounge/daybed form a provisional outdoor furnishing plan.

COORDINATION

Whole-building context shown. A dedicated measured terrace layout, water systems and structural design remain separate work.



AI-generated room study. Skyline and concealed geometry are illustrative.

Descending displays | the design brief

GYM DISPLAY

The source research proposed an LG 83-inch G5 OLED and a Future Automation CHRT lift family. The final combination needs written supplier confirmation.

BATHROOM CINEMA

A Hisense 116UX and a bespoke Future Automation mechanism were identified as sourcing routes. This is a large-format target, not a claim to the largest display available.

MOVEMENT + SUPPORT

Coordinate the full screen envelope, lift load, building structure, service space and safe travel zone with the equipment suppliers.

ENVIRONMENTAL SUITABILITY

The bathroom installation needs an appropriate dry, ventilated enclosure and separation from moisture. No water resistance or manufacturer compatibility is assumed.

Equipment references are retained from October 27, 2026 research. They are proposed candidates, not current verified product specifications.

Bedroom + dressing selections

Historical retail research | October 27, 2026 | Embedded supplier links

ID	PRODUCT / CLICK NAME FOR SOURCE	QTY	UNIT USD	LINE USD
B01	**Diana king bed / CB2** White boucle; SKU 288481. Frame only.	1	$1,699.00	$1,699.00
B02	**Connoisseur nightstand / CB2** 20 in; light oak, marble top; SKU 445638.	2	$549.00	$1,098.00
B03	**Anders rug / CB2** Ivory TENCEL lyocell, 9 x 12 ft.	1	$1,499.00	$1,499.00
B04	**Carmichael table lamp / CB2** Small aged brass; bulbs excluded.	2	$299.00	$598.00
D01	**Orleans bench / CB2** 62 in warm white boucle. Dressing room only.	1	$899.00	$899.00
D02	**Nouveau floor mirror / CB2** 48 x 78 in; brass lacquered iron.	1	$999.00	$999.00
D03	**Pomfret pendant / Hudson Valley** Bronze glass; 1600-AGB-BZ.	1	$454.00	$454.00

Published-price subtotal **$7,246.00**

Reviewed October 27, 2026. Excludes mattress, bedding, rug pads, bulbs, cabinetry, ceiling feature, drapery, tax, delivery and installation. One dressing-room bench is counted; no duplicate bedroom bench is included.

Illustrative product matches. Historical prices exclude tax, shipping and installation; confirm the final product and price before ordering.

Sitting-room selections

Historical retail research | October 27, 2026 | Embedded supplier links

ID	PRODUCT / CLICK NAME FOR SOURCE	QTY	UNIT USD	LINE USD
L01	**Aldine sofa / CB2** 103 in ivory boucle; sale snapshot.	1	$2,639.00	$2,639.00
L02	**Harmon swivel chair / Room & Board** Tepic ivory fabric; matching pair.	2	$1,399.00	$2,798.00
L03	**Ilise coffee table / CB2** 50 in white marble; clearance, final sale.	1	$1,449.97	$1,449.97
L04	**Marrin rug / CB2** Ivory wool, 9 x 12 ft.	1	$2,299.00	$2,299.00
L05	**Pomfret pendant / Hudson Valley** Three individual fixtures; 1600-AGB-BZ.	3	$454.00	$1,362.00
L06	**Atelier floor lamp / CB2** Aged brass; sale snapshot; bulbs excluded.	1	$899.00	$899.00

Published-price subtotal **$11,446.97**

Reviewed October 27, 2026. Excludes side tables, cove/downlights, electrical work, bulbs, accessories, rug pad, tax and delivery. Ilise is listed as clearance/final sale. Exact fit, finish, stock and delivery ZIP must be checked before an order.

Illustrative product matches. Historical prices exclude tax, shipping and installation; confirm the final product and price before ordering.

Wellness and outdoor procurement

FITNESS

Select equipment from the private-gym schedule after the exercise layout, delivery route, electrical requirements and floor loads are known.

SAUNA

Finnleo is the retained custom-supplier route. Size the actual heater, enclosure and ventilation to the developed room design.

TERRACE

Outdoor chaises, side tables and shade are furnishing candidates. Wind anchoring, water exposure and the terrace loading need separate review.

CUSTOM PACKAGES

Pool shells, Jacuzzi, waterproofing, guards, glazing, built-ins and AV mechanisms require project-specific quotations rather than retail allowances.

Private-suite custom handoff

CABINETRY + SHADES

Measure the wardrobe, jewelry island, vanity and windows as coordinated packages. Confirm finish samples, motors and control compatibility.

STONE + FIXTURES

Review slabs, joints, wet-area assemblies and fixture rough-ins with the responsible fabricators and plumbing designer.

AV + CEILINGS

Develop ceiling pockets and servicing routes before fixing the finished ceiling. Confirm the display and lift as a complete assembly.

POOLS + STRUCTURE

Assign structural, waterproofing and pool-system interfaces explicitly. Do not treat outdoor furniture pricing as an allowance for elevated water construction.

Selected penthouse retail subtotal

Source research: October 27, 2026

INCLUDED GROUP	HISTORICAL USD	BOUNDARY
Bedroom + dressing room	$7,246.00	Selected items in the source retail schedule.
Sitting room + decorative lighting	$11,446.97	Selected items in the source retail schedule.
Selected-item subtotal	$18,692.97	Not a complete furniture budget or construction estimate.

Excluded: tax, shipping, installation, TVs, lifts, fitness equipment, terrace packages, custom cabinetry, pools, sauna installation, construction, professional fees and contingency. Do not add overlapping master-file subtotals.

Process and portfolio outcome

TRANSLATE THE BRIEF

Separate private routines from downstairs entertaining and organize the suite around rest, dressing, wellness and water.

ESTABLISH A LANGUAGE

Carry ivory, walnut, pale stone and brass through seven room and outdoor studies.

REFINE THE EXPERIENCE

Develop specific ideas for the descending gym and bathroom displays and distinguish them from installed systems.

CONNECT CONCEPT TO SOURCING

Present dated retail snapshots, supplier routes and custom-quote boundaries so the visual ideas can enter a professional design conversation.

A retreat with a clear point of view

SELECTED WORK

Skyline Retreat is the private-penthouse chapter of Skyline Estate. Its value is the relationship between atmosphere, daily routines and a coherent visual language.

DEMONSTRATED SKILLS

Concept development, AI visual direction, interior styling, material coordination, product research and presentation.

PROFESSIONAL NEXT STEP

Translate the approved visual direction into a common measured architectural model before claiming room-to-facade coordination.

PORTFOLIO CONTACT

GeuzaneArt.com | Geuzane Castro | Concept direction and AI-assisted residential visualization.



AI-generated room study. Skyline and concealed geometry are illustrative.

Architecture, entry and exterior

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Large sliding glass walls / TBD	Western Series 600 multi-slide glass doors	QUOTE
Exterior stone-tone paving / TBD	Daltile stone-look porcelain tile collection	SELECT
Dark feature cladding / TBD	Cosentino Dekton Laurent surface	QUOTE
Landscape illumination / TBD	FX Luminaire landscape lighting	SELECT
Solar array / 1 system	Tesla solar panels	QUOTE
Energy storage / TBD	Tesla Powerwall	QUOTE
Entry / seating benches / TBD	CB2 Orleans 62-inch warm-white boucle bench	PRODUCT
Entry mirror / artwork / TBD	CB2 mirrors and wall decor	SELECT
Planters and greenery / TBD	CB2 vases, planters and botanicals	SELECT
Pool and hardscape package / 1 project	Premier Pools & Spas / Las Vegas custom pools	QUOTE

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Main living room

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Ivory sofas / 2	CB2 Aldine 103-inch ivory boucle sofa	PRODUCT
Coffee table / 1	CB2 Almera 66-inch white marble coffee table	PRODUCT
Side tables / 2	CB2 Almera white marble side table	PRODUCT
Oval pendant / 1	Kuzco Ovale LP79153-BG / Home Depot	PRODUCT
Pendant specifications / Reference	Kuzco Ovale / manufacturer specifications	SPECS
Ivory rug / 1	CB2 Marrin ivory wool rug, 9 x 12 feet	PRODUCT
Rug pad / 1	CB2 all-surface rug pad, 12 x 15 feet	PRODUCT
Motorized window treatments / TBD	Lutron Palladiom shades and drapery	QUOTE
Cove / cabinet illumination / TBD	Lutron Lumaris lighting	QUOTE
Recessed downlights / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Pillows and throws / TBD	CB2 pillows and throws	SELECT
Decor / plants / TBD	CB2 vases, planters and botanicals	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Main kitchen

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Counter stools / 4 planned	CB2 Inesse white boucle counter stool	PRODUCT
Island pendants / 3 planned	CB2 Brio polished-brass pendant	PRODUCT
Cooking range / 1	Wolf 48-inch dual-fuel range / 8 burners	CONFIGURE
Refrigeration / TBD	Sub-Zero refrigeration / select final model	SELECT
Dishwasher / 1 planned	Cove built-in dishwashers	SELECT
Sink and accessories / TBD	Kohler kitchen sink selection guide	SELECT
Kitchen faucet / TBD	Kohler kitchen and bar faucets	SELECT
Cabinets / island / TBD	Poggenpohl kitchen materials and design route	QUOTE
Stone-look slabs / TBD	Cosentino Dekton Laurent surface	QUOTE
Under-cabinet / cove light / TBD	Lutron Lumaris lighting	QUOTE
Recessed lighting / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Flooring / TBD	Daltile stone-look porcelain tile collection	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Dining room

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Marble dining table / 1	CB2 Kishi 75-inch Carrara marble dining table	PRODUCT
Dining chairs / 8 planned	CB2 Inesse ivory boucle dining chair	PRODUCT
Dining chandelier / 1	CB2 Corvina brass and glass chandelier	PRODUCT
Rug / 1	CB2 Anders ivory rug, 9 x 12 feet	PRODUCT
Rug pad / 1	CB2 all-surface rug pad, 12 x 15 feet	PRODUCT
Drapery and shades / TBD	Lutron Palladiom shades and drapery	QUOTE
Ambient / cove light / TBD	Lutron Lumaris lighting	QUOTE
Recessed downlights / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Vases and centerpiece / TBD	CB2 vases, planters and botanicals	SELECT
Wall art / mirrors / TBD	CB2 mirrors and wall decor	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Primary bedroom / penthouse bedroom

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
King bed frame / 1	CB2 Diana white boucle king bed	PRODUCT
Mattress / 1	Saatva Classic / king configuration	CONFIGURE
Nightstands / 2	CB2 Connoisseur light-oak nightstand	PRODUCT
Bedside lamps / 2	CB2 Carmichael aged-brass table lamp	PRODUCT
Rug / 1	CB2 Anders ivory rug, 9 x 12 feet	PRODUCT
Rug pad / 1	CB2 all-surface rug pad, 12 x 15 feet	PRODUCT
Seating chair / 1 planned	Room & Board Harmon swivel chair	PRODUCT
Bedding / duvet / inserts / 1 set	CB2 modern bedding	SELECT
Pillows and throws / TBD	CB2 pillows and throws	SELECT
Shades / blackout / TBD	Lutron Palladiom shades and drapery	QUOTE
Ambient and task lighting / TBD	Lutron Lumaris lighting	QUOTE
Art and mirror / TBD	CB2 mirrors and wall decor	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Primary spa bathroom

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Freestanding soaking tub / 1	Kohler Veil K-8331 freestanding bath	PRODUCT
Separate bath filler / 1	Kohler Purist bathtub-filler collection	SELECT
Vanity / cabinet alternative / TBD	Kohler bathroom vanity collection	SELECT
Washbasins / 2 planned	Kohler bathroom sinks	SELECT
Basin faucets / 2 planned	Kohler Purist K-14406-4 widespread faucet	CONFIGURE
Shower hardware package / TBD	Kohler Purist bath / shower trim collection	SELECT
Toilet selection / 1	Kohler toilet selection guide	SELECT
Vanity mirror / TBD	CB2 mirrors and wall decor	SELECT
Floor / wall finishes / TBD	Daltile stone-look porcelain tile collection	SELECT
Warm ambient lighting / TBD	Lutron Lumaris lighting	QUOTE
Bath towels / TBD	CB2 Brooks ribbed white bath towel	PRODUCT
Large cinema screen / 1 concept	Hisense 116UX 116-inch RGB MiniLED TV	PRODUCT
Bespoke TV mechanism / 1 concept	Future Automation SRV-CH bespoke ceiling mechanism	QUOTE

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Dressing room / walk-in closet

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Wardrobes and glass fronts / 1 package	California Closets walk-in closet design	QUOTE
Jewelry island / hardware / 1 package	California Closets walk-in closet design	QUOTE
Upholstered bench / 1	CB2 Orleans 62-inch warm-white boucle bench	PRODUCT
Full-length mirror / 1	CB2 Nouveau brass floor mirror, 48 x 78 inches	PRODUCT
Decorative pendant / 1 planned	Hudson Valley Pomfret 1600-AGB-BZ	PRODUCT
Integrated cabinet lighting / TBD	Lutron Lumaris lighting	QUOTE
Recessed task lighting / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Rug / soft floor option / TBD	CB2 Anders ivory rug, 9 x 12 feet	PRODUCT
Rug pad / TBD	CB2 all-surface rug pad, 12 x 15 feet	PRODUCT
Trays / vases / accents / TBD	CB2 vases, planters and botanicals	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Guest suite 1

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
King bed frame / 1	CB2 Diana white boucle king bed	PRODUCT
Mattress / 1	Saatva Classic / king configuration	CONFIGURE
Nightstands / 2	CB2 Connoisseur light-oak nightstand	PRODUCT
Bedside lamps / 2	CB2 Carmichael aged-brass table lamp	PRODUCT
Rug / 1	CB2 Anders ivory rug, 9 x 12 feet	PRODUCT
Rug pad / 1	CB2 all-surface rug pad, 12 x 15 feet	PRODUCT
Seating chair / 1 planned	Room & Board Harmon swivel chair	PRODUCT
Bedding / duvet / inserts / 1 set	CB2 modern bedding	SELECT
Pillows and throws / TBD	CB2 pillows and throws	SELECT
Shades / blackout / TBD	Lutron Palladiom shades and drapery	QUOTE
Ambient and task lighting / TBD	Lutron Lumaris lighting	QUOTE
Art and mirror / TBD	CB2 mirrors and wall decor	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Guest suite 2

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
King bed frame / 1	CB2 Diana white boucle king bed	PRODUCT
Mattress / 1	Saatva Classic / king configuration	CONFIGURE
Nightstands / 2	CB2 Connoisseur light-oak nightstand	PRODUCT
Bedside lamps / 2	CB2 Carmichael aged-brass table lamp	PRODUCT
Rug / 1	CB2 Anders ivory rug, 9 x 12 feet	PRODUCT
Rug pad / 1	CB2 all-surface rug pad, 12 x 15 feet	PRODUCT
Seating chair / 1 planned	Room & Board Harmon swivel chair	PRODUCT
Bedding / duvet / inserts / 1 set	CB2 modern bedding	SELECT
Pillows and throws / TBD	CB2 pillows and throws	SELECT
Shades / blackout / TBD	Lutron Palladiom shades and drapery	QUOTE
Ambient and task lighting / TBD	Lutron Lumaris lighting	QUOTE
Art and mirror / TBD	CB2 mirrors and wall decor	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Guest bathroom

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Vanity / cabinet alternative / TBD	Kohler bathroom vanity collection	SELECT
Washbasin / 1 planned	Kohler bathroom sinks	SELECT
Basin faucet / 1 planned	Kohler Purist K-14406-4 widespread faucet	CONFIGURE
Shower trim / valves / TBD	Kohler Purist bath / shower trim collection	SELECT
Toilet / 1 planned	Kohler toilet selection guide	SELECT
Mirror / TBD	CB2 mirrors and wall decor	SELECT
Floor / wall tile / TBD	Daltile stone-look porcelain tile collection	SELECT
Ambient lighting / TBD	Lutron Lumaris lighting	QUOTE
Recessed lighting / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Bath towels / TBD	CB2 Brooks ribbed white bath towel	PRODUCT
Accessories / plants / TBD	CB2 vases, planters and botanicals	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Family room

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Ivory sofas / seating proposal / 2 planned	CB2 Aldine 103-inch ivory boucle sofa	PRODUCT
Coffee table / 1	CB2 Almera 66-inch white marble coffee table	PRODUCT
Side tables / 2 planned	CB2 Almera white marble side table	PRODUCT
Large television / 1	LG 83-inch OLED G5 / OLED83G5WUA	PRODUCT
Rug / 1	CB2 Marrin ivory wool rug, 9 x 12 feet	PRODUCT
Rug pad / 1	CB2 all-surface rug pad, 12 x 15 feet	PRODUCT
Media-wall cabinetry route / TBD	California Closets home-office cabinetry	QUOTE
Concealed audio / TBD	Sonance Invisible Series speakers	QUOTE
Motorized window treatments / TBD	Lutron Palladiom shades and drapery	QUOTE
Cove / cabinet illumination / TBD	Lutron Lumaris lighting	QUOTE
Recessed downlights / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Pillows and throws / TBD	CB2 pillows and throws	SELECT
Decor / plants / TBD	CB2 vases, planters and botanicals	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Home office

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Walnut desk / 1	Room & Board Rowan walnut desk	CONFIGURE
Task chairs / 2 planned	Herman Miller Aeron chair	CONFIGURE
Built-in shelves / cabinets / TBD	California Closets home-office cabinetry	QUOTE
Desk lamp / 1	CB2 Carmichael aged-brass table lamp	PRODUCT
Guest chair / 1 planned	Room & Board Harmon swivel chair	PRODUCT
Rug / 1	CB2 Anders ivory rug, 9 x 12 feet	PRODUCT
Rug pad / 1	CB2 all-surface rug pad, 12 x 15 feet	PRODUCT
Motorized shades / TBD	Lutron Palladiom shades and drapery	QUOTE
Shelf / cove lighting / TBD	Lutron Lumaris lighting	QUOTE
Recessed lighting / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Art / mirror / TBD	CB2 mirrors and wall decor	SELECT
Decor and plants / TBD	CB2 vases, planters and botanicals	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Laundry room

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Front-load washer / 1	LG WM6500HBA front-load washer	PRODUCT
Electric dryer / 1	LG DLEX6500B electric dryer	PRODUCT
Laundry cabinets / shelving / TBD	California Closets laundry cabinetry	QUOTE
Counter material / TBD	Cosentino Dekton Laurent surface	QUOTE
Utility sink / TBD	Kohler kitchen sink selection guide	SELECT
Utility faucet / TBD	Kohler kitchen and bar faucets	SELECT
Floor tile / TBD	Daltile stone-look porcelain tile collection	SELECT
Under-cabinet light / TBD	Lutron Lumaris lighting	QUOTE
Recessed downlights / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Laundry storage accessories / TBD	California Closets laundry cabinetry	QUOTE
Plant / decorative container / TBD	CB2 vases, planters and botanicals	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Main gym

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Treadmill / 1 planned	Peloton Tread Vision	CONFIGURE
Indoor cycle / 1 planned	Peloton Bike / select current configuration	SELECT
Adjustable workout bench / 1	Rogue Adjustable Bench 3.0	PRODUCT
Dumbbell set / 1 set	Rogue rubber hex dumbbell sets	CONFIGURE
Mirror wall / TBD	CB2 mirrors and wall decor	SELECT
83-inch television / 1 concept	LG 83-inch OLED G5 / OLED83G5WUA	PRODUCT
Drop-down ceiling mechanism / 1 concept	Future Automation CHRT ceiling hinge / telescope	QUOTE
Recessed light / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Cove lighting / TBD	Lutron Lumaris lighting	QUOTE
Glare-control shades / TBD	Lutron Palladiom shades and drapery	QUOTE
Audio system / TBD	Sonance Invisible Series speakers	QUOTE
Towels / TBD	CB2 Brooks ribbed white bath towel	PRODUCT

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Spa / massage room

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Electric-lift treatment tables / 2 planned	Earthlite Ellora electric-lift massage table	CONFIGURE
Storage / linen cabinets / TBD	California Closets laundry cabinetry	QUOTE
Sink / 1 planned	Kohler bathroom sinks	SELECT
Faucet / 1 planned	Kohler Purist K-14406-4 widespread faucet	CONFIGURE
Towels / TBD	CB2 Brooks ribbed white bath towel	PRODUCT
Side tables / 2 planned	CB2 Almera white marble side table	PRODUCT
Decorative lighting / 2 planned	Hudson Valley Pomfret 1600-AGB-BZ	PRODUCT
Ambient light / TBD	Lutron Lumaris lighting	QUOTE
Floor finish / TBD	Daltile stone-look porcelain tile collection	SELECT
Shades / TBD	Lutron Palladiom shades and drapery	QUOTE
Soft background audio / TBD	Sonance Invisible Series speakers	QUOTE
Plants and accessories / TBD	CB2 vases, planters and botanicals	SELECT

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Game room

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Pool table / 1	Brunswick Soho 8-foot pool table	CONFIGURE
Golden Tee arcade cabinet / 1	Arcade1Up Golden Tee 3D Deluxe	PRODUCT
Additional arcade machines / 2 planned	Arcade1Up arcade collection	SELECT
Game / sports television / 1 planned	LG 83-inch OLED G5 / OLED83G5WUA	PRODUCT
Bar stools / 4 planned	CB2 Inesse white boucle counter stool	PRODUCT
Bar cabinetry / TBD	California Closets home-office cabinetry	QUOTE
Bar counter material / TBD	Cosentino Dekton Laurent surface	QUOTE
Colored / cove lighting / TBD	Lutron Lumaris lighting	QUOTE
Ceiling pendants / 3 planned	CB2 Brio polished-brass pendant	PRODUCT
Rug / acoustic soft goods / TBD	CB2 Marrin ivory wool rug, 9 x 12 feet	PRODUCT
Surround audio / TBD	Sonance home-theater surround-sound systems	QUOTE

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Private cinema

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Reclining seats / 8 planned	Valencia Tuscany theater seating	CONFIGURE
4K laser projector / 1	Sony BRAVIA Projector 9 / VPL-XW8100ES	PRODUCT
Projection screen / 1	Stewart Filmscreen WallScreen series	CONFIGURE
Speakers / amplification / 1 system	Sonance home-theater surround-sound systems	QUOTE
Acoustic treatment / TBD	GIK Acoustics DecoShape panels	CONFIGURE
Step / cove light / TBD	Lutron Lumaris lighting	QUOTE
Dimmable ceiling light / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Blackout treatments / TBD	Lutron Palladiom shades and drapery	QUOTE
Rug / soft floor finish / TBD	CB2 Marrin ivory wool rug, 9 x 12 feet	PRODUCT
Rug pad / TBD	CB2 all-surface rug pad, 12 x 15 feet	PRODUCT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Wine room and bar

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Temperature-controlled wine storage / TBD	Sub-Zero wine storage / select final model	SELECT
Cabinetry / bottle-display route / TBD	California Closets home-office cabinetry	QUOTE
Counter slabs / TBD	Cosentino Dekton Laurent surface	QUOTE
Counter-height stool proposal / 4 planned	CB2 Inesse white boucle counter stool	PRODUCT
Bar sink / 1	Kohler kitchen sink selection guide	SELECT
Bar faucet / 1	Kohler kitchen and bar faucets	SELECT
Television / 1 planned	LG 83-inch OLED G5 / OLED83G5WUA	PRODUCT
Shelf and cove lighting / TBD	Lutron Lumaris lighting	QUOTE
Recessed lighting / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Decorative pendants / 2 planned	Hudson Valley Pomfret 1600-AGB-BZ	PRODUCT
Art / decorative accents / TBD	CB2 vases, planters and botanicals	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Rooftop lounge

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Modular outdoor lounge seats / TBD	Room & Board Maya outdoor chair	CONFIGURE
Outdoor coffee / side tables / TBD	Brown Jordan outdoor tables	SELECT
Side tables / 2 planned	West Elm Dova outdoor side table, 16 inches	PRODUCT
Square fire pit / 1	The Outdoor Plus Cabo square metal fire pit	CONFIGURE
Shade umbrella / 1 planned	Tuuci Ocean Master MAX Classic Cantilever	QUOTE
Outdoor dining / lounge alternatives / TBD	Brown Jordan outdoor dining chairs	SELECT
Paving / TBD	Daltile stone-look porcelain tile collection	SELECT
Landscape / path lighting / TBD	FX Luminaire landscape lighting	SELECT
Planters and greenery / TBD	CB2 vases, planters and botanicals	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Main infinity pool and terrace

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Pool, spa and equipment package / 1 project	Premier Pools & Spas / Las Vegas custom pools	QUOTE
Poolside chaise lounges / 6 planned	Room & Board Maya outdoor chaise	CONFIGURE
Outdoor lounge seating / TBD	Room & Board Maya outdoor chair	CONFIGURE
Side tables / 4 planned	West Elm Dova outdoor side table, 16 inches	PRODUCT
Shade umbrellas / 2 planned	Tuuci Ocean Master MAX Classic Cantilever	QUOTE
Fire features / 2 planned	The Outdoor Plus Cabo square metal fire pit	CONFIGURE
Paving / coping selection / TBD	Daltile stone-look porcelain tile collection	SELECT
Landscape / path lights / TBD	FX Luminaire landscape lighting	SELECT
Planters and accessories / TBD	CB2 vases, planters and botanicals	SELECT
Outdoor table options / TBD	Brown Jordan outdoor tables	SELECT

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Outdoor kitchen and dining

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Built-in grill / 1	Lynx L36TR 36-inch built-in grill	CONFIGURE
Outdoor cabinets / refrigeration / TBD	Kalamazoo Forme cabinetry and refrigeration	QUOTE
Outdoor counter slabs / TBD	Cosentino Dekton Laurent surface	QUOTE
Outdoor dining table / 1	Brown Jordan outdoor tables	SELECT
Outdoor dining chairs / 8 planned	Brown Jordan outdoor dining chairs	SELECT
Bar sink / faucet route / TBD	Kohler kitchen and bar faucets	SELECT
Exterior-rated lighting / TBD	FX Luminaire landscape lighting	SELECT
Outdoor paving / TBD	Daltile stone-look porcelain tile collection	SELECT
Planters and accents / TBD	CB2 vases, planters and botanicals	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Garage

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Modular cabinetry / TBD	NewAge garage storage and flooring route	SELECT
Custom storage option / TBD	California Closets garage storage	QUOTE
Flooring system route / TBD	NewAge garage storage and flooring route	SELECT
Work / ceiling lighting / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Accent light / TBD	Lutron Lumaris lighting	QUOTE
Energy-storage interface / TBD	Tesla Powerwall	QUOTE
Wall-storage accessories / TBD	California Closets garage storage	QUOTE

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Penthouse private pool and separate spa

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Private pool / separate spa quote route / 1 coordinated project	Premier Pools & Spas / Las Vegas custom pools	QUOTE
Outdoor chaise lounges / 2 planned	Room & Board Maya outdoor chaise	CONFIGURE
Side tables / 2	West Elm Dova outdoor side table, 16 inches	PRODUCT
Cantilever shade / 1 planned	Tuuci Ocean Master MAX Classic Cantilever	QUOTE
Curved daybed alternative / modular seats / TBD	Room & Board Maya outdoor chair	CONFIGURE
Terrace paving / TBD	Daltile stone-look porcelain tile collection	SELECT
Landscape lighting / TBD	FX Luminaire landscape lighting	SELECT
Planters and accents / TBD	CB2 vases, planters and botanicals	SELECT
Sliding glass doors / TBD	Western Series 600 multi-slide glass doors	QUOTE

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Penthouse sitting room

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Ivory sofa / 1	CB2 Aldine 103-inch ivory boucle sofa	PRODUCT
Swivel lounge chairs / 2	Room & Board Harmon swivel chair	PRODUCT
Marble coffee table / 1	CB2 Ilise 50-inch white marble coffee table	PRODUCT
Ivory wool rug / 1	CB2 Marrin ivory wool rug, 9 x 12 feet	PRODUCT
Rug pad / 1	CB2 all-surface rug pad, 12 x 15 feet	PRODUCT
Glass / brass pendants / 3 planned	Hudson Valley Pomfret 1600-AGB-BZ	PRODUCT
Floor lamp / 1	CB2 Atelier aged-brass floor lamp	PRODUCT
Side tables / 2 planned	CB2 Almera white marble side table	PRODUCT
Shades / drapery / TBD	Lutron Palladiom shades and drapery	QUOTE
Ambient light / TBD	Lutron Lumaris lighting	QUOTE
Pillows and throws / TBD	CB2 pillows and throws	SELECT
Decor and plants / TBD	CB2 vases, planters and botanicals	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Penthouse private gym

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Treadmill / 1 planned	Peloton Tread Vision	CONFIGURE
Indoor cycle / 1 planned	Peloton Bike / select current configuration	SELECT
Adjustable workout bench / 1	Rogue Adjustable Bench 3.0	PRODUCT
Dumbbell set / 1 set	Rogue rubber hex dumbbell sets	CONFIGURE
Mirror wall / TBD	CB2 mirrors and wall decor	SELECT
83-inch television / 1 concept	LG 83-inch OLED G5 / OLED83G5WUA	PRODUCT
Drop-down ceiling mechanism / 1 concept	Future Automation CHRT ceiling hinge / telescope	QUOTE
Recessed light / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Cove lighting / TBD	Lutron Lumaris lighting	QUOTE
Glare-control shades / TBD	Lutron Palladiom shades and drapery	QUOTE
Audio system / TBD	Sonance Invisible Series speakers	QUOTE
Towels / TBD	CB2 Brooks ribbed white bath towel	PRODUCT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Penthouse sauna and relaxation

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Sauna room / heater / benches / 1 package	Finnleo custom traditional indoor sauna	QUOTE
Relaxation chairs / 2 planned	Room & Board Harmon swivel chair	PRODUCT
Side table / 1 planned	CB2 Almera white marble side table	PRODUCT
Towels / TBD	CB2 Brooks ribbed white bath towel	PRODUCT
Relaxation-area lighting / TBD	Lutron Lumaris lighting	QUOTE
Relaxation-area flooring / TBD	Daltile stone-look porcelain tile collection	SELECT
Decorative plants / TBD	CB2 vases, planters and botanicals	SELECT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

Shared finishes and controls

Research retained from October 27, 2026 | Proposed matches, not exact rendered products

ITEM / PLANNED QUANTITY	PRODUCT OR SUPPLIER LINK	ROUTE
Stone-look flooring collection / TBD	Daltile stone-look porcelain tile collection	SELECT
Dark stone-look surface / TBD	Cosentino Dekton Laurent surface	QUOTE
Motorized shades and drapery / TBD	Lutron Palladiom shades and drapery	QUOTE
Cove / cabinet lighting / TBD	Lutron Lumaris lighting	QUOTE
Recessed downlights / TBD	Lutron Rania D2 fixed downlight	CONFIGURE
Concealed whole-house audio / TBD	Sonance Invisible Series speakers	QUOTE
Electric linear fireplace option / TBD	Modern Flames Landscape Pro Multi	CONFIGURE
Bedding and inserts / TBD	CB2 modern bedding	SELECT
Pillows and throws / TBD	CB2 pillows and throws	SELECT
Vases / planters / botanicals / TBD	CB2 vases, planters and botanicals	SELECT
Mirrors / wall art / TBD	CB2 mirrors and wall decor	SELECT
Rug pads / TBD	CB2 all-surface rug pad, 12 x 15 feet	PRODUCT
Bath towels / TBD	CB2 Brooks ribbed white bath towel	PRODUCT

PRODUCT = named candidate; SELECT = item undecided; CONFIGURE = options required; QUOTE = custom pricing; SPECS = reference. Quantities are provisional. All current prices, fit and availability must be confirmed.

MEP | one coordinated building

MECHANICAL

Heating, cooling and ventilation serve rooms with different heat, moisture and acoustic needs. Plant location and maintenance routes belong in the architecture.

ELECTRICAL

Lighting, AV, equipment, solar and storage require load and distribution planning rather than a list of consumer products.

PLUMBING

Bathrooms, kitchens, laundry, drainage and water features require separate coordinated service routes.

COORDINATION

MEP means mechanical, electrical and plumbing. The portfolio shows intentions; no engineered system sizing is provided.

Heating and cooling

ZONES

Separate social spaces, guest accommodation, the primary suite, gym and high-moisture areas into an engineered comfort strategy.

LOADS

Actual glazing, orientation, envelope, occupancy and equipment determine cooling and heating requirements.

DISTRIBUTION

Coordinate ducts, diffusers, return paths, ceiling heights and acoustic treatment before closing the ceiling design.

MAINTENANCE

Provide filter changes, drain access and equipment replacement routes without compromising the private rooms.

Ventilation and moisture

WET ROOMS

Bathrooms and spa areas need exhaust and moisture management appropriate to their final use and assemblies.

KITCHEN

Cooking equipment and hood selection drive exhaust, makeup-air and cabinet coordination.

SAUNA + POOLS

A sauna supplier and pool specialists must identify the requirements of their actual equipment and spaces.

CONDENSATION

Review thermal bridges, cold surfaces and humidity with the building-services and enclosure designers.

Insulation and the envelope

THERMAL CONTINUITY

Coordinate insulation at roofs, exterior walls, slabs, balcony interfaces and large glazing openings.

AIR CONTROL

Air-sealing strategy and accessible service penetrations belong in the envelope design.

SOUND

Separate mechanical noise, garage activity, cinema bass and exercise impact from sleeping areas.

VERIFICATION

Materials, assemblies and target performance require project-specific design; no energy-code compliance is claimed.

Electrical distribution

SERVICE

Determine actual service capacity from a coordinated load calculation for the final equipment and building.

EQUIPMENT

Include kitchen appliances, laundry, HVAC, pool systems, sauna, AV and potential vehicle charging in the brief.

ROUTES

Coordinate panels, conduits, low-voltage pathways and access clearances with the architecture.

RESILIENCE

Define which loads need backup before selecting storage, switching and controls.

Layered lighting

GENERAL

Provide comfortable circulation and useful background illumination in every scene.

TASK

Keep work, reading, cooking, dressing and cleaning functions independently controllable.

DECORATIVE

Use the oval pendant and selected room fixtures as deliberate accents rather than the only illumination.

COMMISSIONING

An installer should document zones, dimming compatibility, scenes, labels and handover instructions.

Solar and battery intent

GENERATION

Solar is part of the concept, not an energy-yield promise. Final orientation, shading and roof constraints determine feasibility.

STORAGE

Select battery capacity and operating strategy around agreed backup loads and equipment compatibility.

ROOF COORDINATION

Keep walkways, structure, drains, setbacks and maintenance access in the roof design.

SUPPLIER ROUTE

Tesla solar and Powerwall appear as research routes in the sourcing directory; no installation or quote is represented as secured.

Plumbing and drainage

SUPPLY

Coordinate hot and cold service, pressure requirements and fixture locations with the actual plumbing design.

WASTE + VENTS

Stack wet functions where practical while resolving structure, falls, vent paths and access.

WATER EFFICIENCY

Select fixtures, controls and irrigation as a coordinated use and maintenance strategy.

OUTDOOR WATER

Keep pool systems, overflow, terrace drainage and landscape irrigation clearly distinguished.

Pool systems and waterproofing

TWO SEPARATE POOLS

The main pool and upper private infinity pool occupy different levels; do not merge their system responsibilities by assumption.

SEPARATE JACUZZI

Treat the Jacuzzi as a distinct water feature requiring its own final system and hydraulic design decisions.

CONTAINMENT

Coordinate pool shells, waterproofing, movement joints, penetrations and drains with structure and finishes.

SERVICEABILITY

Reserve real equipment space, safe maintenance access and replacement routes before fixing terrace furniture.

Voice control and daily scenes

MORNING

Open the selected shades and provide gentle background or task light while retaining local controls.

ENTERTAIN

Coordinate living, dining, terrace and audio zones with clear user choices.

PRIVATE EVENING

Use lower warm light, privacy shading and safe circulation; pool lighting remains separately controlled.

FALLBACK

Voice is an optional interface. Physical controls and essential functions should remain understandable without it.

Access and facial recognition

DESIGN INTENT

Facial recognition was requested as an access concept. No reader, camera, service or working integration is represented as installed.

A USABLE ENTRANCE

Resolve guest access, deliveries, lock operation and ordinary manual entry together.

PRIVACY CHOICES

Define what is captured, retained and controlled by the owner before choosing equipment or cloud services.

COMMISSIONING

Document user enrollment, permissions, recovery and maintenance through the final installer.

Network and smart-home backbone

WIRED INFRASTRUCTURE

Locate equipment cabinets, data runs and access points around the final walls and materials.

COVERAGE

Large glazing, stone and multi-level circulation can affect wireless performance; test the real installation.

EQUIPMENT SUPPORT

Provide power, ventilation, labeled cable management and service access to network and control equipment.

OWNERSHIP

Hand over accounts, configuration records and recovery procedures to the owner rather than leaving a system dependent on one installer.

Motorized shading

SLEEP

Bedrooms use sheers and blackout layers as a comfort and privacy brief.

VIEWS

Social rooms balance the skyline, glare control and the visual weight of tracks or pockets.

INTEGRATION

Coordinate motors, power, controls, fabric, stack positions and ceiling construction before fabrication.

SUPPLIER ROUTE

Lutron Palladiom is a retained sourcing route; window dimensions, exact options and installation price are unconfirmed.

Audio, cinema and room acoustics

PRIVATE CINEMA

Resolve image size, seating geometry, speakers, acoustic treatment and heat from equipment together.

SHARED SPACES

Use audio zones that support the activity while limiting intrusion into bedrooms and private areas.

CEILING INTERFACES

Avoid conflicts among speakers, lifts, downlights, diffusers and access panels.

HANDOVER

Document source selection, volume limits, calibration and routine maintenance as part of the installed system.

Descending TV coordination

GYM CANDIDATE

The source research proposed an 83-inch LG display and a Future Automation CHRT-family mechanism. Confirm the actual product pairing in writing.

BATH CANDIDATE

The source brief proposed a 116-inch Hisense display with a bespoke lift route, subject to environmental and structural suitability.

NO INFERRED FIT

Screen diagonal alone does not determine cabinet fit, movement, weight, ventilation or lift compatibility.

SUPPLIER REVIEW

Require the display, lift, mounting, enclosure, structure, access and control interfaces to be approved as one assembly.

Service access and maintenance

ARCHITECTURE

A serviceable design preserves routes to drains, valves, filters, panels, motors and equipment behind finished surfaces.

WATER FEATURES

Plan routine pool care, chemical handling and component replacement without assuming access through private living spaces.

AV + CONTROLS

Ceiling mechanisms and automated shades need deliberate access and documented safe servicing procedures.

RECORDS

Maintain product manuals, serial numbers, warranties, finish information and installer contacts at handover.

01 | Site survey and preparation

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

Locate boundaries, terrain, access, utilities and the real view corridor.

COORDINATION

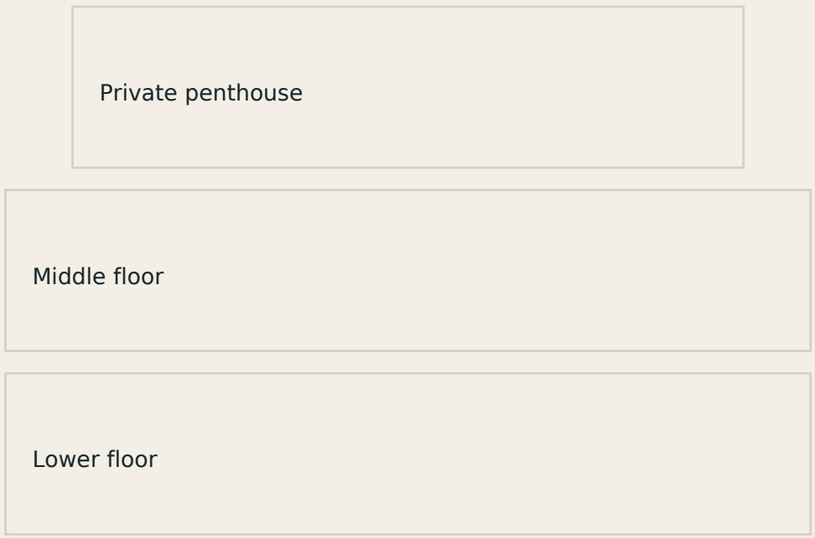
Surveyor, geotechnical specialist and design team establish the site evidence.

EVIDENCE BEFORE PROCEEDING

A documented site basis before fixing footprint or construction access.

02 | Excavation and retaining strategy

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

Develop the hillside excavation, temporary access and retaining approach.

COORDINATION

Geotechnical and structural design establish stabilization, drainage and sequencing requirements.

EVIDENCE BEFORE PROCEEDING

A site-specific engineered package; no excavation is represented as completed.

03 | Foundations

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

Translate the approved structure and ground conditions into foundations.

COORDINATION

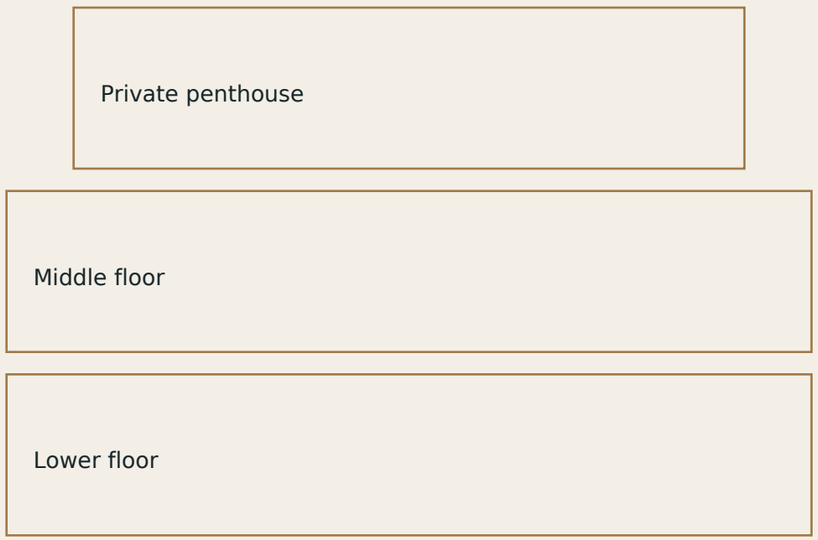
Coordinate water features, embedded services and required inspections before construction.

EVIDENCE BEFORE PROCEEDING

An engineered and inspected foundation package rather than an illustrative sketch.

04 | Structural framing

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

Develop the three-story structure around the selected envelope and openings.

COORDINATION

Resolve large glazing, terraces, lateral behavior and elevated water loads with the structural engineer.

EVIDENCE BEFORE PROCEEDING

Coordinated members, connections and erection requirements; none is sized here.

05 | Floors, stairs and lift

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

Coordinate decks and a continuous vertical core through the three occupied stories.

COORDINATION

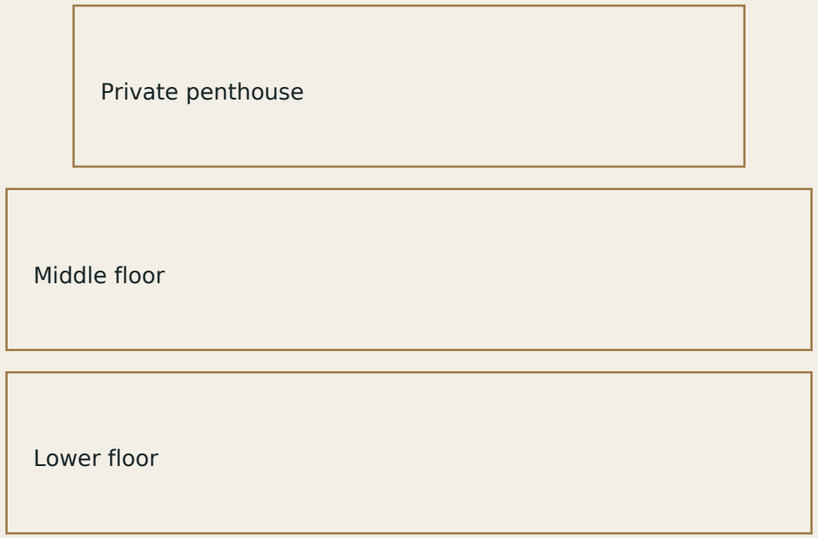
Resolve openings, landings, lift selection, access and structure before closing the core layout.

EVIDENCE BEFORE PROCEEDING

Detailed circulation and lift drawings with trade interfaces identified.

06 | Plumbing rough-in

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

Route water, waste, vents and equipment connections to the actual fixtures and plant.

COORDINATION

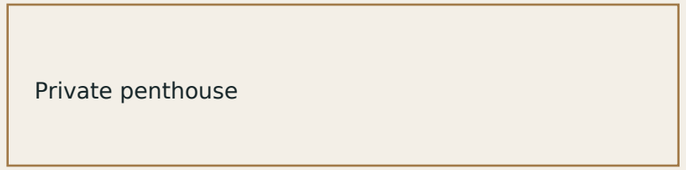
Coordinate levels, slopes, penetrations and service access before walls and decks are closed.

EVIDENCE BEFORE PROCEEDING

Reviewed rough-in routes and inspections appropriate to the approved design.

07 | Electrical, HVAC and controls

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

Integrate power distribution, ducts, lighting and low-voltage routes.

COORDINATION

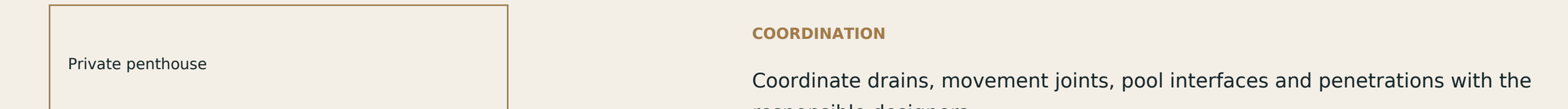
Coordinate every ceiling zone with structure, AV lifts, diffusers and access panels.

EVIDENCE BEFORE PROCEEDING

Agreed systems layouts and equipment requirements before finishes conceal them.

08 | Roof and waterproofing

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

Resolve the enclosure and protection of roofs, terraces and water features.

COORDINATION

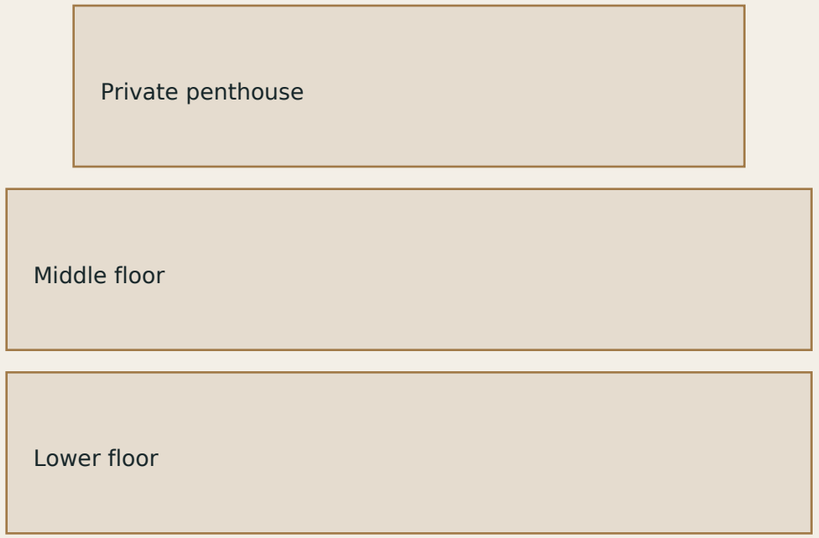
Coordinate drains, movement joints, pool interfaces and penetrations with the responsible designers.

EVIDENCE BEFORE PROCEEDING

Specified, inspected and tested assemblies rather than visual finish selections alone.

09 | Windows and exterior enclosure

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

Integrate glazing, doors, cladding, insulation and weather barriers.

COORDINATION

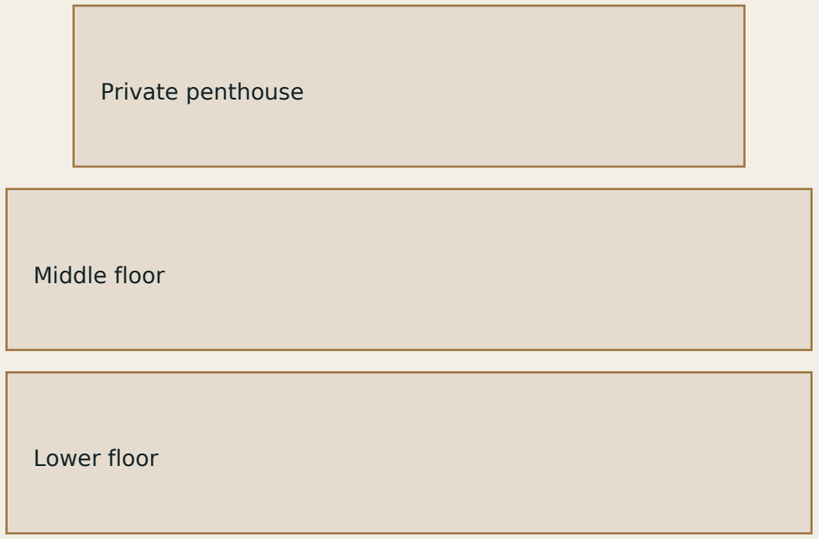
Confirm site dimensions, attachment, thermal strategy, sill drainage and installation interfaces.

EVIDENCE BEFORE PROCEEDING

An enclosure package consistent with the architectural model and approved specifications.

10 | Interior finishes and fixtures

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

Translate the room studies into material, cabinet, lighting and fixture packages.

COORDINATION

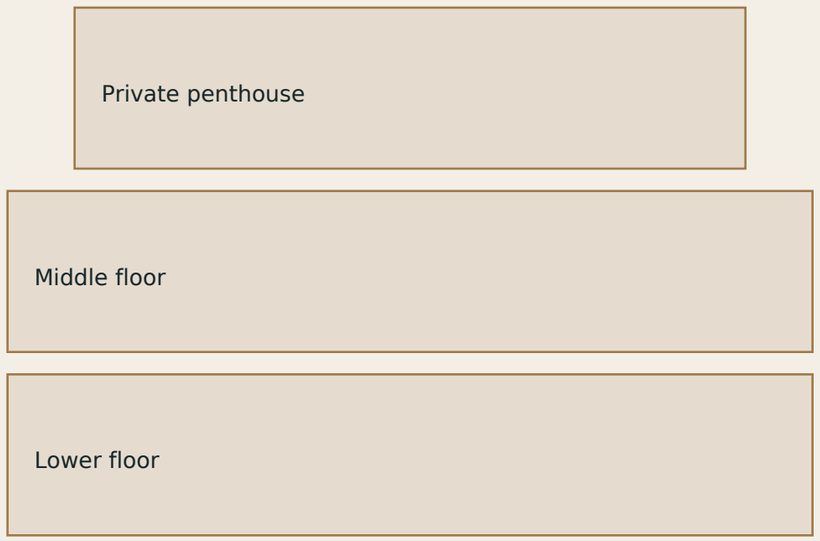
Approve samples and shop drawings, then verify actual dimensions and appliance interfaces.

EVIDENCE BEFORE PROCEEDING

Measured fabrications and documented finish approvals before final installation.

11 | Pools, landscape and commissioning

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

Complete water features, hardscape, planting and system testing as coordinated packages.

COORDINATION

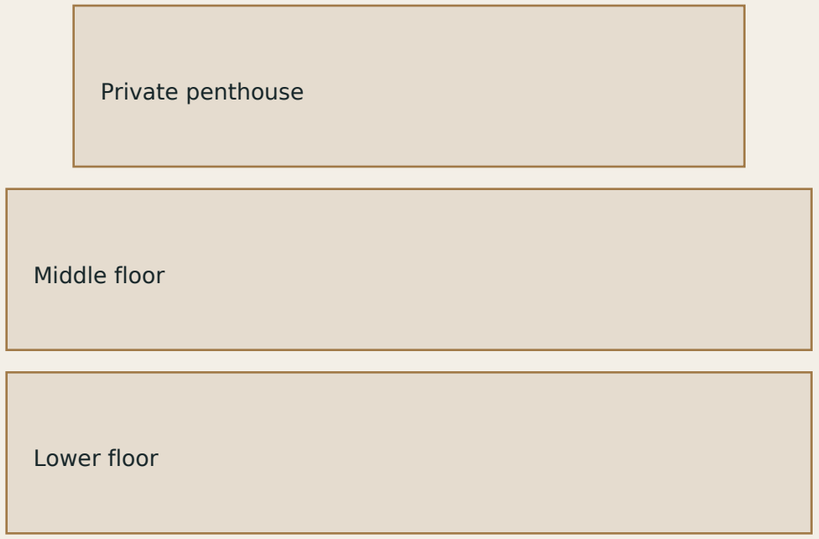
Verify drainage, equipment access, barriers, controls and handover requirements with the actual team.

EVIDENCE BEFORE PROCEEDING

Test records, commissioning information and a resolved punch list.

12 | The completed experience

Illustrative sequence; construction methods and order belong to the actual project team



Common three-story concept envelope. Diagram is explanatory, not an engineered assembly or a record of site progress.

PURPOSE

The portfolio ends at the intended finished atmosphere; the project is a concept, not a built residence.

COORDINATION

Actual occupancy, inspections and handover would follow the requirements of the real project.

EVIDENCE BEFORE PROCEEDING

Photography and an updated model would document a future completed building, if constructed.

Read the budget by scope

AREA BASIS

8,976 sq ft is the proposed gross enclosed planning area. It includes walls and circulation and excludes pools, terraces and garage.

BUILDING SCOPE

A contractor estimate must state what is included in structure, enclosure, interiors, MEP, equipment, finishes and site allowances.

SEPARATE SCOPES

Land, design fees, site work, pools, outdoor works, furniture and custom AV may sit outside a building-only number; confirm each bid boundary.

NO TOTAL QUOTE

This edition provides a transparent framework and dated retail research. It does not provide a complete tender, local contractor bid or final construction cost.

A transparent sensitivity calculation

Illustrative assumptions carried forward from the earlier concept; not verified current market rates

HYPOTHETICAL RATE	AREA BASIS	ARITHMETIC ONLY
$400 / sq ft	8,976 gross enclosed sq ft	$3,590,400
$500 / sq ft	8,976 gross enclosed sq ft	$4,488,000
$600 / sq ft	8,976 gross enclosed sq ft	$5,385,600

These scenarios illustrate how a chosen unit rate changes a building-only subtotal. They are not a recommended budget or a claim that this hillside luxury project can be built at these rates. Exclusions require separate scope review.

Building and labor estimate request

PACKAGE	REQUEST FROM THE ESTIMATOR	BOUNDARY TO CONFIRM
Structure + enclosure	Quantity-based labor and material pricing.	Foundation, framing, glazing, roof, cladding and access.
Interiors	Trade labor, materials, fabrication and installation.	Partitions, cabinetry, finishes, fixtures and protection.
MEP + controls	Equipment, labor, commissioning and distribution.	No duplicate HVAC, plumbing or electrical additions to an inclusive bid.
Schedule + allowances	Duration, escalation, contingency and exclusions.	Confirm what is provisional rather than silently treating it as fixed.

A labor cost per sq ft cannot be established credibly from a concept rendering. Ask the builder for a labor subtotal with its area and scope basis, then calculate any comparison rate from that written estimate.

Site, pools and outdoor allowances

SCOPE	WHY A PROJECT QUOTE IS NEEDED	RECORD
Hillside + access	Terrain, soils, retaining and construction logistics are unverified.	Survey, ground investigation and estimator scope.
Main infinity pool	Shell, overflow, plant and terrace interfaces are undesigned.	Pool designer and contractor proposal.
Upper pool + Jacuzzi	Elevated water loads, waterproofing and access need coordinated engineering.	Separate structural and water-system responsibilities.
Landscape + exterior	Exposure, drainage, paving, planting and shade affect the scope.	Measured outdoor works schedule.
Garage	Interior concept exists; actual location and access are unresolved.	Architectural and site design before pricing.

Selected retail pricing | historical

GROUP	SOURCE SNAPSHOT	HOW TO USE IT
Penthouse bedroom + dressing	$7,246.00 | October 27, 2026	Selected source items, not the complete room or cabinetry package.
Penthouse sitting + decorative lighting	$11,446.97 | October 27, 2026	Selected source items; follow linked schedules for candidates.
Penthouse selected-item subtotal	$18,692.97	Includes only the two groups above.
Whole-house furniture	No complete verified subtotal	Use the 27 room schedules to obtain item-by-item current quotes.

Do not add earlier overlapping dining, living and suite subtotals. Historical sale prices, stock and product configurations may have changed.

Custom AV and wellness costs

DISPLAYS + MECHANISMS

Obtain one coordinated quote for each display, lift, enclosure, support, wiring, access and installation package.

SAUNA

Request the enclosure, heater, controls, ventilation interfaces, delivery and installation as an explicit scope.

FITNESS

Record equipment models, delivery, assembly, power, flooring protection and ongoing service separately.

WHAT RETAIL CANNOT COVER

A consumer product listing does not price building work, engineered supports, moisture protection or trade coordination.

Tax, delivery and installation

COST LAYER	WHAT TO RECORD	COMMON SCOPE GAP
Purchase	SKU, option, quantity, unit price and date.	A pictured item may not match the selected product.
Delivery	Destination, access limits, handling and lead time.	Large items may need special lifting or staging.
Installation	Assembly, fixing, commissioning and disposal.	Retail price may exclude trade labor and site preparation.
Tax + fees	Applicable tax and any supplier fees.	Do not infer an all-in price from a website snapshot.
Contingency	Estimator-defined allowance and basis.	An arbitrary percentage is not a substitute for unresolved design.

A usable cost handoff

ONE INVENTORY

Assign a unique item ID by room and prevent the same sofa, pool or fixture from being counted in multiple views.

ONE QUOTE BOUNDARY

Record vendor, quantity, unit price, installation, taxes, exclusions, lead time and validity for each package.

ONE RECONCILIATION

Compare approved drawings, product schedule and contractor scope before accepting totals.

ONE DECISION LOG

Record approved changes and their cost and schedule effect. Keep historical research separate from active purchase approvals.

From concept to professional collaboration

CONCEPT CONTRIBUTION

Geuzane Castro provides the lifestyle vision, visual direction, interior concepts, sourcing research and a structured story for design discussion.

ARCHITECTURAL DEVELOPMENT

A licensed local architect develops site-specific plans, sections, elevations, access and the common measured model.

ENGINEERING + SPECIALISTS

Structural, MEP, enclosure, pool and AV specialists resolve loads, systems, waterproofing, equipment and their interfaces.

BUILDER + FABRICATORS

Trade pricing, methods, shop drawings and installation requirements come from the responsible construction team.

Responsibility and deliverable map

WORKSTREAM	LEAD ROLE TO APPOINT	EVIDENCE
Survey + terrain	Surveyor / geotechnical team	Verified site basis and ground information.
Architecture	Architect	Coordinated plans, elevations, sections and approvals.
Structure + water loads	Structural engineer	Calculations, details and explicit pool support design.
MEP + energy	Relevant engineering designers	Sized systems, distribution, access and controls.
Interiors + sourcing	Interior designer / creative director	Samples, schedules, dimensions and approved products.
Construction + pricing	Builder / estimator	Scope-based quote, schedule and trade coordination.

Establish the site before fixing the design

PROPERTY EVIDENCE

Confirm the actual parcel, boundaries, terrain, access, utilities and view corridor rather than inferring them from the illustration.

JURISDICTION + APPROVALS

The appointed local team must identify applicable planning, height, setback and review requirements for the real location.

BRIEF + PRIORITIES

Confirm private versus shared spaces, the two pools, separate Jacuzzi, garage, entertainment and the desired service level.

FEASIBILITY REVIEW

Test buildable area, structure, water features and budget against the site before developing detailed plans.

Build one common measured model

GEOMETRY

Use the selected three-story exterior and proposed envelope as starting references, then resolve their actual dimensional relationship.

ROOMS

Place partitions, doors, bathrooms, stairs and lift with measured circulation and openings.

FACADES + TERRACES

Compare each opening, balcony, terrace edge and pool position to the approved visual direction.

OUTPUTS

Export plans and camera views from the same coordinated geometry before claiming that every image depicts one exact building.

Design review gates

GATE	QUESTION	EVIDENCE BEFORE ACCEPTANCE
Site	Does the project fit the actual property?	Survey, access and planning review.
Spatial	Do rooms and circulation work together?	Measured plans and a resolved vertical core.
Systems	Can structure, water and services coexist?	Coordinated engineering and equipment interfaces.
Procurement	Can selected products fit and be obtained?	Dimensions, samples, current quotes and lead times.
Presentation	Does every view match the common model?	Camera review and drawing-to-image comparison.
Construction	Is the work documented and authorized?	Applicable professional documents, approvals and trade scope.

Image and document control

EXTERIOR ANCHOR

The selected exterior is reused as context. No additional occupied floor or alternate mansion exterior is introduced in this edition.

ROOM LABELS

Living uses the approved oval-pendant direction. Bedroom, bathroom, wardrobe, gym and sauna use their corresponding room studies.

OUTDOOR CONTEXT

Whole-building images are labeled as context rather than presented as separately resolved close-ups of a rooftop or private pool.

REMAINING PRECISION LIMIT

The room images are independent AI studies. Shared materials and correct labels do not prove exact facade, room or structural alignment.

Walkthrough storyboard | 01-05

Production plan only | 20 shots at 10-15 seconds each

SHOT	LOCATION	CAMERA INTENT
01	Exterior approach	Slow approach; keep three stories and pool placement fixed.
02	Entry reveal	Glide from arrival toward the skyline.
03	Living room	Move beside the oval pendant and ivory seating.
04	Kitchen	Follow the island without changing its geometry.
05	Dining	Orbit gently around the approved dining composition.

No video is embedded or claimed complete. Exact geometry-preserving motion requires the common measured model; image-to-video generation can alter architecture and cannot guarantee fidelity.

Walkthrough storyboard | 06-10

Production plan only | 20 shots at 10-15 seconds each

SHOT	LOCATION	CAMERA INTENT
06	Main terrace	Move from the social room toward the lower pool.
07	Outdoor kitchen	Pass the covered dining and cooking area.
08	Family lounge	Introduce the quieter shared living setting.
09	Guest suite	Slow doorway-to-bed reveal.
10	Home office	Glide past desk and shelving.

No video is embedded or claimed complete. Exact geometry-preserving motion requires the common measured model; image-to-video generation can alter architecture and cannot guarantee fidelity.

Walkthrough storyboard | 11-15

Production plan only | 20 shots at 10-15 seconds each

SHOT	LOCATION	CAMERA INTENT
11	Game room	Short lateral view with stable table placement.
12	Cinema	Move toward the screen at a comfortable eye height.
13	Wine room	Follow the bar with stable bottle storage.
14	Penthouse arrival	Transition to the private third-floor retreat.
15	Primary bedroom	Slow forward movement; preserve bed and ceiling.

No video is embedded or claimed complete. Exact geometry-preserving motion requires the common measured model; image-to-video generation can alter architecture and cannot guarantee fidelity.

Walkthrough storyboard | 16-20

Production plan only | 20 shots at 10-15 seconds each

SHOT	LOCATION	CAMERA INTENT
16	Sitting room	Lateral movement through the private conversation area.
17	Spa bathroom	Show bath and dry viewing concept without changing fixtures.
18	Private gym	Show training area and descending-TV concept only after engineering review.
19	Sauna	Slow reveal of timber enclosure and relaxation area.
20	Upper water terrace	Conclude at the private infinity pool and separate Jacuzzi.

No video is embedded or claimed complete. Exact geometry-preserving motion requires the common measured model; image-to-video generation can alter architecture and cannot guarantee fidelity.

Walkthrough production requirements

DURATION

Twenty 10-15 second shots create a planned runtime of about 3 minutes 20 seconds to 5 minutes before titles or transitions.

DESIGN FIDELITY

Use a common 3D model and locked camera route for exact architectural continuity. Generative image-to-video output requires frame-by-frame review.

TECHNICAL HANDOFF

Agree output format, frame rate, resolution, titles, narration, music and rights before producing a final edit.

CURRENT STATUS

This PDF contains the storyboard and production brief. The requested finished walkthrough is not delivered by this edition.

Current deliverable status

ITEM	THIS EDITION	SEPARATE WORK
Complete concept portfolio	140 pages with unified labels and baseline.	Ongoing design changes require another edition.
Room visuals	Curated independent AI studies.	Exact shared geometry requires a common model.
Sourcing	27 schedules and retained dated links.	Current quotes, complete selections and purchase approval.
Technical content	Schematic plans and systems briefs.	Measured DD / CD, engineering and approvals.
Walkthrough	20-shot production storyboard.	Video production and reviewed final edit.
Website	PDF prepared for portfolio publication.	Live publication status is confirmed separately after deployment.

Portfolio project statement

SKYLINE ESTATE

An independent Las Vegas-inspired residential concept by Geuzane Castro, exploring a three-story home with expansive social spaces and a secluded private penthouse.

THE EXPERIENCE

The main infinity pool supports entertaining below, while the upper suite combines rest, dressing, spa, fitness, sauna and private water features.

THE CONTRIBUTION

Creative direction, AI-assisted residential visualization, interior styling, material language, sourcing research and presentation.

THE DISTINCTION

A concept portfolio for design collaboration. The work is not represented as a built residence, licensed architectural service or coordinated construction package.



AI-generated room study. Skyline and concealed geometry are illustrative.

Credits and research provenance

CREATIVE DIRECTION

Geuzane Castro | Geuzane Art. Lifestyle brief, visual review, concept selection and portfolio storytelling.

VISUAL PRODUCTION

AI-assisted exterior and interior concept images. Rendered products, skyline and details may differ from actual supplier products and site conditions.

RESEARCH RECORD

The source master was revised October 29, 2026. Retail schedules retain their October 26-27, 2026 research dates; links do not establish current availability.

THIS EDITION

Rebuilt November 2, 2026 from the selected master material. One 8,976 sq ft gross-envelope assumption replaces the older competing area studies.

Rights, use and contact

PRESENTATION USE

Skyline Estate is an independent AI-assisted concept presented under Geuzane Castro's creative direction. Project inquiries: GeuzaneArt.com.

ATTRIBUTION

Credit Geuzane Castro for the human creative direction, curation and original presentation work when discussing the project.

THIRD-PARTY MATERIAL

Product names, supplier references and linked materials remain associated with their respective providers. Their inclusion does not imply a commercial relationship.

PROFESSIONAL USE

This is a portfolio concept, not an engineered, permitted or construction-ready package. Any future development requires the actual site and appointed professional team.